

Tres Cerritos Specific Plan 90-009
As amended by
Tres Cerritos East SPA 06-001

In the
City of Hemet, CA



April 2011

**TRES CERRITOS SPECIFIC PLAN 90-009
as amended by
Tres Cerritos East SPA 06-001**

City of Hemet
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Amendment No. 1 Approved August 10, 1999 (SPA 90-009), Ordinance No. 1608
Amendment No. 2 (Tres Cerritos West) Adopted January 11, 2005 (SPA 03-2), Ordinance No. 1726
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Contact:

City of Hemet
Planning Department
445 E. Florida Avenue
Hemet, CA 92543
Ron Running, City Planner
(951) 765-2375

Prepared For:

Equitas Fund, LLC
1260 41st Avenue, Suite O
Capitola, CA 95010
Contact: Martin Boone
(831) 464-5021

in association with:

Signal Hill Family Limited Partnership: Contract Tom Shollin (562) 326-5207
Ms. Joan McClintock: c/o Tom Shollin

Prepared By:

David Leonard Associates
1770 Iowa Avenue, Ste. 100
Riverside, CA 92507
Contact: David M. Leonard, Principal
(951) 782-9868

TRES CERRITOS WEST

CONSULTANTS

CIVIL
ENGINEERING:

MAYERS & ASSOCIATES P.E.

Gary Martin P.E.
19 Spectrum Pointe Dr., Suite 609
Lake Forest, CA 92630
(949) 599-0870

LANDSCAPE
ARCHITECT:

COMMUNITY DESIGN WORKS

Kay C. Kite
4649 Brockton Avenue
Riverside, CA 92506
(909) 369-0700

ARCHITECT:

BUCILLA BROOKLYN ARCHITECTURE

Greg C. Bucilla, III
2062 Business Center Dr., Suite 100
Irvine, CA 92612
(949) 851-9080

LAND PLANNER:

DAVID JEFFERS CONSULTING

David T. Jeffers, AICP
19 Spectrum Pointe Dr., Suite 609
Lake Forest, CA 92630
(949) 586-5778

ENVIRONMENTAL
CONSULTANT:

T&B PLANNING CONSULTANTS

Christine Pedroza
17542 East 17th Street, Suite 100
Tustin, CA 92780
(714) 505-6360

TRAFFIC STUDY:

KUNZMAN ASSOCIATES

Alicia Ayers
1111 Town & Country Road, Suite 34
Orange, CA 92868-4667
(714) 973-8383

AIR QUALITY:

INVESTIGATIVE SCIENCE AND ENGINEERING (ISE)

Rick Taveras
16486 Bernardo Center Drive, Suite 124
San Diego, CA 92128
(858) 451-3505

BIOLOGY REPORT: **L & L ENVIRONMENTAL**
Leslie Irish
1269 Pomona Rd. #102
Corona, CA 91720
(909) 279-9608

GNATCATCHER
STUDY: **L & L ENVIRONMENTAL**
Leslie Irish
1269 Pomona Rd. #12
Corona, CA 91720
(909) 279-9608

VERNAL POOL
RESTORATION PLAN: **RECON**
Robert MacAller
1927 Fifth Avenue
San Diego, CA 92101-2358
(619) 308-9333

ARCHAEOLOGICAL
REPORT: **L&L ENVIRONMENTAL**
1269 Pomona Rd. #102
Corona, CA 91720
(909) 279-9608

PHASE ONE
SITE ASSESSMENT: **EnGEN CORPORATION**
H. Wayne Baimbridge
41607 Enterprise Circle North, Suite 1
Temecula, CA 92590

TRES CERRITOS EAST

CONSULTANTS

**DEVELOPMENT
MANAGEMENT:**

MEL MERCADO, Consultant
32823 Highway 79 South
Temecula, CA 92592
(951) 296-5070

**CIVIL
ENGINEERING:**

MAYERS & ASSOCIATES P.E.
Gary Martin P.E.
19 Spectrum Pointe Dr., Suite 609
Lake Forest, CA 92630
(949) 599-0870

**LANDSCAPE
ARCHITECT:**

NUVIS LANDSCAPE ARCHITECTURE & PLANNING
Perry A. Cordoza
3151 Airway Avenue, Suite J-3
Costa Mesa, CA 92626
(714) 754-7311 X 230

ARCHITECT:

HANNOUCHE & KANG ARCHITECTS, INC.
20250 SW ACACIA STREET
SUITE 260
NEWPORT BEACH, CA 92660
(949) 261-2070

LAND PLANNER:

DAVID JEFFERS CONSULTING
David T. Jeffers, AICP
19 Spectrum Pointe Dr., Suite 609
Lake Forest, CA 92630
(949) 586-5778

**ENVIRONMENTAL
CONSULTANT:**

ARCADIS ENVIRONMENTAL CONSULTANTS
Environmental Consultant to City of Hemet
Gary Fink
9474 Kearny Villa Road, Suite 103,
San Diego, CA 92126
(858) 530-8772

TRAFFIC STUDY:

URBAN CROSSROADS
Scott Sato, PE
41 Corporate Park, Suite 300
Irvine, CA 92606
(949) 660-1994

BIOLOGIST:

HELIX ENVIRONMENTAL
3600 Lime Street, Suite 721
Riverside, CA 92501
(951) 328-1700

TRES CERRITOS SPECIFIC PLAN No. 90-9
as amended by
Specific Plan Amendment 06-001

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I. INTRODUCTION

A. SUMMARY

The original Tres Cerritos Country Club (TCCC) Specific Plan No. 90-009 encompassed 336 acres with 641 dwelling units, located in northwest Hemet, at the southerly base of three hills identified as the Tres Cerritos Hills. The project was originally conceived as a resort golf community. The site is prominently visible from the west entrance to the Valley, from Florida Ave., for a distance of approximately 4.5 miles east and west of the site, from Cawston Ave. on the east to the Lakeview Mountains at the west entrance to the Valley.

The TCCC Specific Plan was subsequently amended in 1999, under Ordinance No. 1608) and renamed the Hemet Valley Country Club Estates, (HVCCE). That amendment increased the number of residential units from 641 to 710.

Tres Cerritos West

Tres Cerritos West Specific Plan Amendment No. 03-2 was adopted in 2004 that consisted of the westerly 121.3 acres of the original 190 acres of the HVCCE plan after 68.8 acres of hillside open space was dedicated to the City of Hemet. The amendment area featured 177 lots over 53.1 acres, 59.1 acres of nature reserve open space, and 5.6 acres of landscaped areas that include 4.26 acres active park, pedestrian paseos and landscaped entry areas; and 3.5 acres of vernal pool conservation areas. The total number of units within the HVCCE Specific Plan project area remained at 710 dwelling units under that amendment.

The Tres Cerritos West portion of the project features single family detached homes, a 1.1-acre neighborhood park, paseos to provide pedestrian linkages between and within neighborhoods, natural open space including significant acreage within the Tres Cerritos Hills and a 3.5-acre vernal pool conservation area. Public improvements associated with the Specific Plan Amendment area includes adjoining streets, public utilities, and implementation of drainage facilities in a manner consistent with the City of Hemet's adopted West Hemet Master Plan for Drainage

The Tres Cerritos West project is designed to provide a variety of housing opportunities within the City. The project is intended to attract individuals seeking a unique environment with a sense of community identity and recreational opportunities and open space. The plan is to designed a semi self-contained neighborhood complete with a variety of housing types suitable for families, singles, empty nesters and retirees. The remaining area of the HVCCE shall be known as Tres Cerritos East

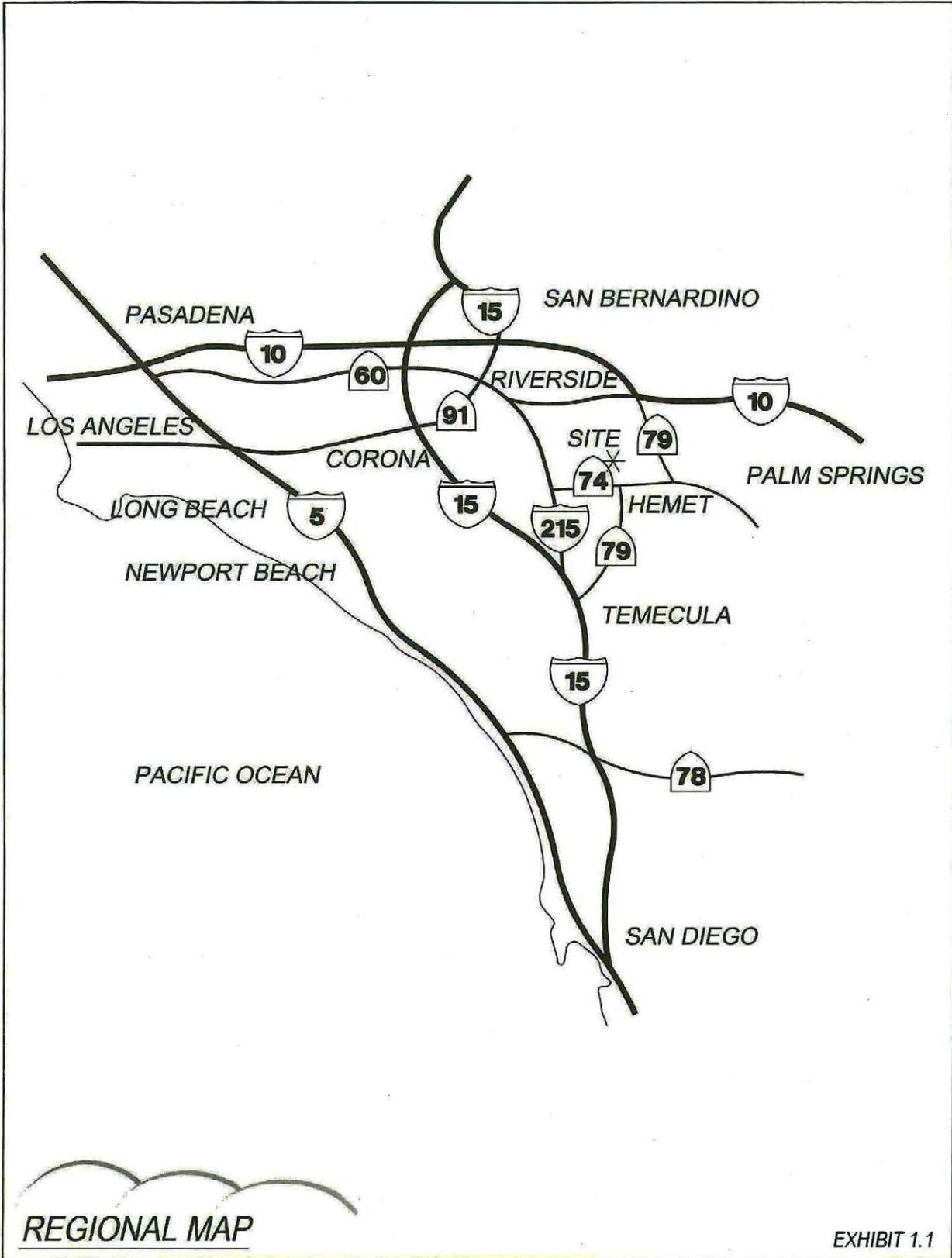
The resort concept has been abandoned in favor of a family-oriented residential community. The original HVCCE uses remained in place over the area now identified as Tres Cerritos East, when the Tres Cerritos West plan was adopted.

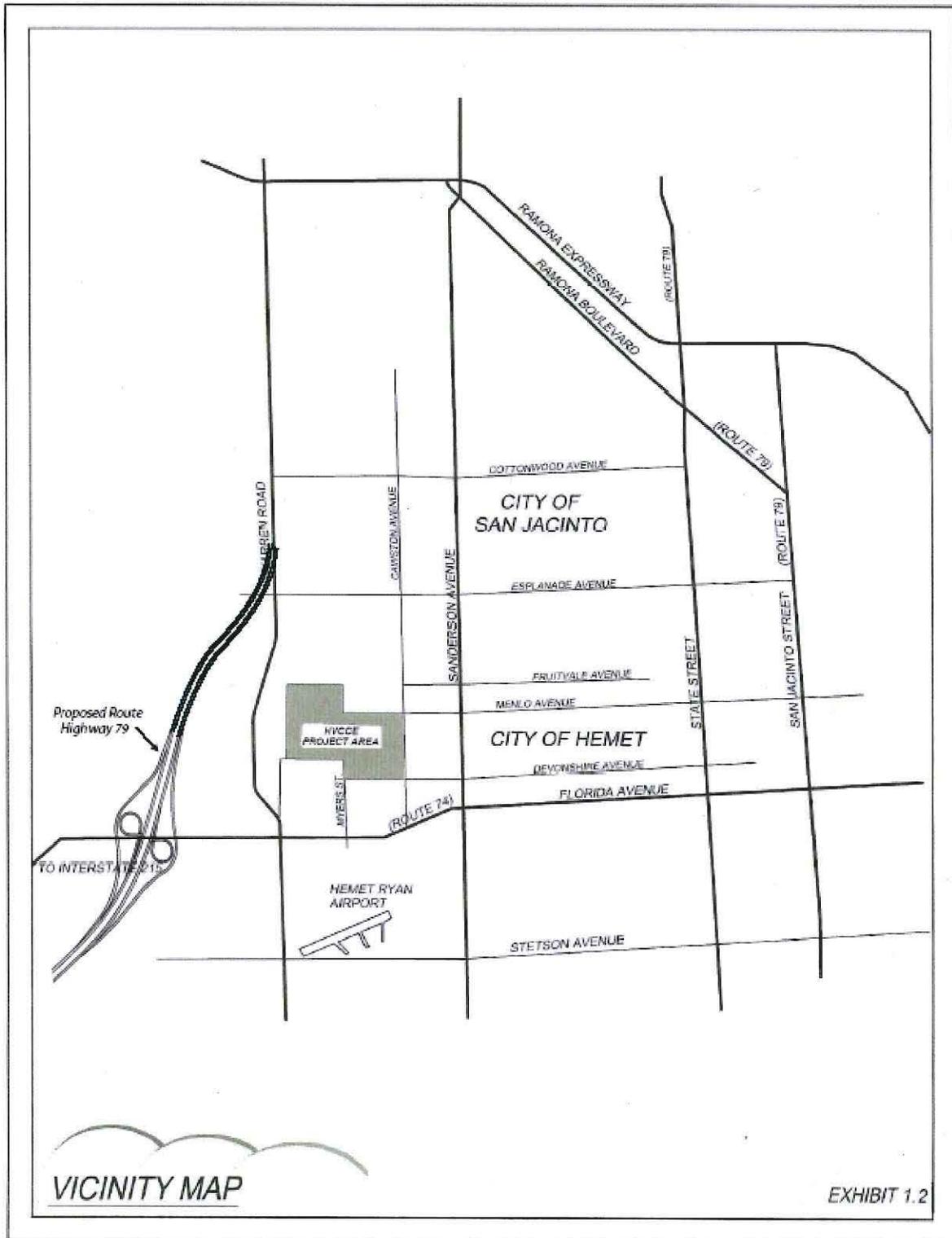
Tres Cerritos East

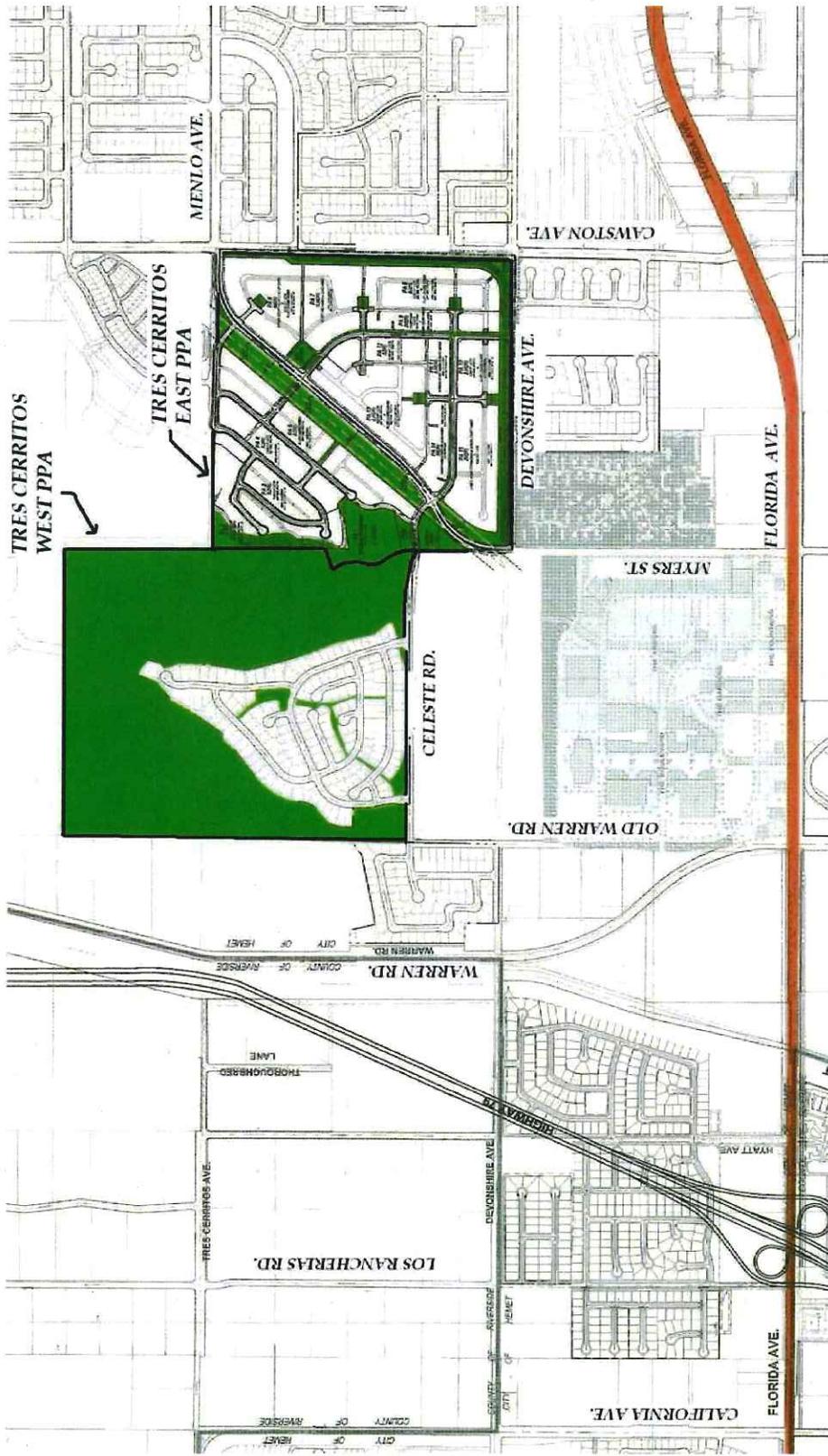
Tres Cerritos East Specific Plan Amendment No. 06-001 completes the amendment process of the adopted Specific Plan No. 90-9 that was begun with the Tres Cerritos West Specific Plan Amendment (03-02).

The project area for SPA 06-001 is located in northwest Hemet at the southwesterly base of the Tres Cerritos Hills. The site is bound by Devonshire Avenue along the south, Cawston Avenue along the east, Menlo Avenue along the north, and the Tres Ceritos Hills complex along the west. **Exhibit 1.1** provides a Regional Map perspective of the location. **Exhibit 1.2** provides a Vicinity Map of the site. **Exhibit 1.3** provides a Site Location Map that relates the project to adjoining streets and improvements.

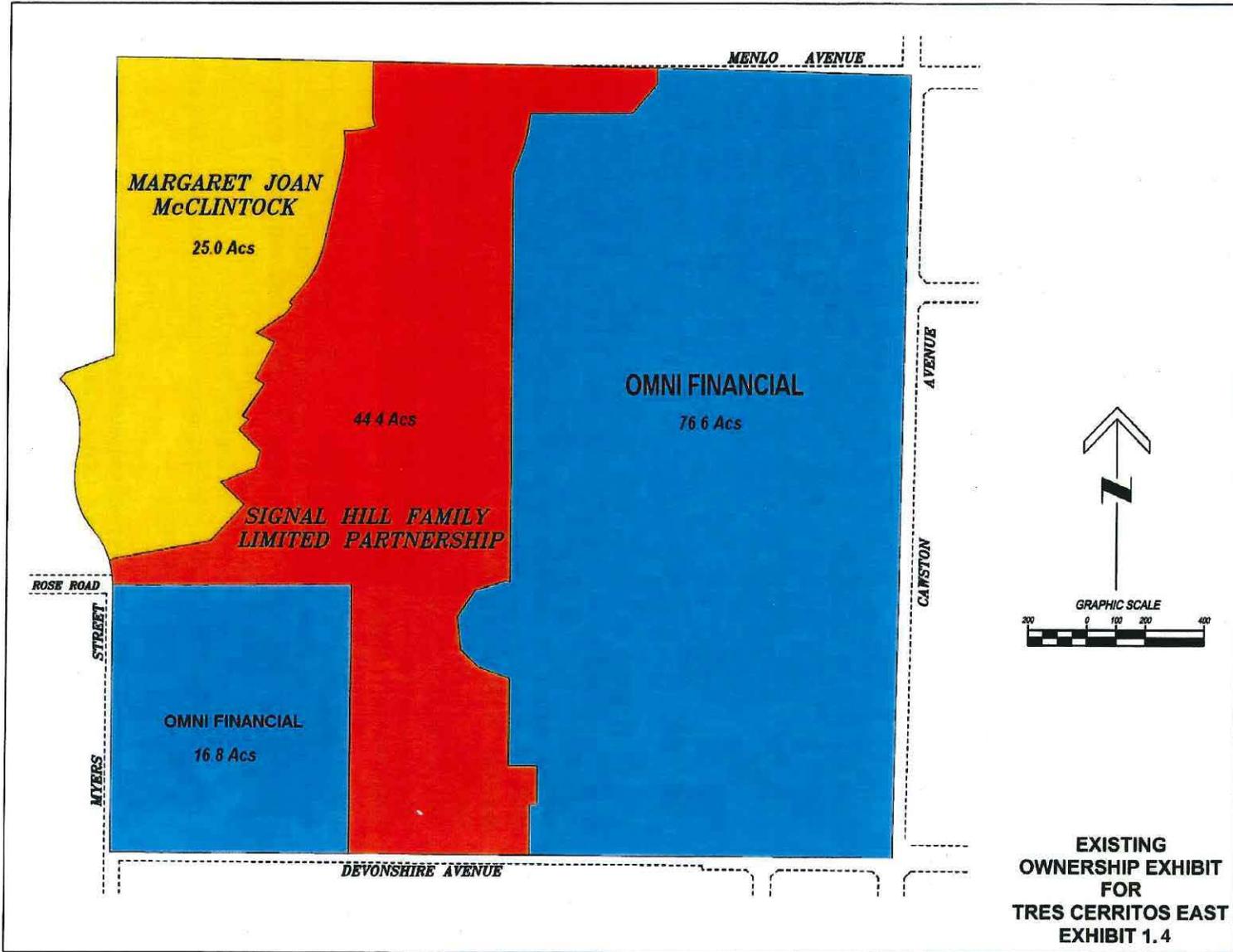
The proposed Tres Cerritos East Amendment includes the remaining original project area, now divided among three ownerships, plus an additional 17.0 gross acres, known as the "Gravage" property, located at the northeast corner of Myers Street and Devonshire Avenue for a total project area of 162.8 acres. A map of the ownerships is provided as **Exhibit 1.4**. The plan further removes 50.89 acres of the original golf course uses from Tres Cerritos East, that are now available for residential uses. The golf course area and the Gravage property add a total of 64.1 acres to residential development area when compared to the previously approved plan. With the inclusion of the 64.1 acres, the plan now has a total of 754 dwelling units supported by parks, open space, and drainage facilities.







**SITE LOCATION MAP
EXHIBIT 1.3**



B. PROJECT HISTORY

o Development Plan and Amendments

A development plan for the original 336-acre Specific Plan Project Area was original set forth in the Tres Cerritos County Club Specific Plan (90-9), which was adopted by the City of Hemet in 1991 for 641 units. The project was envisioned as a residential "resort" built around a golf course. On the eastern portion of the site, the golf course was also intended to accept flows from the Seattle Channel, relieving periodic flooding when the Channel's detention capacity was exceeded, and to retain those flows on site. On the westerly portion of the site, the "back nine" golf course holes also served to retain flows on-site from the surrounding hillside areas with a mix of high density condominium development located on the most easterly of the Tres Cerritos hills and the upland areas of the Tres Cerritos alluvial fan.

The original Specific Plan was subsequently amended in 1999 and retitled the Hemet Valley Country Club Estates, (HVCCE). That amendment modified the project to increase the number of residential units from 641 to 710. Approved residential densities ranged from 4 dwelling units per acre to 18 dwelling units per acre, of which 200 units were in the higher density (17-18 du/acre) range, 285 were in the mid density (7 du/acre) range and 229 were in the lower density (4 du/acre) range.

o Golf Course

Following approval of the Specific Plan Amendment, (SPA 90-09a) the project owners at that time recorded Tract 29550. The City issued grading permits for the eastern portion of the project site. Grading was started in January, 2000. On February 13, 2000, the US Army Corps of Engineers issued a Cease & Desist Order to the property owners and the City of Hemet, asserting jurisdiction over the site. In 2001, the US Fish & Wildlife Service requested initiation of a formal Section 7 consultation for the purpose of identifying and mitigating various project related impacts to jurisdictional waters of the US, downstream critical habitat areas (vernal pools and associated endangered species) and impacts to on-site listed species – most particularly the California gnatcatcher.

The jurisdictional agencies objected to key elements of the original Tres Cerritos/Hemet Valley CCE plan as approved and amended. Specifically, the agencies objected to the development of a golf course which they felt would both inhibit flows needed to support the Hemet Valley Vernal Pool Complex southwesterly of the site and contaminate those flows both by mixing them with untreated urban run off and by adding large amounts of fertilizers and pesticides from the golf course into the mix.

The agencies objections, and subsequently developed mitigation strategies, have rendered development pursuant to the original Specific Plan infeasible and has effectively voided the original land use, drainage, circulation and mitigation/conservation plans contained in the HVCCE Specific Plan as approved in 1999.

- **Environmental Issues**

In 2003, the City of Hemet began the process of revising its Master Plan for Drainage. Of particular concern is the movement of flows from the Seattle Basin at Cawston & Seattle, through the eastern portion of the HVCCE Specific Plan area, to the northwest corner of Devonshire and Myers, in a manner that will assist in providing hydrologic support to these off-site vernal pool complex(es) located southwesterly of Florida Avenue and Warren Road. As of the date of this Amendment, the City has not completed its Master Plan revisions nor has it obtained approval for its plans from the jurisdictional environmental agencies. Completion of those plans will ultimately allow for the final design of drainage facilities within the eastern portion of the HVCCE (Tres Cerritos East) Specific Plan area.

- **Adopted Plan**

In 2005, the City of Hemet adopted the Tres Cerritos West Specific Plan Amendment, (SPA No. 2), and Tentative Tract Map 31513 creating a technically feasible plan for the west portion of the HVCCE project area. The resulting plan effectively converts the project from a master planned resort concept to a master planned family-oriented residential community concept. The following Table I-1 outlines the adopted land uses encompassing all of the project area. **Exhibit 1.5** illustrates the Adopted Master Plan.

TABLE I-1

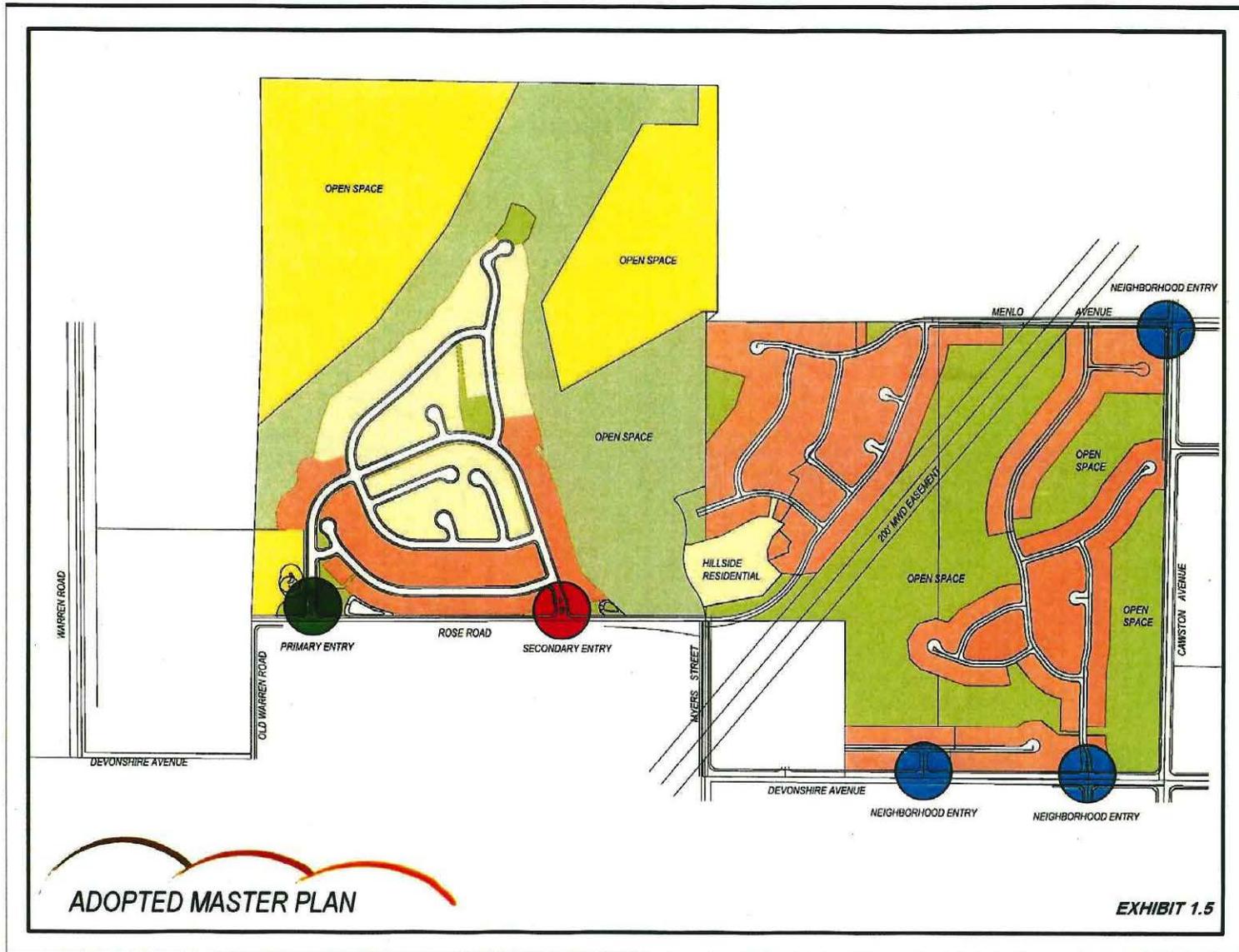
**ADOPTED SPECIFIC PLAN
TRES CERRITOS SPECIFIC PLAN 90.9
AS AMENDED BY TRES CERRITOS WEST (SPA 03-2)**

Land Use	Type	Acres	Density	Units	Location under Amended Plans
Open Space	Vernal Pool Reserve	3.5		None	TCW
	Nature reserve				
	In project to be dedicated	59.1		None	TCW
	Park and paseos	4.26		None	TCW
Residential	SFD 6000	21.7	4.1 du/acre	89	TCW
	SFD 8000	31.4	2.8 du/acre	88	TCW
	Common Area	1.34		None	TCW
Subtotal	TCW Total:	121.3			
	Open Space dedicated to City prior to TCW:	68.8		None	City Property
	Adopted Project Total:	190.1		177	
	Villas	2.6	17 du/acre	12	TCE
	Cottages	46.2	7 du/acre	285	TCE
	Bungalows	39.8	4 du/acre	163	TCE
	Estates	16.6	4 du/acre	66	TCE
	Golf Course/Club House/ Other uses	40.7		None	TCE
Subtotal		145.9			
TOTALS		336.0		710	
Subsequent Project Area Adjustments proposed by SPA 06-001					
	Acreage added: Gravage Property	16.9			TCE
TOTALS		352.9			
Proposed Specific Plan Planning Areas					
	Tres Cerritos West	190.1		177	TCW
	Tres Cerritos East	162.8		754	TCE
	Total:	352.9		931	

TABLE I-2

**PROPOSED SPECIFIC PLAN
AS AMENDED BY TRES CERRITOS WEST (SPA 03-2)
AND TRES CERRITOS EAST (SPA 06-001)**

Land Use	Type	Acres	Density	Units	Location under Amended Plans
Original Project Area		336.0			TCW / TCE
TCW					
Open Space	Vernal Pool Reserve	3.5		None	TCW
	• In project to be dedicated	59.1		None	TCW
	Park and paseos	4.26		None	TCW
Residential	SFD 6000	21.7	4.1 du/ac	89	TCW
	SFD 8000	31.4	2.8 du/ac	88	TCW
	Common Area	1.34		None	TCW
Subtotal		121.3		177	TCW
Open Space	Dedicated previously to City	68.8			City of Hemet
Subtotal		TCW Total:		190.1	177
TCE					
Original Area in TCE		145.9			TCE
Acreage added: Gravage Property		16.9			TCE
Subtotal		162.8			
TCE					
Residential					
PA 1	Hilltop Residential	5.89	5.0 Ac min	1	TCE
PA 2	SFD 8,000	12.53	2.5 du/ac	26	TCE
PA 3	SFD 7000	6.37	4.0 du/ac	25	TCE
PA 4	SFD 6000	8.54	5.0 du/ac	42	TCE
PA 5	SFD 6000-Alley Loaded	14.5	5.0 du/ac	71	TCE
PA 6	Multiple products	12.04	8.5 du/ac	97	TCE
PA 7	Multiple products	8.65	8.0 du/ac	66	TCE
PA 8	Multiple SFD 6000 products	10.2	5.0 du/ac	51	TCE
PA 9	Multiple products	6.41	9.5 du/ac	58	TCE
PA 10	Multiple products	5.07	6.0 du/ac	30	TCE
PA 11	Multiple products	3.13	7.5 du/ac	23	TCE
PA 12	SFD 6000	5.23	5.0 du/ac	26	TCE
PA 13	Multiple SFD 4000 products	14.94	6.0 du/ac	86	TCE
PA 14	Multiple products	4.78	9.0 du/ac	41	TCE
PA 15	Multiple products	10.44	11.0 du/ac	111	TCE
Open Space					
	Public Parks/Trail	15.51		None	TCE
	Private Parks	6.6		None	TCE
	Open Space	3.5		None	TCE
Infrastructure					
	Collector Streets	4.0		None	TCE
	Drainage Channel	4.5		None	TCE
Subtotal		TCE Total:		162.8	754
TOTALS		352.9		931	



C. PURPOSE AND INTENT OF SPECIFIC PLAN AMENDMENT (06-001)

The **purpose** of Specific Plan Amendment 06-001 is to establish a comprehensive plan that addresses conditions that have changed since the approval of the HVCCE. The plan will highlight important design issues, allow for adjustments in land use, drainage and circulation to conform to new and evolving requirements of the City of Hemet, changing market conditions and demographics, and federal and state environmental agencies and including provide the information necessary to present a clear understanding of the project, including:

- A written and graphic outline of the project
- Identification of the site's significant natural features, including open space, topography, water courses, wildlife habitat, native biota.
- Provision of development standards and guidelines for architecture, landscape, fencing and walls, recreational features and site design that will provide comfortable living environments and attractive, well functioning neighborhoods while respecting and preserving significant physical features and critical habitat.
- Development of a land use plan that takes into account the demands of home buyers within Hemet marketplace, changes in the overall regulatory environment and evolving local and regional requirements for drainage, and circulation while addressing both on-site and off-site habitat preservation and enhancement.

The **intent** of Specific Plan Amendment 06-001 is to detail project development standards and guidelines as they apply to current and future projects within the Tres Cerritos Specific Plan area to insure realization of the plan's purpose. Specifically, this Amendment will revise the Tres Cerritos Specific Plan to:

- Implement the Tres Cerritos Specific Plan under two *Primary Planning Areas (PPA)*; Tres Cerritos West and Tres Cerritos East. Develop a detailed project site plan and use mix for the Tres Cerritos East PPA that will compliment the site's natural features and terrain as well as the surrounding development.
- Establish development standards for residential, and recreational areas including both architectural and landscape components.
- Establish performance standards and controls, pursuant to Section V of this document, as well as the administrative mechanism to insure orderly and logical development

- Identify specific project and public improvements and their phased sequential implementation including:
 - ✓ Flood control improvements
 - ✓ Street improvements
 - ✓ Recreational opportunities
 - ✓ Traffic circulation network and controls
 - ✓ Utility infrastructure
 - ✓ A flexible development plan that will enable the project to respond to changes in the market's/area's housing demands.

D. PROJECT ISSUES

Community Wide Project Issues:

✓ *Flood Control*

The City of Hemet and the Riverside County Flood Control District have developed a regional system of retention basins and minor flood control channels to convey runoff to the Salt Creek Flood Control Channel and ultimately to the San Jacinto River. The 1984 Hemet Master Flood Control and Drainage Plan is the latest adopted plan. This project, due to its location, will play a key role in the implementation of key elements of the flood control facilities for this portion of Hemet.

The project has been designed to provide on-site master planned flood control facilities. Design of the facilities will be made part of the requirements of the Hemet Master Flood Control and Drainage Plan as it is revised, with the concurrence of the jurisdictional agencies. The phasing of design and construction of the required facilities will be set forth under the provisions of the Tentative Tract Map conditions of approval and a potential Development Agreement between the applicant and the City of Hemet.

Local Project Issues

✓ *Traffic Circulation / Tres Cerritos West*

The on-site internal streets within Tres Cerritos West PPA shall be constructed to City standards, and the following offsite road improvements: (Note: All off-site half-width streets shall consist of half the street width, as measured to the centerline, plus twelve (12) additional feet).

- All development in the Tres Cerritos West project area will contribute toward the ultimate, construction of Devonshire, between Myers Street and Warren Road.
- Improvement of Myers Street between Celeste Road and Florida Avenue for two lanes of travel.
- Celeste Road will be improved as a half width 66' Collector street between Myers and North (Old) Warren Rd. pursuant to the conditions of implementing subdivisions.
- Installation of Traffic Signals and/or payment of the project's fair share of signalization costs as determined by the City of Hemet for the following intersections:

Warren Road at Esplanade Avenue
Warren Road at Devonshire Avenue

✓ ***Traffic Circulation / Tres Cerritos East***

Road improvements for the Tres Cerritos East PPA include the following improvements: (Note: All off-site half-width streets shall consist of half the street width, as measured to the centerline, plus twelve (12) additional feet on the opposite side of the centerline).

- The west side of Cawston Avenue between Menlo Avenue and Devonshire Avenue to secondary highway standards .
- Myers will be re-aligned and renamed Menlo Avenue north of Devonshire Avenue.
- The north side of Devonshire Avenue between Cawston and Menlo Avenue to secondary highway standards.
- Menlo Avenue will be extended southwesterly through the project site from Cawston Avenue to Devonshire Avenue as a Modified Collector Street and will be improved to full-width street improvements on a phased basis.
- Menlo Avenue from Cawston Avenue westerly, in a modified alignment along the northerly project boundary of Tres Cerritos East, to provide access for the Peppertree Specific plan to the north.
- Installation of Traffic Signals or payment of the project's fair share of signalization costs as determined by the City of Hemet for the following intersections:

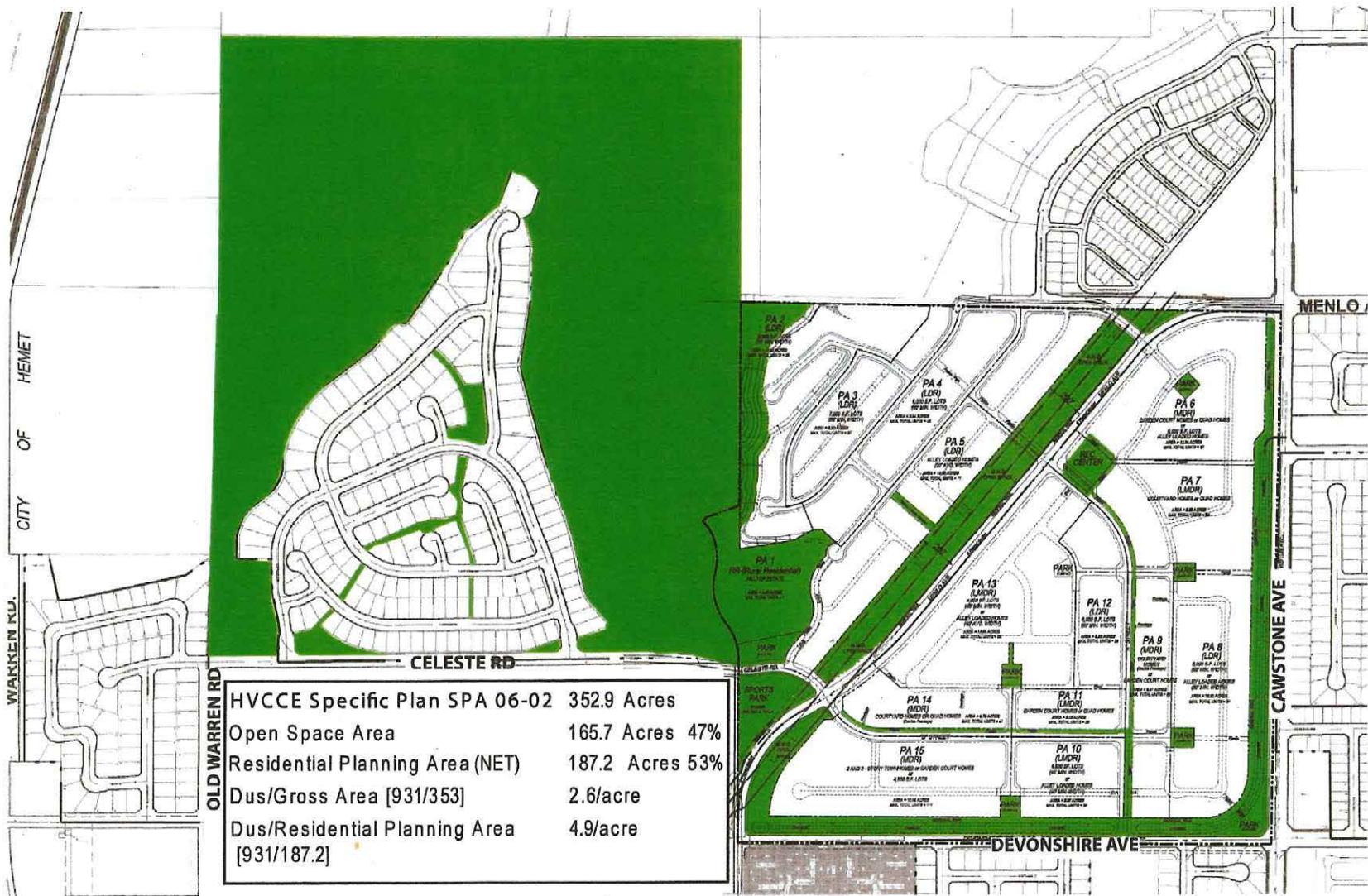
Sanderson Avenue at Eaton Avenue
Cawston Avenue at Menlo Avenue
Kirby Street at Devonshire Avenue
Kirby Street at Esplanade Avenue
California Avenue at Florida Avenue
Warren Road at Whittier Avenue

✓ **Land Use**

The Tres Cerritos Specific Plan now consists of two (2) *Primary Planning Areas ("PPA")*: Tres Cerritos East and Tres Cerritos West. The Tres Cerritos East Primary Planning Area will be implemented in separate phases to provide different product types, public improvements, and amenities as required by the Municipal Ordinance and as may be dictated by market demand.

A minimum of three (3) acres of land within the Tres Cerritos West Primary Planning Area has been set aside as a vernal pool reserve area for the preservation, restoration and enhancement of vernal pool habitat.

The golf course previously proposed for development within the HVCCE Specific Plan will be eliminated from the TCE Primary Planning Area, under this amendment, pursuant to the requirements of federal & state environmental agencies. All of the planned golf course was also removed as part of the Tres Cerritos West Specific Plan Amendment. Despite the absence of the golf course, a significant amount of open space, about 50% of the original Tres Cerritos Specific Plan project area, will remain as shown in the Open Space Profile, **(Exhibit 1.6)**.



HVCCE Specific Plan SPA 06-02	352.9 Acres
Open Space Area	165.7 Acres 47%
Residential Planning Area (NET)	187.2 Acres 53%
Dus/Gross Area [931/353]	2.6/acre
Dus/Residential Planning Area [931/187.2]	4.9/acre

Open Space Profile
Exhibit 1.6

✓ **Primary Planning Areas**

Tres Cerritos West

Tres Cerritos West ("TCW") consists of 121.3 acres, of the original 190 acres, bounded on the south by Rose (now Celeste) Road; on the north by the EMWD water storage tanks and by open space owned by the City of Hemet; on the east by the Tres Cerritos Hills; and on the west by VTTM 31146 (JP Ranch/Montero) residential development. **Exhibit 1.7** locates the Tres Cerritos West PPA in relation to the Tres Cerritos East PPA.

The project area is comprised of a flat to gently sloping alluvial fan which radiates out from a narrow canyon formed between two of the Tres Cerritos Hills. The site's lowest elevation is located adjacent to Celeste Road at Myers Road. Steep, rocky slopes rise sharply on the PPA's easterly and westerly edges.

Tres Cerritos West fronts on Celeste Road. Access is via North (Old) Warren Road and via Myers from Devonshire. A cluster of small vernal pools is located in the southwesterly portion of the alluvial fan and receives significant hydrological support from the adjacent hillside. EMWD has an easement through the property containing water lines leading to and from its storage tanks and also containing a paved maintenance road and associated drainage improvements, including bench drains and small culverts. These drainage improvements direct flows from the hillsides and canyon mouth into short, highly eroded intermitent drainages within the upper and central portions of the site.

The Tres Cerritos West project is geographically isolated from the larger Tres Cerritos East PPA by the Tres Cerritos hills which extend out to Celeste Road at the PPA's eastern boundary. The topography creates a separate watershed within the PPA with flows moving in a south/southwesterly direction.

The Tres Cerritos West PPA was adopted with a mix of single family residential units consisting of 6000 and 8000 square foot lots, paseos, private parks and open space areas, including a 3+ acre vernal pool reserve.

Tres Cerritos East

The *Tres Cerritos East ("TCE")* Primary Planning Area consists of 162.8 acres bounded on the south by Devonshire Avenue, on the north by Menlo Avenue, on the east by Cawston Avenue and on the west by Myers Street and the ridge separating Tres Cerritos West and Tres Cerritos East. The Tres Cerritos East Specific Plan area has a varied

topography consisting of a hilly area in the northwest that graduates into flatter land in the remainder of the site.

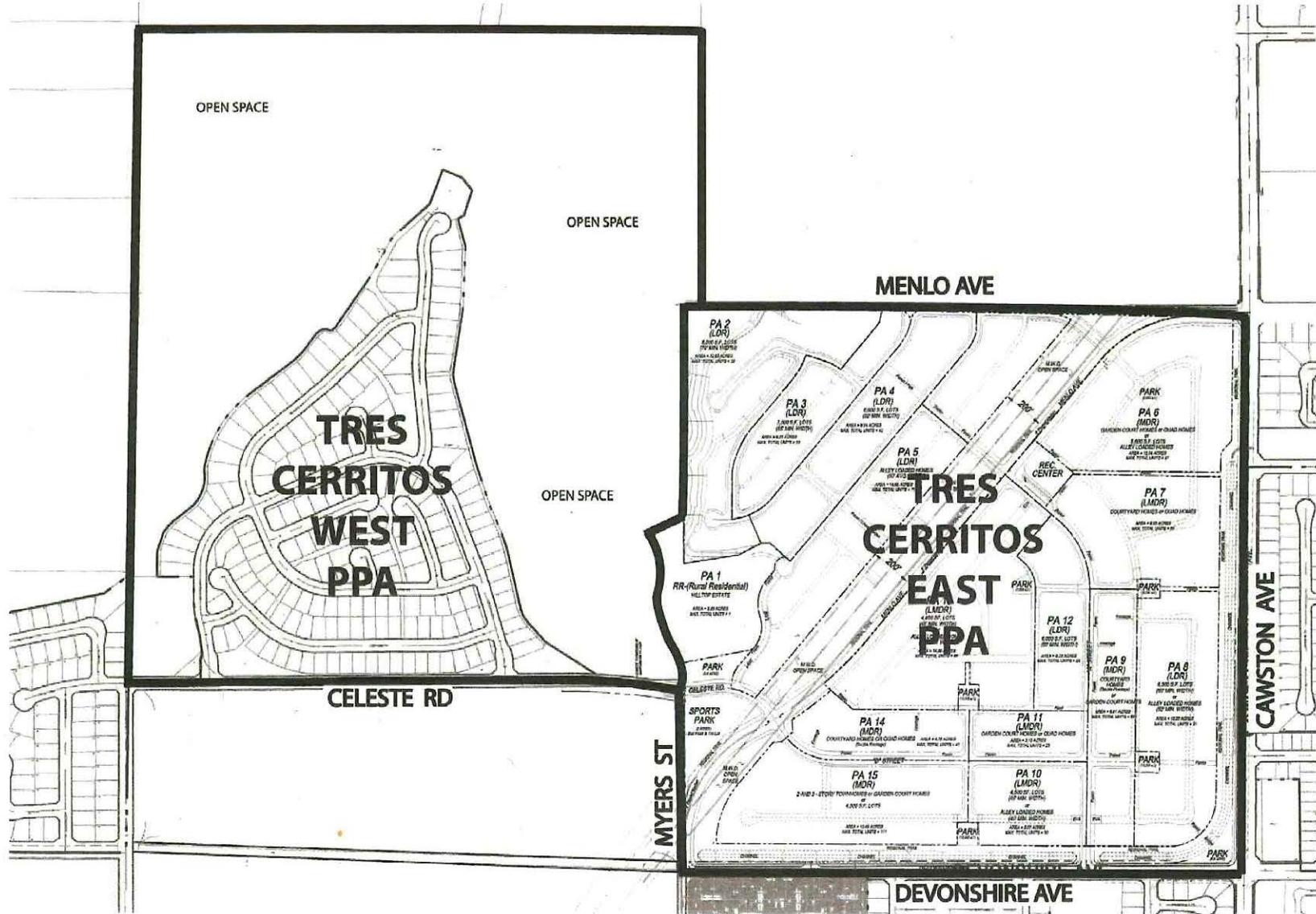
The land had been farmed up to the time that the property was rough graded for streets and golf course. However, the area was heavily graded prior in 1999/2000. An unimproved road, (existing Rose Road), extends east from the terminus of Celeste Rd. and then northeasterly through the TCE PPA to Menlo Avenue. Westerly of Menlo, the site's topography changes dramatically. A small alluvial fan extends easterly from the Tres Cerritos Hills and is surrounded by steep, rocky slopes.

A City-constructed storm water channel, known as Seattle Channel, flows from the east to the PPA's easterly boundary, at Cawston Avenue at Seattle, Street, south of Menlo Avenue. The channel stops abruptly at the PPA's boundary, turning the channel into a large retention basin. A City-operated pump empties the "basin", which discharges into a drainage ditch located along the southerly side of Menlo Avenue, and easterly side of Rose Road, to the intersection of Rose Road and Myers Street. A second tributary enters the PPA at Devonshire & Cawston and flows west along the north side of Devonshire. Flows converge at Devonshire/Meyers and continue south beyond the boundaries of the project area within drainage ditches located on the east and west sides of Myers to Florida.

The Southern California Metropolitan Water District has a 200 foot wide easement that runs diagonally from Devonshire Avenue and Myers through the TCE site to the intersection of Menlo and Cawston Avenues. The easement contains two large underground water transmission pipes and several maintenance access structures. Uses within the easement are limited to open space, public right-of-way and road crossings approved by MWD, other paved areas, and limited recreation.

Development within the Tres Cerritos East Specific Plan is constrained by both the MWD easement and the need to safely transfer drainage flows through the site from both the Seattle Channel and drainage east of the project site along the north side of Devonshire Avenue. Development of the PPA will provide a critical component of the City of Hemet's overall flood control solution for West Hemet. In addition, flows from and through the site will help to supply supporting hydrology to the Hemet Valley Vernal Pool Complex as envisioned by the County of Riverside Multi Species Habitat Conservation Plan, adopted by the City of Hemet in early 2004.

A mix of single family housing, multiple-family housing, and open space, as proposed herein will accommodate interim and ultimate flood control improvements for the Tres Cerritos East PPA.



**PRIMARY PLANNING AREAS - PPA
EXHIBIT 1.7**

✓ Development Context

The Tres Cerritos project area is at an interface between open space and existing subdivisions of single family homes. Recent trends have produced an eclectic mix of uses that include the senior citizen-oriented Peppertree Specific Plan development for seniors along the north of Menlo Avenue, west of Cawson; Cawston Elementary School at the northeast corner of the same intersection, Tract 31146 featuring single family homes located between Warren Road and Old Warren Rd., and the proposed Garrett Ranch, located southwesterly of the intersection of Celeste Road and Myers. Garrett Ranch is under review by the City. It is primarily a commercial development, but also includes high density residential uses, a park, and an elementary school facility. There are several key issues that must be addressed as part of the development review process. These include conservation of an isolated hill complex known as *Tres Cerritos*, storm water management for habitat and public safety purposes, existing circulation improvements, and land use. The Tres Cerritos West (SPA 03-2) and Tres Cerritos East (SPA 06-001) Specific Plan Amendments are intended to address and analyze these issues in conjunction with the revisions to the development plan of this PPA.

Tres Cerritos East Specific Plan Amendment 06-001 is a final step in addressing the fully revised HVCCE Specific Plan project area to conform to new market demographics, for future project builders. This amendment enables all interested and effected parties to consider land uses, infrastructure, and public services that are necessary to support future development within the adopted specific plan project area.

✓ Area Development

Development approvals on lands surrounding the specific plan have emerged since 1999 when Tres Cerritos Specific Plan Amendment (SPA 90-009) was approved. Peppertree Specific Plan No. 01-3 has been approved, and construction has commenced on that 81.7 acres of adjoining land lying north of Menlo Avenue. Peppertree is a community featuring 456 units having an average density of 5.5 units per gross acre and 9.3 per net acre. Tract 31146, (J.P. Ranch), has been constructed on land to the south west of the Tres Cerritos West PPA portion of the specific plan project area, extending to Warren Road. These projects are shown in **Exhibit 1.8**. Garrett Ranch is planned for lands south of the Tres Cerritos West portion of the specific plan area, west of Myers Street.



**Area Development
EXHIBIT 1.8**

✓ Drainage and Flood Control – Special Issues

Tres Cerritos West

Surface runoff through the project originates in the Tres Cerritos hills. A water quality basin is proposed to collect tributary flows as they enter the subdivision in the upper reach of the project. Storm drains are designed to collect flows from the detention basin, and to capture additional runoff within the streets of the subdivision, and convey them into landscaped basins at the project entrances along Celeste Road. These are flow-through basins designed to detain the incremental increase in flows so as to preserve the existing rate and quantity of runoff. See Section IV E for a broader discussion of drainage issues. A special feature of the Tres Cerritos West drainage plan is the provision of a segregated Ephemeral flow drainage system intended to collect and transport clear flows from the western hillside to the proposed 3.5 acre vernal reserve area. The system will provide the hydrological support that will sustain the areas vernal pools.

Tres Cerritos East

The Tres Cerritos East project is designed to implement a flood control system by collecting drainage from Cawston Avenue draining from the north, the Seattle Channel draining from the east, and Devonshire Avenue draining from the east. As shown in **Exhibit 4.8**, these flows will be conveyed to a detention basin planned either at the northeast corner of Devonshire Avenue and Myers Street or at an earlier-constructed retention basin constructed south of the PPA. This onsite detention basin will serve as an interim facility until downstream improvements are constructed south of the PPA. The on-site facilities and drainage channel are designed to eliminate upstream flooding at the intersection of Cawston Avenue and Seattle, which occurs when storm flows exceed the storm capacity of the Seattle Channel. The capacity had been diminished by the overgrowth of vegetation within the basin before this overgrowth was removed. In addition the facilities are expected to reduce the impact of flooding on downstream property through the implementation of the City's master planned flood control facilities. The project is designed to comply with the requirements of the City of Hemet. The completion of the required flood control to reduce the impact of flooding on downstream property through the implementation of the City's master planned flood control improvements including, but not limited to the flood control detention basin and other on-site facilities, shall be installed concurrent with the development of the Tres Cerritos East PPA, as shown conceptually in **Exhibit 4.9**, and in accordance with the Tentative Tract Map conditions of approval and the proposed Development Agreement.

II. ENVIRONMENT

A. Geopolitical

Jurisdiction: City of Hemet
Riverside County, California

Tres Cerritos West 121.3 of the original 190 acres of the HVCCE plan in
Northwest Hemet

Location: North of Devonshire and Celeste Roads, and bordered on
the East by Cawston Avenue, on the west by North (Old)
Warren Road, on the north by Menlo and the Tres Cerritos
Hills.

Tres Cerritos East 162.8 acres in Northwest Hemet

Location: North of Devonshire Avenue, and bordered on the East by
Cawston Avenue, on the west by Myers Road and the Tres
Cerritos Hills, and on the north by Menlo Avenue.

Assessors Parcel Numbers

(Tres Cerritos West) 441-740-001, 441-740-002, 441-740-003, 441-740-004, 441-740-013,
441-750-001, 441-750-002, 441-750-003, and 441-750-004.

(Tres Cerritos East) 441-740-001-005, 441-740-012-013, 441-750-001-004,
441-760-018, 441-770-001-018-021

B. Relationship to the General Plan

The Hemet General Plan Land Use Map shows the site as a Specific Plan Area. The Specific Plan for the subject properties, (known as HVCCE), was approved on November 11, 1991. On January 11, 2005 the City of Hemet approved the second Specific Plan Amendment amending the Hemet Valley Country Club Estates Specific Plan by incorporating the Tres Cerritos West PPA, as shown in **Exhibit 1..7**. The General Plan specifically allows the full range of uses provided for within the HVCCE project area and this amendment. A Specific Plan is intended to allow for greater flexibility in developing innovative projects.

In accordance with the General Plan, the intent of this Specific Plan is to:

- ✓ Eliminate incremental development through consolidation of small parcels into an overall, cohesive project design;
- ✓ Provide a drainage solution to correct existing problems associated with the Seattle Channel overflow;
- ✓ Provide drainage propagation to support the downstream vernal pool complex;

- ✓ Reduce the cost of capital facilities and public infrastructure improvements by eliminating uncertainties as to future utility, transportation and school capabilities;
- ✓ Protect sensitive environmental resources;
- ✓ Provide flexibility in standards and design to meet the needs of a variety of socio-economic groups;
- ✓ Facilitate community traffic and pedestrian circulation; and
- ✓ Implement General Plan goals, concepts and strategies for an identified area of the community.

Residential I (R-1)

General Plan Concept: The Residential I land use category makes up the majority of the urban residential portion of the Hemet General Plan study areas. The areas are typified by traditional subdivisions. **Maximum Land Use Intensity: 7 du/acⁱ**

Residential II (R-II)

General Plan Concept: This designation is typified by single family detached homes on small lots having an area less than 7200 square feet. Since the General Plan Land Use Map designates density rather than specific housing types, a mixture of single family and apartment units could also be permitted within a proposed development if Residential II density limits for the project as a whole were not exceeded and a determination by the City that the proposed dwelling unit mix will be compatible with surrounding lands. **Land Use Intensity: 7 to 17du/acⁱⁱ**

Open Space (OS)

The primary purpose of lands designated Open Space is the provision of recreational facilities, preservation of environmental resources, managed protection of resources and protection of public health and safety. Only uses consistent with these purposes may be considered appropriate, subject to the applicable General Plan Guidelines and City ordinancesⁱⁱⁱ

C. Topography/Geology (Project-Wide)

(Excerpts from Geotechnical Investigation Hemet Valley Country Club Estates, Inland Foundation Engineering, 1998)

The site is composed of three (3) distinct topographic areas described below:

- ✓ A flat plain located in the Southeast corner of the project area
 - Area: 112 acres
 - Elevation 1504 feet – 1512 feet above sea level
 - Uses recreational, flood retention basin control facilities, residential development
 - Soils Quaternary alluvium with a 1% western tending slope

- ✓ Gently rising terrain to the north and west of the plain at the base of the Tres Cerritos Hills and the central area north of Rose Road
 - Area: 156.8 acres
 - Elevation 1514 feet – 1560 feet above sea level
 - Uses large lot residential development
open space/vernal reserve
 - Soils: Cretaceous granitic rock (decomposed granite),
Intermixed with alluvial fans in the canyon areas.

- ✓ The steep, rocky Tres Cerritos Hills
 - Area: 82.2 acres
 - Elevation 1560 feet – 2030 feet above sea level
 - Uses: Open Space preserve
 - Soils: Predominantly Juassic Metasedimentary rock

The site is approximately 2 miles southwest of the northwest-southeast tending San Jacinto fault zone, 18 miles southwest of the northwest-southeast tending San Andreas fault zone, and 17 miles northeast of the northwest-southeast tending Elsinore fault zone.

Tres Cerritos West

The following recommendations are contained in the most recent geotechnical reports prepared for the project area (Geotechnical/Geological Engineering Study, by ENGEN Corporation dated November 24, 2004).

Earthwork Unconsolidated near-surface soils are present within the alluvial deposit at the site. The upper ten feet of soil cover shall be removed and recompacted to create a uniform soil foundation for future development.

Slope stability Cut slopes fo up to 50 feet are proposed within the granitic bedrock along the perimeter of the site. A slope stability analysis was performed that determined that slopes are stable up to a height of 60 feet.

Excavation characteristics Seismic refraction surveys determined that the underlain granitic bedrock is rippable in the upper 3 to 6 feet, transcending to difficult from a depth of 6 to 13 feet from surface elevation.

Faulting The site is not located within an Alquist-Priolo Earthquake Fault Zone. No active faults traverse the property. The site lies within an active region of faulting and seismic activity. A potential earthquake having a magnitude of 6.9 is considered a maximum credible seismic event.

Liquefaction Liquefaction occurs where pressure increases below the water table during a seismic event and propagates water upward to the surface. This can cause the ground surface and structures to collapse. Liquefaction does not usually occur where groundwater lies at depths of 40-50 feet or greater. Groundwater has been set at a maximum groundwater level of 35 feet below the surface and seismically induced settlement is calculated at 3.9 inches. This condition can be mitigated by use of shallow foundation systems and concrete pads, removal and recompaction of soils, and control over moisture content as recommended in the geotechincal study by EnGen.

Rock fall hazards Rock fall hazards exists at the site due to the presence of granitic bedrock outcrops along the perimeter of the development. It is recommended that a geologist be present during grading operations to assess conditions where rocks should be removed in higher elevations.

The study concluded that the proposed development is feasible with implementation of the recommendations contained therein.

Tres Cerritos East

The geologic mitigation measures outlined below have been identified to alleviate impacts to geologic resources and soils of Tres Cerritos East. (Excerpt of Preliminary Geotechnical Investigation, Tres Cerritos East, Leighton & Associates, 2006)

GM-1: Prior to grading:

- Proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions and organic material.
- Septic tanks and cesspools should be removed or abandoned in accordance with local regulations.

- Voids created by removal of buried material should be backfilled with properly compacted soil in general accordance with the recommendations in Appendix F of the Draft EIR.
 - Near surface soils onsite composed of undocumented fill, topsoil, and loose alluvium should be removed down to competent material as determined by the geotechnical engineer and replaced with properly compacted fill for uniform support under structural improvements and additional fill soils.
 - Acceptability of all removal bottoms should be reviewed by an engineering geologist with field or laboratory testing under the supervision of a geotechnical engineer.
 - General remedial removal depths are expected to be 5 to 8 feet below the existing grade as recommended by the geotechnical report for the project.
 - When used as compacted fill, high to very high expansive soils should be avoided in the upper 5 feet immediately under structural improvement areas.
 - Removal limit should be established by a 1:1 projection from the edge of fill soils supporting settlement-sensitive structures downward and outward to competent material identified by the geotechnical consultant, and include a perimeter area at least five feet beyond the outermost foundation elements for a given structure.
 - After completion of the recommended removal and prior to placement of additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned, and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557.
- GM-2:** Overexcavation of the cut portion of transition lots to mitigate the impact of underlying cut/fill transition conditions. Over excavation should extend to a minimum depth of 3 feet below the bottom of the proposed footings or one-half of the maximum fill thickness on the lot, whichever is deeper.
- GM-3:** Overexcavation of the cut lots and streets. Cut lots should be overexcavated to a depth of 3 feet below the bottom of the proposed footings and then capped with compact fill. Bottom of the overexcavation should be sloped at a minimum 2 percent or as needed toward the street to prevent the accumulation of subsurface water.
- GM-4:** Areas to receive structural fill and/or other surface improvements should be scarified to a minimum depth of 8 inches, moisture conditioned to optimum moisture content, and recompact to minimum 90 percent of the maximum dry density in accordance with ASTM Test Method D1557.
- GM-5:** Import soils and/or the borrow site should be evaluated by the geotechnical consultant prior to importation, and should be granular in nature; free of organic material; have very low expansion potential; have a minimum R-value of 20; and have low corrosion impact to the proposed improvements.

- GM-6:** The onsite soils may generally be suitable as trench backfill provided they are screened for rocks over 6 inches in diameter and organic materials; and should be compacted in uniform lifts by mechanical means to at least 90 percent relative compaction (ASTM Test Method D1557). In addition, excavation of utility trenches should be performed in accordance with the project plans, specifications, and all applicable OSHA requirements.
- GM-7:** Site grading should include, if possible, a balance area or ability to adjust import quantities to accommodate some variation in earthwork shrinkage and bulking estimates. Values are provided as guidelines in Appendix F of the Draft EIR.
- GM-8:** Proposed single-family residential structures should be founded on post-tension foundation systems due to the existence of medium and very high expansive soils in the near surface. Specific parameters for foundation footings, under-slab moisture retarded, soil moisture levels, and slab subgrade soils are presented in Appendix F of the Draft EIR.
- GM-9** The project civil, structural engineer, and architect should consider the potential combined effects of both static and dynamic settlement as presented in Appendix F. The magnitude of the [static] consolidated settlement would be dependent on the thickness of the fill placed above existing ground surface, thickness of clay layers underlying the fill area, and the time of construction of structures from the placement of the fills. Total dynamic (saturated and dry sand) are estimated to be on the order of 2 to 3 inches with differential settlements of 1.5 inch in 40 feet horizontal distance or between similar structural elements of the buildings, whichever is a greater distortion.
- GM-10:** Minimum horizontal setback distance from the face of slopes for all structural footings should not be less than 7 feet and need not be greater than 15 feet. This distance should be measured from the outside bottom edge of the footing horizontally to the slope face (or to the face of a retaining wall) and should be a minimum of $H/2$, where H is the slope height. Additional guidance is presented in Appendix F of the Draft EIR.
- GM-11:** All slopes should be constructed in accordance with the most current version of the UBC guidelines and the City of Hemet requirements. If there is discrepancy between the recommendations in the UBC and City of Hemet requirements or those presented in Appendix F of the Draft EIR, the more stringent recommendations should be used.
- GM-12:** For preliminary design purposes, the lateral earth pressure values for level or sloping backfill are recommended for walls backfilled with onsite and/or imported soils of very low to low expansion potential presented in Table 2 in Appendix F of the Draft EIR.

GM-13: Surface drainage should be controlled at all times. Positive surface drainage should be provided to direct surface water away from the structures toward the street or suitable drainage facilities. Positive drainage may be accomplished by providing a minimum 2 percent gradient away from the structures for a distance of at least 5 feet. Below grade planters should not be situated adjacent to structures or pavements unless provisions for drainage such as catch basins and drains are made. In general, ponding of water should be avoided adjacent to the structures or pavements. Over-watering of the site should be avoided. Protective measures to mitigate excessive site erosion during construction should also be implemented in accordance with the City of Hemet grading ordinances.

GM-14: Additional corrosion testing should be performed on representative finish grade soils at the completion of rough grading under the direction of a corrosion consultant (corrosion engineer). Concrete foundations in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.

GM-15: Preliminary pavement design should be based on Caltrans Highway Design Manual. For planning and estimating purposes, a range of Traffic Indices (TIs) has been provided for preliminary pavement recommendations; and final pavement sections should be selected by the project civil engineer or traffic engineer consultant with the appropriate TI data.

GM-16: Concrete structures in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

If the mitigation measures outlined above are incorporated into the design and residential development of the project site, the proposed development is feasible from a geotechnical standpoint and impacts would not be significant.

D. Hydrology

Tres Cerritos West

The US Department of Housing and Urban Development Flood Insurance Rate Maps for the City of Hemet, Riverside County indicate that the southeast portion of the site is in Zone B, 500 year flood boundary. Run-off from developed areas of the City east of the site impact the project area and mountains to the north contribute additional flows. The Hydrology Manual published by the Riverside County Flood Control and Waste Water Conservation District was used to compute storm run-off quantities and flow rates. Flood Control improvements implemented during the development of this project will address existing problems and mitigate impacts created by this project. Flood control improvements shall conform to the requirements of the City of Hemet and its master plan for storm drain improvements in the West Hemet area.

Tres Cerritos East

The Tres Cerritos East site is primarily flat, undeveloped land in the center of the Hemet Valley, the majority of which is also topographically similar. The adjacent Tres Cerritos peaks form a distinctive backdrop to the Proposed Project site, and, in fact, a small amount of the western portion of the property includes the lower elevations of the adjacent hillside.

MITIGATION MEASURES

- HYD-1** Prior to the issuance of a grading permit, the Applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of Hemet. The SWPPP shall include a requirement to include hydrocarbon filters along the perimeter of the retention basin. The SWPPP must be prepared by a licensed engineer, hydrologist, or erosion control specialist and shall be reviewed by the City of Hemet prior to issuance of a Grading Permit. The SWPPP shall be available on-site at all times for review by the City of Hemet and RWQCB inspectors.
- HYD-2** The Applicant shall be responsible for coordinating all SWPPPs for various projects and facilities to make sure the overall Proposed Project meets the requirements specified in the Federal CWA and the State Porter-Cologne Water Quality Control Act (Division 7 of the California Water Code).
- HYD-3** Drainage conveying system and locations shall be constructed in accordance with the recommendations provided the City Engineer.

In addition to these measures, the City Municipal Code requires that a preliminary Water Quality Management Plan be submitted prior to the approval of any implementing tract map.

Level of Significance After Mitigation

The potential impacts to the hydrology and water quality that could result from the Proposed Project would be reduced to a less than significant level through project design features, implementation of BMPs, and compliance with applicable permits.

E. Biology

Tres Cerritos West

Vegetation: Eighty six species of plants were found on the site, of which thirty-six are non-native invasive elements. An additional twenty to twenty five species of spring annuals can be expected within the sage scrub and rain stimulated

former agricultural fields. Recent studies by L&L Environmental in 2004, for the Tres Cerritos West PPA, have noted the presence of Davidson's Saltbush, Coulter's Matilija Poppy and Smooth Tarplant. The property contains some high quality potential habitat for several sensitive plant species that are known from the general region. Several low-lying areas at the southwestern and south-central portions of the Tres Cerritos West PPA contain suitable habitat for special status plant species associated with vernal pools, though no sensitive or listed species have been detected in any of the four biological surveys conducted on the site since 1988.

Reptiles: The only reptile species in any abundance was the Side-blotched Lizard, observed sunning on the rocky terrain. Sensitive wildlife observed on the site was limited to a lone juvenile Orange-throated Whiptail, however, virtually all of the high quality rocky, reptile habitat is being retained as open space and is not impacted by development.

Mammals: The site lies within historic habitat for the state and federally listed Endangered Stephens Kangaroo Rat. Mitigation is required in the form of a per-acre SKR fee.

Twenty-three species of mammals have been observed in the San Jacinto Wildlife Area and all but the larger species, such as deer and mountain lion, are likely to be present in habitat similar to the project area. Several species of small rodent, coyote and Desert Cottontail were observed at the site, however none are considered significant or endangered.

Birds

Numerous species of birds were observed in the project area, including Western Meadow Larks, Stalings, Brewers' Blackbirds, California Quail, Greater Roadrunner, Red-tailed Hawks and a Turkey Vulture. The rural portion of the valley is a major raptor hunting area and these areas are typically relatively level and may be utilized for agricultural cultivation. Within the Specific Plan project these predominantly level or gently sloping areas will be impacted by the proposed site development.

Although much of the site contains steep slopes that may not contain suitable habitat for coastal California gnatcatcher (CAGN), high quality potential habitat appears to be present on more gently sloping hills vegetated with Riversidean sage scrub. There were two sightings of a single CAGN pair documented in 2001 by Glen Lukos Associates. A focused survey for the CAGN was conducted in the final weeks of the 2003 nesting season and transitioned into the non-nest season by L&L Environmental. Nine visits were made to the site in accordance with USFWS protocol survey requirements. No CAGN were observed during the survey and it is assumed that the CAGN no longer occupy the site.

Recommendations to reduce biological impacts include:

1. Mitigation of biological impacts shall conform to the recommendations of the Mitigated Negative Declaration (MND) for Tres Cerritos West Specific Plan No. 03-2.

Tres Cerritos East

The project site consists of approximately 165.8 acres within the City of Hemet in Riverside County, California and is immediately northwest of the intersection of Cawston and Devonshire avenues. The project site is within the Salt Creek watershed, near the eastern base of the "Tres Cerritos" hills that rise out of the San Jacinto Valley.

The site has been subject to past disturbances in the form of grading for residential development in 2000 and is currently dominated by non-native grasslands and disturbed land. Water from the nearby Seattle Channel is being pumped onto the site during an emergency action in 2005 when the channel reached capacity and posed a potential threat to nearby residential properties. This action has resulted in ponding areas on the subject property in areas that were left uncompleted when the Army Corps of Engineers issued a cease and desist order. The property is relatively flat, draining from the northeast to southwest with elevations ranging from 1,505 to 1,680 above mean sea level. A residential project is being constructed along the site's northern boundary.

One sensitive plant species, the smooth tarplant (*Centromadia pungens* ssp. *laevis*) was observed onsite during focused Narrow Endemic Plant Species Survey Area (NEPSSA) surveys. Smooth tarplant is a California Native Plant Society (CNPS) List 1B species and a MSHCP Criteria Area Species Survey Area (CASSA) species. Many individuals of this species were observed throughout the site.

Three sensitive wildlife species are known to occur at the site. The burrowing owl (*Athene cunicularia*) was observed onsite during focused surveys for this species in the eastern 80-acre portion of the site. One breeding pair along with three unfledged juveniles were observed during focused nesting season surveys in 2006. At least three and possibly four adult owls were observed during nesting season surveys in 2005, suggesting that two separate pairs may have been breeding onsite. For the western 80-acre portion of the site, a burrowing owl survey have been conducted during the 2007 spring burrowing owl nesting season.

Also observed on eastern 80-acre portion of the site were two California Species of Special Concern which are considered "covered species," however, they are considered to be adequately conserved through the implementation of survey and conservation requirements set forth by the MSHCP. Species of Special Concern applies to animals not listed under the federal Endangered Species Act or the California Endangered Species Act, but which nonetheless are declining at

a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. The species observed are the Southern California rufous crowned sparrow (*Aimophila ruficeps canescens*), which was observed within non-native grassland on site, and the California horned lark (*Eremophila alpestris actia*), which was observed within the disturbed land on the site.

No other sensitive species were observed onsite. Additional sensitive species are known from the region and potentially could occur onsite. Of particular note are the federally endangered Riverside fairy shrimp (*Streptocephalus woottoni*) and the federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*). Fairy shrimp belonging to the genus *Branchinecta* were observed in the spring of 2006 in the eastern 80-acre portion of the site. Dry season sampling was conducted during the summer of 2006.

On the eastern 80-acre portion of the site, approximately 0.1 acre of non-wetland waters of the United States and 0.2 acre of California Department of Fish & Game jurisdictional streambed would be directly impacted by the Proposed Project. Without mitigation, these impacts would be significant.

For the western 80-acre portion of the site, the limits of areas under the jurisdiction of the Corps, CDFG, and the RWQCB will be identified and quantified upon completion of a jurisdictional delineation. Portions of these areas would be modified as a part of the proposed project design.

- BIO-1:** The Proposed Project shall participate in the Western Riverside County MSHCP through the payment of fees in compliance with MSHCP Volume 1 of 4, Part 2 of 2, Appendix C, Best Management Practices (BMPs).
- BIO-2:** Rare plant surveys shall be conducted during the spring blooming period on the western 80-acre portion of the site.
- BIO-3:** An additional assessment shall be conducted during the wet season and spring blooming season to determine the presence/absence of vernal pool habitat on the site on the western 80-acre portion of the site.
- BIO-4:** Wet season fairy shrimp surveys shall be conducted during the wet season.
- BIO-5:** A burrowing owl survey was conducted during the spring burrowing owl nesting season on the western 80-acre portion of the site. This mitigation is met.
- BIO-6:** A jurisdictional delineation shall be conducted to identify the presence of U.S. Army Corps of Engineers and CDFG jurisdictional wetlands as well as non-wetland Waters of the U.S. and CDFG streambeds on the western 80-acre portion of the site.
- BIO-7:** If proposed, fuel modification shall be assessed as a portion of the project's biological impacts once detailed engineering plans are complete.

- BIO-8:** The applicant shall provide MSHCP Local Development Mitigation Fees in accordance with MSHCP requirements. These fees currently range from \$937 to \$1,801 per residential dwelling unit depending upon density per acre.
- BIO-9:** The applicant shall provide fees for mitigation of impacts to the Stephens' kangaroo rat (SKR). The SKR fee as established by County Ordinance 663.10 is currently \$500 per gross acre.
- BIO-10:** The applicant shall pay fees for the loss of Riversidean sage scrub, southern willow, and non-native grassland in accordance with MSHCP requirements.
- BIO-11:** For the eastern 80-acre portion of the site, impacts to the 0.1 acre of non-wetland waters of the U.S. would require issuance of a Department of Army Permit (likely a Nationwide Permit) and 401 Certification from the RWQCB. Impacts to the 0.2 acre of CDFG streambed would require a Streambed Alteration Agreement.
- BIO-12:** The federal listed Riverside fairy shrimp and the federally listed vernal pool fairy shrimp have the potential to occur on site. If either of these species is found to occur on-site, consistency with Section 6.1.2 of the MSHCP would be required. Avoidance of impacts is preferred; however, if avoidance is not feasible, minimization of impacts shall occur, or compensatory mitigation, at a minimum of a 1:1 ratio, would be required. If compensatory mitigation is the mechanism used, a Determination of Biologically Equivalent or Superior Preservation would be required.
- BIO-13:** Loss of burrowing owl habitat would be mitigated by payment of the MSHCP fees. This shall include pre-construction surveys within 30 days prior to the onset of vegetation removal activities onsite.

If less than 3 burrowing owl pairs are detected, impacts to individual owls would be compensated by passive or active relocation. Any relocation shall be conducted outside of the nesting season (March 1 through August 31) to be consistent with the MSHCP and MBTA. Owl relocation shall adhere to the California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines* (April 1993). If 3 or more burrowing owl pairs are detected, on-site preservation may be necessary, as the project site could be considered to have long-term habitat conservation value under the MSHCP.

- BIO-13:** Vegetation clearing, if conducted during the bird nesting season, pre-construction surveys for nesting birds shall be conducted to identify active nests and monitor construction activities to avoid impacts. If active nests could not be avoided during the nesting/breeding season, authorization to take any nests would be required through issuance of a Migratory Bird Permit from the USFWS.

BIO-14: Potential offsite indirect impacts to the Hemet Vernal Pool Complex MSHCP Conservation Area would be mitigated through the implementation of an on-site Storm Water Pollution Prevention Plan (SWPP) and standard erosion control and water quality Best Management Practices (BMPs).

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Potential impacts to sensitive biological resources that could result from the Proposed Project would be reduced to a less than significant level with implementation of the above mitigation measures and compliance with all applicable permits.

Since the project site is not located within a Criteria Area Species Survey Area (CASSA) on-site impacts to the smooth tarplant are considered mitigated under the MSHCP. No additional mitigation for this species would be required.

F. ARCHAEOLOGY

Tres Cerritos West

(Excerpt from 'A Phase I Archaeological and Paleontological Survey Report on Tract 31513, West Tres Cerritos, Hemet, County of Riverside, California)

Nine archaeological sites have been recorded on the site. A field survey was conducted on the site in July 2003 that identified five of the nine sites described in previous reports. One additional site was identified, as well as several new milling features, located within the planned Natural Open Space area of the Tres Cerritos West PPA.

The number of resources located within and around the property establishes a high probability that prehistoric or historic resources will be impacted by development of the project area. Archaeological monitoring is recommended during all earthmoving phases of the project.

Recommendations to reduce archaeological impact include:

1. Mitigation of archaeological impacts shall conform to the recommendations of the Mitigated Negative Declaration (MND) for Tres Cerritos West Specific Plan No. 03-2

Tres Cerritos East

A records check, followed by a field survey of the Proposed Project site was conducted on June 13, 2006 by ASM Affiliates. Two sites were identified by the records search as plotted almost directly on the project area's northern boundary, both within the Tres Cerritos foothills. One of these, CA-RIV-4048, was not relocated during the current survey. This was most likely due to slight plotting or recording variance, with the site actually very near, but just

north of the project boundary. One bedrock milling feature was identified during the survey, and subsequently correlated with previously recorded site CA-RIV-4046. A Department of Parks and Recreation site record update has been completed and submitted to the EIC. This site is directly adjacent, only a few meters north of the heavily disked field that extends to the northern boundary of the project area, west of Celeste Road. The third site recorded by Smith in 1990 within the current project area was not relocated. The site record for CA-RIV-4049 was updated in 2004 by Hoover and Blevins, who indicated the site appeared to have been destroyed since the time of the original recording and testing. No remains of this site were detected during the current survey.

Mitigation Measures

In the event that buried subsurface cultural materials are encountered during project grading or construction that could not be identified on the surface survey, mitigation measures have been identified below that would alleviate this impact (CR-1 and CR-2).

CR-1 In the event that any archaeological or historical resources or remains are uncovered during the course of project construction, ground-disturbing activities in the vicinity of the resources shall be redirected until their nature and extent can be evaluated by a qualified archaeologist and the Soboba, Morongo, and Pechanga Tribes. The archaeologist shall examine the area and determine the actions that may be needed to mitigate potential impacts. The City of Hemet shall consult with the Tribes regarding the archaeologist's recommendations and then shall approve the recommended actions, as appropriate.

Work in the area of the previously unknown finds shall halt until impacts to the resources are addressed as directed by the City of Hemet. Earthmoving shall be allowed to proceed through the site when the archaeological supervisor and the City of Hemet, in consultation with the Soboba, Morongo, and Pechanga Tribes, determine that the artifacts have been mitigated to the extent necessary.

CR-2 If human remains are encountered during any earthmoving activities, all work in the area shall stop, and the Riverside County coroner shall be notified. State law dictates that the Native American Heritage Commission shall be notified in the event that the remains are determined to be human and of Native American descent. The City of Hemet shall notify and consult with members of the Soboba and Pechanga Tribes in the event that the remains are of Native American descent to determine proper disposition of the remains.

Level Of Significance After Mitigation

Impacts to cultural resources would not be significant. Only one resource was found within the Proposed Project site. This previously recorded isolated bedrock milling site (CA-RIV-4046) is a single milling slick that is in a slight state of decomposition. In addition, this previously recorded site had been tested in

1990, and was evaluated as not significant (Smith 1990). Due to the ubiquity and limited research potential of the site type, as well as the fact that no artifacts or midden were found in association with the feature even after additional testing, it is not considered a significant "historical resource" pursuant to CEQA Guidelines Section 15064.5 nor is it eligible for listing in the California Register of Historic Resources or in the National Register of Historic Places. However, concern was expressed by the Morongo Band of Mission Indians during the Native American consultation process regarding this site, who stated that if the milling feature were to be impacted, they would like it to be removed and relocated. Even though no additional mitigation measures are required for this site, an agreement between the applicants and Morongo is being worked on regarding the treatment of the milling feature. If acceptable to both parties, the applicants would remove the milling feature in the presence of an archaeological monitor, and relocate it to a permanent location on the Morongo Indian Reservation.

G. PALEONTOLOGY

Tres Cerritos West

(Excerpt from 'A Phase I Archaeological and Paleontological Survey Report on Tract 31513, West Tres Cerritos, Hemet, County of Riverside, California)

A pedestrian survey was conducted on the Tres Cerritos West PPA site to confirm lithologic units and to determine if any fossils were exposed at the surface. The site contains Older Alluvium and Quaternary Alluvium units that have a high potential for producing significant fossils. Therefore, paleontological monitoring is recommended during construction.

Recommendations to reduce paleontological impact include:

1. Mitigation of paleontological impacts shall conform to the recommendations of the Mitigated Negative Declaration (MND) for Tres Cerritos West Specific Plan No. 03-2

Tres Cerritos East

The information presented herein is based upon research of museum paleontological site records conducted at the San Diego Natural History Museum (SDNHM) and the San Bernardino County Museum (SBCM), a literature review, and a field survey of the Proposed Project site by qualified paleontologists from the SDNHM in 2006.

The Tres Cerritos East project site is located within the foothills region of the Peninsular Ranges. The region is characterized by low resistant granitic and gabbroic hills and intervening swales (depression between slopes that allow for drainage) and valleys. Geologic conditions at the site consist of weathered and un-weathered granitic rocks of the Cretaceous-age Monzogranite of Tres Cerritos non-conformably overlain by Pleistocene- and Holocene-age alluvial fan and valley fill deposits, and un-documented fill. No outcrops of older sedimentary

bedrock were observed on the site and the published reports confirm the absence of these types of rocks in the vicinity of the project area.

MITIGATION MEASURES

Due to the nature of the proposed construction and presence of moderate to highly sensitive sedimentary deposits just beneath the ground surface, construction activities have the potential to produce significant direct impacts on paleontological resources throughout the project site. It is recommended that the following mitigation measures be implemented in order to reduce project impacts to paleontological resources to an insignificant level.

PR-1 A qualified paleontologist shall attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual who:

- has a M.S. or Ph.D. in paleontology or geology;
- is familiar with paleontological procedures and techniques;
- is knowledgeable in the geology and paleontology of Riverside County;
- has worked as a paleontological mitigation project supervisor in the county for at least one year.

PR-2 A paleontological monitor shall be on-site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential ("Old Alluvial Fan" deposits [Q_{of}]); and at least on a half-time basis during the original cutting of previously undisturbed deposits of moderate paleontological resource potential ("Young Valley Fill" deposits [Q_{yv}]) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials, and would work under the direction of a qualified paleontologist. As grading progresses, the qualified paleontologist and paleontological monitor shall have the authority to reduce the monitoring program to an appropriate level if it is determined that the potential for impacts to paleontological resources is lower than anticipated.

PR-3 When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such

as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site.

- PR-4** Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as part of the mitigation program.
- PR-5** Prepared fossils, along with copies of all pertinent field notes, photos, and maps shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Bernardino County Museum, the San Diego Natural History Museum, or the Natural History Museum of Los Angeles County. Donation of the fossils shall be accompanied by financial support for preparation, curation, and initial specimen storage.
- PR-6** A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.

Level Of Significance After Mitigation

If mitigation measures PR-1 through PR-6 are implemented, impacts to paleontological resources would not be significant.

H. AESTHETICS / VISUAL RESOURCES

Tres Cerritos East

The Proposed Project site consists of a vacant, open field that is undeveloped and partially graded from past activities. Topography of the Proposed Project site ranges from flat to slopes that are greater than 25 percent (City of Hemet, 2006, West Hemet – Hillside Slope Map). The easterly two thirds of the site are in a partially natural state, having been graded in the past for a previous residential development, and exhibit little topographical relief. Menlo Avenue, an unimproved public road, extends through the site.

Impacts to visual and aesthetic resources from the development of the Proposed Project site would occur by altering the physical setting and visual quality of the landscape and by effects on the landscape as experienced from various viewpoints, including travel routes. The project-related changes to the aesthetic character of the site and surrounding area are identified and qualitatively evaluated based on the modification of the physical conditions and the viewer sensitivity.

MITIGATION MEASURES

- VR-1** Hillside development shall be limited to slopes of less than 25 percent. Public access to hillside areas shall be restricted and the rocky uplands of the Tres Cerritos Hills shall be preserved as dedicated open space for habitat preservation purposes and for visual purposes.

- VR-2** At the time a discretionary permit is filed, the applicant shall provide a rough grading plan to the satisfaction of the city engineer. Landscape plans shall be prepared by a licensed landscape architect or a contractor to the satisfaction of the planning director and city engineer. A tree preservation plan shall be prepared, if feasible, and a map of rock outcroppings on and within 100 feet of the project site shall be prepared in an attempt to preserve these on-site resources (City of Hemet Municipal Code Section 70-163, Ord. No. 1737, § 3).
- VR-3** Landscaping and revegetation of graded slopes shall occur as soon as possible after grading to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.
- VR-4** The applicant shall adhere to the City of Hemet's exterior lighting policies and shall incorporate shielding of fixtures to minimize ambient lighting in and adjacent to natural open space areas. Street and parking lot lighting shall be designed with internal baffles to direct lighting toward the ground and have a zero side angle cutoff to the horizon. The applicant shall incorporate a prohibition on floodlights and other ambient lighting by homeowners in or adjacent to the natural open space areas.

Level of Significance After Mitigation

Implementation of the mitigation measures and compliance with the City of Hemet General Plan policies and standards, as well as appropriate state and local Uniform Building Code (UCB) construction regulations would reduce aesthetic and visual impacts to less than significant levels.

I. AGRICULTURE RESOURCES

Tres Cerritos East

The Proposed Project activity would occur on land designated as Grazing Land and would not convert farmland designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Impacts on Grazing Land are considered less than significant. Therefore, no mitigation measures are required.

The project would not conflict with zoning for agricultural use as the property is zoned as a Specific Plan area and is not currently under agricultural use. In addition, the property is not under Williamson Act contract, so no zoning or Williamson Act impacts would occur.

The project would not involve changes in the existing environment that could individually or cumulatively result in substantial loss of farmland to non-agricultural use since no agricultural uses presently occur on the property.

The project would not substantially impair the productivity of adjacent agricultural areas since none of the surrounding properties consist of or contain agricultural uses.

The Proposed Project would not introduce new crops because the site is vacant and unused area and is not in agricultural production, nor is agriculture proposed on the project site. Therefore, no significant impacts due to pests or agricultural disease would occur.

MITIGATION MEASURES

Implementation of the Proposed Project would not result in a significant impact to agricultural resources. Therefore, no mitigation measures are required.

Level of Significance After Mitigation

No significant impacts to agricultural resources have been identified. Consequently, no mitigation measures are required.

J. AIR QUALITY

Tres Cerritos East

The Proposed Project is located in western Riverside County, which is within the South Coast Air Basin (SoCAB), and is administered by the South Coast Air Quality Management District (SCAQMD). The area is classified as a "extreme" non-attainment area for both federal and State standards for ozone (smog). The SoCAB also exceeds the State standard for airborne particulate matter (PM₁₀).

Short-term impacts generated from construction of the Proposed Project would include the use of diesel and gasoline-fired mobile equipment for earth moving and grading, worker commuting, and general construction activities. These equipment and vehicles will cause a temporary increase in air pollutant emissions during construction activities. Project operations will cause an increase in local air pollutant emissions primarily from tailpipe emissions from motor vehicles.

Long-term Operational impacts associated with the Proposed Project would include tailpipe emissions from motor vehicles and area emissions (from the use of water and space heating equipment, landscape maintenance, consumer product ROG, and architectural coatings) were estimated with the URBEMIS 2002 emissions model. The analysis assumed that no wood stoves or wood fireplaces would be employed.

Mitigation Measures

The following mitigation measures are recommended in addition to the best available control measures (BACMs) prescribed by SCAQMD Rule 403.

Construction:

- AQ-1** On-road trucks and other mobile equipment shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.
- AQ-2** Water or chemical dust suppressants shall be applied in sufficient quantity and frequency to stabilized disturbed areas and/or unpaved roadways.
- AQ-3** All clearing and grading activities shall cease during periods of high wind (greater than 20 mph averaged over 1 hour).

Operational:

The majority of predicted air emissions are from vehicular traffic to and from the Proposed Project and there are currently no mitigation measures sufficient to effectively reduce the amount of these emissions to levels below significance. The following mitigations shall be incorporated into the project design.

- AQ-4** Prior to issuance of occupancy permits the project applicant or master developer shall prepare a Waste Management Plan which specifies measures that shall be undertaken to encourage recycling. The Waste Management Plan shall, at a minimum, require the separation of recycling and solid waste collection facilities, and shall depict areas within the development where recycling receptacles will be provided. The Waste Management Plan shall be subject to review and approval by the City of Hemet Planning Department
- AQ-5** Future landscaping plans within the development shall comply with the criteria of the Specific Plan which specifies the types and locations of trees within the development. The criteria promote the use of trees to minimize energy consumption associated with the heating and cooling of homes. Trees within the development also would serve as carbon storage which will help offset carbon dioxide emissions from the proposed project.
- AQ-6** Prior to approval of building permits, the City of Hemet shall verify that proposed building plans include a note requiring the use of low-flow appliances and fixtures (i.e., toilets, shower heads, washing machines, etc) in order to decrease water consumption during operation of the project site.
- AQ-7** Prior to the issuance of occupancy permits, the applicant or master developer shall provide evidence to the City of Hemet demonstrating that energy efficient appliances (i.e., washer/fryers, refrigerators, stoves, etc.) have been utilized in the construction of proposed residential homes.

Level of Significance AFTER MITIGATION

Construction Estimates of construction emissions indicate that NO_x emission levels would be significant; further mitigation measures beyond those already mandated by regulation are not commercially available.

Operation

Aside from properly maintaining equipment or using alternative fuel-powered equipment, emissions of NO_x, ROG, and CO cannot be further mitigated, hence these emissions would remain significant.

K. NOISE

Tres Cerritos East

Construction Impacts

Noise levels generated during construction would vary and depend upon the various construction phases. Construction of various housing areas and other facilities of the Proposed Project can be divided into the following items:

- Site preparation and excavation;
- Foundation and concrete pouring;
- Steel erection;
- Mechanical; and
- Cleanup.

During the construction period, a variety of equipment would be utilized at various locations within the Proposed Project area. Many of these activities would be close to existing noise sensitive receptors.

Operational Impacts

The two main operational noise levels would be:

- General noise associated with single- and multiple-family residential activities and recreational activities in the proposed parks, and
- Proposed Project traffic on local roadways.

MITIGATION MEASURES

- N-1** Construction activities shall be limited to those specified in the City of Hemet ordinance provided in Division 1 - Generally, Section 30-32, Item 33.
- N-2** The Proposed Project proponent shall develop a construction-related noise mitigation plan and submit it to the City of Hemet prior to start work. Examples of noise mitigations which would be implemented to reduce construction noise include the following:
- Construction equipment shall be equipped with manufacturer recommended mufflers or equivalent.
 - Equipment engine covers shall be maintained on the apparatus as designated by the manufacturer.
 - Construction equipment shall be turned off when not in use.
 - Equipment used for project construction shall be hydraulically or electrically powered whenever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
 - External jackets on the tools should be used where feasible. Quieter procedures shall be used such as drilling rather than impact equipment whenever possible.
 - Stationary noise sources shall be located as far from existing sensitive receptors as possible. If stationary sources must be located near existing sensitive receptors, they shall be adequately muffled and enclosed within temporary sheds or portable sound blankets used.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of the above listed mitigation measures would reduce noise impacts to a level that is less-than-significant.

L. PUBLIC HEALTH AND SAFETY / HAZARDOUS MATERIALS

Tres Cerritos East

Leighton and Associates, Inc. performed a Phase I Environmental Site Assessment (ESA) on the Proposed Project site. Results of this Phase I ESA were published on July 7, 2006 in a report entitled *Phase I Environmental Assessment Report, "Tres Cerritos East" Site Hemet, Riverside County, California.*

The Proposed Project is not within an airport land use plan or near a private airstrip. Therefore, there are no safety hazards or associated impacts with these land use locations. The Proposed Project site would not use acutely hazardous materials, substances, or waste as defined in DTSC regulations. Additionally, although there is a school within 0.25 miles of the Proposed Project site, the property is proposed to be developed as a residential subdivision, which inherently carries low risk of

use of hazardous materials through everyday activities. Consequently, there are no impacts associated with the above concern.

The use of hazardous material for construction of the Proposed Project would create potential exposure for workers and the public. This could be a potentially significant impact.

Use of hazardous materials during construction of various facilities on the Proposed Project site would pose potential health and safety hazards to construction workers and nearby residents. These impacts would be associated with transportation, storage, use, and disposal of hazardous substances during construction of the various on-site facilities.

MITIGATION MEASURES

- PHS-1:** The Project Applicant, General Contractor, and/or an assigned Health and Safety Officer (H&SO) shall provide training to grading, trenching, and excavation personnel regarding identification protocols for encountering any residual contamination. All suspected area(s) identified by construction workers shall be reported to the proper on-site assigned representative immediately. All work at the identified location shall be stopped until a qualified professional evaluates the suspected contamination area.
- PHS-2:** The Applicant shall perform subsurface soil sampling to determine if past agricultural use has impacted the subsurface soil. Representative samples should be collected from the near surface soil (0 to 1 foot below grade) and deeper soils (3 feet below grade). All near surface samples should be analyzed for pesticides.
- PHS-3:** The Applicant shall perform subsurface soil sampling and analyses to determine the depth of the apparent oil and stained soils located in the vicinity of the equipment storage yard. Soil samples should be collected at selected intervals to the apparent vertical extent of the oil stained soils. All near surface samples should be analyzed for total recoverable hydrocarbons and volatile organic compounds.
- PHS-4:** In the event of demolishing or remodeling the residential structure on the subject site, an asbestos and lead paint survey should be completed prior to demolition.
- PHS-5:** In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.
- PHS-6:** A qualified professional shall be available to respond to suspected contamination at the site if found. The credentials of the qualified professional

or company shall be submitted to the City for review and approval prior to commencing work at the Proposed Project site. It shall be the responsibility of the qualified professional to evaluate all suspected contaminated areas identified by contracting personnel. The evaluation shall include, but not be limited to, making a professional judgment, taking soil samples for analyses, and/or using portable instruments. The qualified professional or company shall provide a written evaluation and actions to be taken (if required) to the Proposed Project on-site representative. The Proposed Project on-site representative shall implement all action(s) recommended by the qualified professional or company. Additionally, the Proposed Project on-site representative shall notify and provide the City with the written evaluation for each event.

PHS-7: The Project Applicant shall be required to use clean fill material. The Construction General Contractor and assigned H&SO shall examine the source of the fill dirt used at the site. The H&SO shall analyze soil samples if contamination is present in the fill soils and, if contaminated, the soils shall be replaced with clean fill material.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant impacts would occur with implementation of the mitigation measures identified above.

M. PUBLIC SERVICES (PROJECT WIDE)

The City of Hemet Police Department is located at 450 E. Latham Avenue and provides police protection to the City of Hemet. Fire protection for the City is provided by the Hemet Fire Department. The City of Hemet has 15 established park sites and green spaces in its jurisdiction or immediately adjacent to the city with 651 acres of land. Both the Hemet Unified School District (HUSD) and the San Jacinto Unified School District (SJUSD) serve the City of Hemet. The HUSD would provide service to the students who would reside within the Proposed Project site. The City of Hemet Public Library is located at 300 E Latham Avenue, about 4.0 miles from the Proposed Project site. Eastern Municipal Water District (EMWD) would provide water supply and sewer service to the Tres Cerritos East Project. The Southern California Gas Company provides natural gas service to the Project Site. Southern California Edison (SCE) is the electric supplier for the City of Hemet. Stormwater drainage infrastructure and maintenance services within the City of Hemet are provided by both the Riverside County Flood Control & Water Conservation District (RCFCWCD) and the City of Hemet. The City of Hemet operates its own refuse and recycling division as a utility service instead of contracting with a private company. Time Werner provides cable television service for the City.

MITIGATION MEASURES

The following mitigation measures are proposed to reduce and ensure potential impacts associated with the Tres Cerritos East Specific Plan Project would not impact public services or utilities as a result of this project.

Police Protection

PSU-1 Police protection impact fees shall be paid to the City of Hemet to cover costs associated with added Police Department services to the area as a result of the Proposed Project.

PSU-2 As it relates to police and fire services, prior to approval of any final map, or approval of any final map for any phase of the development, the property covered by said final map ("Tract") shall be included within, or annexed to, a Community Facilities District ("CFD") established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the City of Hemet for the provision of public services permitted under Government Code § 53313, including police, fire protection, and emergency medical services (collectively "Public Safety Services"), for which proceedings have been consummated, and shall be subject to the special tax approved with the formation of the CFD with the Tract's annexation into the CFD.

The applicant and property owner acknowledge and agree that if the Tract Quality Act and, therefore, might be required to deny approval of the Project.

The owner and/or any developer of the Project on the Tract shall notify all potential lot buyers prior to sale of such lot(s) that: (1) the Tract is part of the CFD; (2) each lot within the Tract is subject to the levy of a special tax; and (3) the amount of the special tax for the subject lot. This notification shall be in a manner approved by the City.

This requirement may only be waived by the City Council if, at the time the final map is considered for approval, the City Council determines, based on substantial evidence in the record, that each of the following three findings can be met: (1) the Tract is located in a target area that is currently in compliance with the public safety response time mandates set forth in the General Plan; (2) that build-out and occupancy of the Project on the Tract will not result in the target area becoming non-compliant with the response time mandates of the General Plan; and (3) that, after considering the cumulative impacts of the subject Project, currently existing projects and reasonably anticipated future projects within the target area, the target area will remain in compliance with the response time mandates of the General Plan.

Fire Protection

- PSU-3**
1. Fire protection impact fees shall be paid to the City of Hemet to cover costs associated with projected service levels as a result of the Tres Cerritos East Project.
 2. All water lines and fire hydrants constructed at the Proposed Project site shall be reviewed by the City of Hemet Fire Department and shall be designed to meet their requirements.
 3. The Hemet Fire Department shall approve all fire hydrant locations and other fire design requirements for the proposed project.

Parks

- PSU-4** The Proposed Project would result in an increase in recreational facilities in the City of Hemet and have a beneficial impact to the community. Therefore, no mitigation is proposed.

Schools

- PSU-5**
1. The developer shall pay school impact fees and/or land and improvements pursuant to the requirements of SB 50. This shall be established in accordance with State formulas for determining developer fees.
 2. The developer shall coordinate all school services resulting from the development with the HUSD or the SJUSD, as appropriate. The developer may enter an agreement with either of the districts.

Library Services

- PSU-6** Library impact fees shall be paid to the City of Hemet to cover costs associated with increased demands associated with library services resulting from the proposed Project.

Water

- PSU 7**
1. The EMWD has determined that adequate sources of water are available for domestic and recycled water supplied for the Proposed Project. The developer shall be responsible for the construction or supplemental production, transmission, and storage facilities needed to serve the Proposed Project in accordance with the supply assessment.
 2. The Proposed Project developer shall be responsible for all costs associated with the preparation, recommendations, and/or decisions resulting from the water supply assessment, if so required.
 3. Water-related development impact fees and water related charges in effect during construction shall be paid to EMWD.
 4. The Proposed Project developer shall be responsible for installing the necessary infrastructure to achieve fire protection and the maximum/minimum water pressure service standards as provided by the EMWD.

5. The Proposed Project developer shall be required as necessary to install both potable water to each residential lot required by the EMWD and as set forth in SB 221 and SB 610. All connections to the recycled water system will be the responsibility of the developer.

Wastewater Services

- PSU-8** 1. The Proposed Project developer shall pay all development impact fees associated with wastewater-related charges resulting from the Proposed Project at the time of permit issuance. These fees shall include, but not be limited to, sewer treatment expansion fees and necessary permits.
2. The Proposed Project developer shall be responsible for complying with the RWQCB Basin Plan.

Stormwater

- PSU-9** The Proposed Project developer shall obtain all necessary NPDES permits from the RWQCB related to construction and operation of the proposed Project.

Natural Gas, Electricity, Solid Waste, and Other Utilities

- PSU-10** Environmental impacts associated with the supply of natural gas, electricity, solid waste, and other utilities would be less-than-significant. Therefore, no mitigations are proposed for these utilities.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

With the implementation of mitigation measures for public services to cover added police protection, fire prevention, schools, and library services, build-out of the Proposed Project would result in a less-than-significant impact. Compliance with the mitigation measures for water, wastewater services, and stormwater would reduce potential impacts of these utility services to less-than-significant.

N. TRANSPORTATION AND TRAFFIC

- T-1:** Construct Myers Street as a 32-foot paved roadway from Devonshire Avenue to its current terminus north of Florida Avenue for access purposes.
- T-2:** Construct Devonshire Avenue at its ultimate half section width as a Secondary roadway from Myers Street to Cawston Avenue
- T-3:** Construct Cawston Avenue at its ultimate half section width as a Secondary roadway in conjunction with development from Menlo Avenue to Devonshire Avenue.

- T-4:** Construct Menlo Avenue at its ultimate half section width (32 foot part width) as a Collector from the northerly project boundary to Cawston Avenue.
- T-5:** Construct Menlo Avenue at its ultimate full section width as a Collector from Devonshire Avenue to the northerly project boundary.
- T-6:** Construct Celeste Road from the westerly project boundary to Menlo Avenue as a Collector road. This improvement should be coordinated with the development to the west to ensure proper alignments.
- T-7:** Install appropriate channelization for the southbound traffic at Driveway 1 (Street 'A') to restrict movements to right turns in/out and left turns in only at the Driveway 1/ Devonshire Avenue intersection. Install a 150 foot eastbound left turn lane at this location along Devonshire Avenue.
- T-8:** Install a traffic signal at the intersection of Cawston Avenue and Menlo Avenue in conjunction with development.
- T-9:** Construct a minimum 150-foot eastbound left turn lane on all approaches at the intersection of Cawston Avenue and Menlo Avenue.
- T-10:** On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- T-11:** Sight distance at the project entrances should be reviewed with respect to standard Caltrans and City of Hemet sight standards at the time of preparation of final grading, landscape, and street improvement plans.
- T-12:** Provide stop sign controls at all project driveways that intersect with public roadways and do not meet traffic signal warrants.
- T-13:** For existing and ambient plu project traffic impacts, install traffic signals and improvements as identified in Table 6-2 and Exhibit 8-B of the Traffic Impact Analysis, dated August 2007 (with the exception of the elimination of the traffic signal at the project driveway (Street 'A') at Devonshire Avenue.
- T-14:** Provide fair share contributions for roadway improvements as indicated in Table 9-1 and 9-3 of the Traffic Impact Analysis, dated August 2007.
- T-15:** Participate in funding of off-site improvements needed to serve cumulative future conditions through payment of appropriate fees (Transportation Uniform Mitigation Fee (TUMF) and City of Hemet fees. Improvements along Florida Avenue, Sanderson Avenue, Stetson Avenue, Esplanade Avenue, and Warren Road are included in the TUMF Program for Western Riverside County. The TUMF process includes a network of regional facilities and endeavors to spread the cost on a regional basis through participation on the County and individual cities. TUMF provides a key funding source for improvements in this area.

Level of Significance AFTER MITIGATION

No significant impacts would occur with implementation of the mitigation measures identified above.

O. LAND USE AND PLANNING

LUP-1 No significant land use and planning or population and housing impacts have been identified and no mitigation measures are required.

III LAND USE PLAN

The Land Use Plan locates, in general terms, the land use and density of the components of the Plan and their relationship to the surrounding area. When the Tres Cerritos Specific Plan was first approved, the central feature of the land use plan was a proposed golf course. The first Specific Plan Amendment (SPA 90-09a in 1999) changed the name of the project to Hemet Valley Country Club Estates, and made changes to the originally approved land use plan, and retained the golf course as a central feature of the Plan. Environmental decisions by the resource agencies, and subsequent development decisions by the City have rendered the original golf course plan infeasible. The second Specific Plan Amendment (SPA 03-2 adopted in 2005) addressed these changes but focused in detail on revision of the land use plan for the west half of the HVCCE project area, now known as Tres Cerritos West PPA.

The third Specific Plan Amendment (SPA 06-02), **Exhibit 3.2**, will now address changes to the remainder of the Tres Cerritos Specific Plan project area.

Overall, the Plan produces a balance of uses comprised of residential, key circulation and drainage facilities, natural open space, and recreation which;

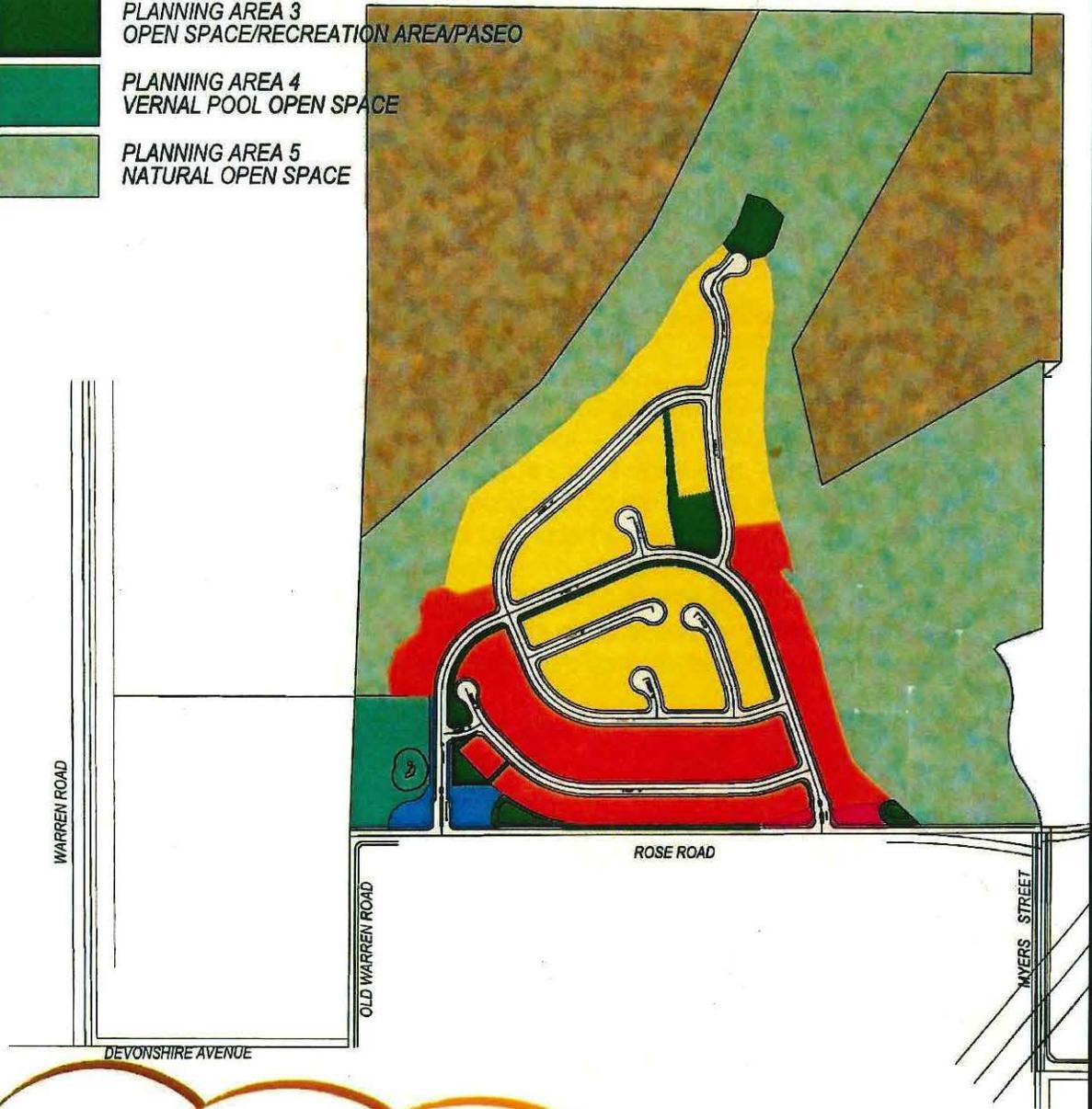
- Compliment the surrounding developed/undeveloped areas to the east and west with housing products that are compatible and appropriate for the available level of public services and infrastructure.
- Preserve the natural beauty of the hillside open-space
- Create a developed recreation areas to enhance the life style of the residents and contribute to the overall livability of the Hemet/San Jacinto area
Establish identifiable neighborhoods within the Specific Plan area linked together by a comprehensive landscaping plan
- Address community level circulation and storm water control within the plan.

Both the Tres Cerritos Specific Plan and its predecessor, the Hemet Valley Country Club Estates Specific Plan (SPA 90-09a) envisioned residential development surrounding a golf course. A total of 710 residential units, including 166 condominium units, were approved for the Specific Plan project area. Tres Cerritos West Specific Plan Amendment No. 2, (**Exhibit 3.1**), made no change in the overall number of 710 residential units.

Tres Cerritos East Specific Plan Amendment No. 3, (**Exhibit 3.2**), increases the total number of units within both Principle Planning Areas to 931 and includes the added acreage of the 17-acre parcel located in the southwestern portion of TCE, (known as the "Gravage property"), and offsets the additional development costs associated with the community level infrastructure that is necessary in conjunction with any development of the site.

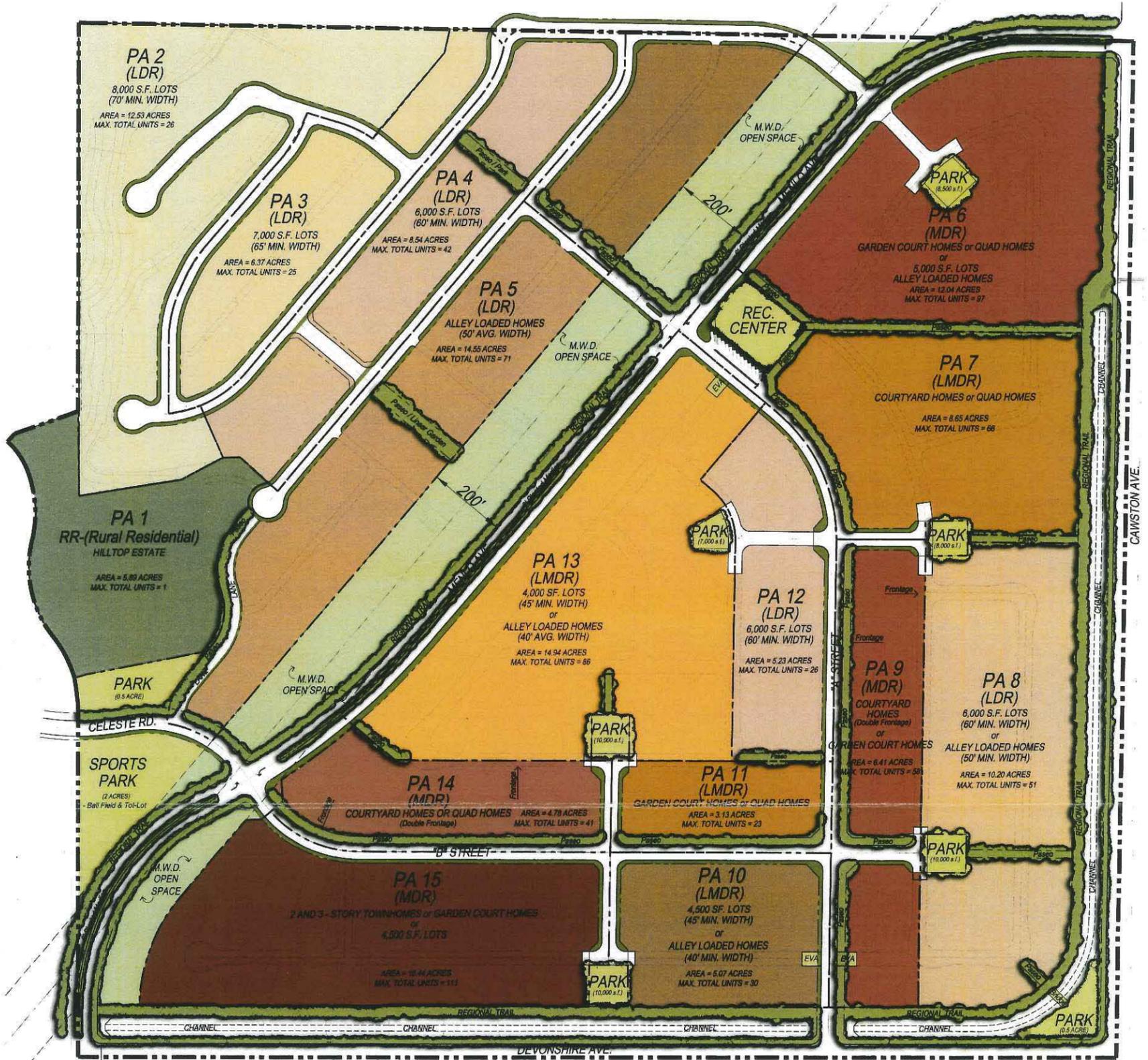
TRES CERRITOS WEST

-  **PLANNING AREA 1**
6,000 S.F. LOT SIZE
-  **PLANNING AREA 2**
8,000 S.F. LOT SIZE
-  **PLANNING AREA 3**
OPEN SPACE/RECREATION AREA/PASEO
-  **PLANNING AREA 4**
VERNAL POOL OPEN SPACE
-  **PLANNING AREA 5**
NATURAL OPEN SPACE



TRES CERRITOS WEST CONCEPTUAL LAND USE PLAN

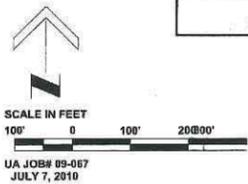
EXHIBIT 3.1



SPECIFIC PLAN TABULATION

PLANNING AREA	PA 1	PA 2	PA 3	PA 4	PA 5	PA 6	PA 7	PA 8	PA 9
MAXIMUM NUMBER OF UNITS	1	26	25	42	71	97	66	51	58
AREA (Acreage)	5.89	12.53	6.37	8.54	14.55	12.04	8.65	10.20	6.41
LAND USE CATEGORY (Maximum Intensity - du/ac)	RR-Rural Res (0 - 2.0)	LDR (2.1 - 5.0)	LDR (2.1 - 5.0)	LDR (2.1 - 5.0)	LDR (2.1 - 5.0)	LMDR (5.1 - 8.0)	LMDR (5.1 - 8.0)	LDR (2.1 - 5.0)	MDR (8.1 - 18.0)
Actual Density - (du/ac)	0.17	2.08	3.92	4.92	4.88	8.06	7.63	5.00	9.05
ALLOWABLE ARCHITECTURAL PRODUCT	Estate Home	8,000 sf. Lots (70' min. width)	7,000 sf. Lots (65' min. width)	6,000 sf. Lots (60' min. width)	Alley Loaded (50' avg. width)	Garden Court or Quad Homes or 5,000 sf. Lots	Courtyard Homes or Quad Homes	6,000 sf. Lots (60' min. width) or Alley Loaded (50' min. width)	Courtyard Homes (Double-Frontage) or Alley Loaded or Garden Court
ZONE COLOR									

PLANNING AREA	PA 10	PA 11	PA 12	PA 13	PA 14	PA 15	PA SUB TOTAL	OTHER LAND USES	TOTAL
MAXIMUM NUMBER OF UNITS	30	23	26	86	41	111	754		754.00
AREA (Acreage)	5.07	3.13	5.23	14.94	4.79	10.44	128.77		128.77
LAND USE CATEGORY (Maximum Intensity - du/ac)	LMDR (5.1 - 8.0)	LMDR (5.1 - 8.0)	LDR (2.1 - 5.0)	LMDR (5.1 - 8.0)	MDR (8.1 - 18.0)	MDR (8.1 - 18.0)		HILL SIDE OPEN SPACE	3.50
Actual Density - (du/ac)	5.92	7.35	4.97	5.76	8.58	10.63		PUBLIC ACTIVE PARKS	3.00
ALLOWABLE ARCHITECTURAL PRODUCT	4,500 sf. Lots (45' min. width) or Alley Loaded (40' min. width)	Quad Homes or Garden Court	6,000 sf. Lots (60' min. width)	4,000 sf. Lots (45' min. width) or Alley Loaded (40' min. width)	Courtyard Homes (Double-Frontage) or Quad Homes	2 AND 3 - Story Townhomes or Garden Court or 4,500 sf. Lots		LINEAR PARKS	7.91
ZONE COLOR								NEIGHBORHOOD PARKS	6.60
								CHANNEL/TRAIL SYSTEM	8.72
								CIRCULATION	4.30
									162.80



TRES CERRITOS EAST

CITY OF HEMET, CALIFORNIA



**TABLE II-1
PROPOSED LAND USE PLAN**

PPA	Planning Area	Land Use Category	Type	Acres	Units
TRES CERRITOS WEST	Residential				
	PA 1	LDR	SFD 6000	21.7	89
	PA 2	LDR	SFD 8000	31.4	88
	Open Space				
	PA 3		Private Park, Paseos, Common Area	5.6	None
	PA 4		Vernal Pool Reserve	3.5	None
	PA 5		Upland Conservation Area to be dedicated	59.1	None
Subtotals				121.3	177
	Prior dedication to City		Open Space	68.8	
TCW Total				190.1	
TRES CERRITOS EAST	Residential				
	PA 1		Hilltop Residential	5.9	1
	PA 2	LDR	SFD 8,000	12.5	26
	PA 3	LDR	SFD 7000	6.4	25
	PA 4	LDR	SFD 6000	8.5	42
	PA 5	LDR	SFD 6000-Alley Loaded	14.5	71
	PA 6	LMDR	Garden Court SFD Quad Homes SFD 5000-Alley Loaded	12.0	97
	PA 7	LMDR	Garden Court SFD Quad Homes SFD	8.7	66
	PA 8	LDR	SFD 6000 SFD 6000-Alley Loaded	10.2	51
	PA 9	MDR	Courtyard Homes SFD Garden Court SFD	6.4	58
	PA 10	LMDR	SFD 4500 SFD 4000-Alley Loaded	5.1	30
	PA 11	LMDR	Courtyard Homes SFD Quad Homes SFD	3.1	23
	PA 12	LDR	SFD 6000	5.2	26
	PA 13	LMDR	SFD 4000 SFD 4000-Alley Loaded	14.9	86
	PA 14	MDR	Courtyard Homes SFD Quad Homes SFD	4.8	41
	PA 15	MDR	Townhomes Garden Court SFD SFD 4500	10.4	111
Open Space					
			Public Parks/Trail	15.5	None
			Private Parks	6.6	None
			Open Space	3.5	None
Infrastructure					
			Collector Streets	4.0	None
			Drainage Channel	4.5	None
TCE Subtotals				162.8	754
PROJECT TOTAL				352.9	931

Approved Tres Cerritos West PPA:

The Tres Cerritos West Principle Planning Area (PPA) will be developed with a total of 177 detached single family residential units, a 1.1 acre private park with playground and water feature, 3.16 acres of paseos and landscaped areas, a 3.5 acre vernal pool reserve, and 59.1 acres of upland conservation area.

A variety of housing types in two (2) density ranges will be available for households having variable income levels and lifestyles. The average density, factoring in open space acreage, is 1.50 units/gross acres. The average residential lot size is 8,884 square feet. The acreages stated below include home sites and some paseo areas.

Single Family Detached: 6000

density range: 4.1 units/acre totaling 89 units
area: 21.7 acres
minimum lot area: 6000 square feet
average lot size: 7,422 square feet
lot size: 60 X 100 minimum
housing type: single family detached units
location factors: these units are located along Rose (now Celeste) Road at the 'front' of the project, where access and services are most accessible. The homes will be linked to neighborhood parks by paseos.

Single Family Detached: 8000

density range: 2.8 units/acre totaling 88 units
area: 31.4 acres
minimum lot area: 8000 square feet
average lot size: 10,362 square feet
lot size: . 80 X 100 minimum
housing type: single family detached units
location factors: these units are located in the center of the project and will be linked to neighborhood parks by paseos.

Open-Space/Recreation

Four areas have been set aside as open-space and/or recreational areas :

Hillside Open Space – Tres Cerritos Conservation Area

area: 59.1 ± acres
location: Tres Cerritos Hills
use: open space/wildlife habitat
ownership: To be dedicated by developer

Hillside Open Space – Tres Cerritos Conservation Area

area: 68.8 acres
location: Tres Cerritos Hills
use: open space/wildlife habitat
ownership: City of Hemet per prior dedication by developer

Tres Cerritos West Vernal Pool Reserve

area: 3.5 acres
location: Southwest corner of the Tres Cerritos West Primary Planning Area at the intersection of North (Old) Warren Road and Celeste Road.
use: Preservation of vernal pools and associated habitat and wild Conservation values. Education.
Ownership: to be determined

Tres Cerritos West Park

area: 1.1 acres
location: at the intersection of 'A' and 'H' streets within the proposed VTTM 31513 – Tres Cerritos West development project
use: neighborhood recreational center with playground, covered picnic area and active recreational water feature
ownership: Homeowners Association

Tres Cerritos West Paseos and Common Area

Area 4.5 acres
Location The paseo system is spread throughout the proposed Tres Cerritos West residential development (VTTM 31513) The System is intended to provide pedestrian linkage between And within neighborhoods leading to the community recreation Area (Tres Cerritos West Park)
Uses: Walking, biking, par course, and entry monument areas.
Ownership: Homeowners Association

Proposed Tres Cerritos East PPA:

Residential

The proposed Tres Cerritos East PPA features a wide variety of housing types and densities that appeal to a broad housing market. These include two types of attached units and thirteen types of single family detached units.

Planning Area 1

Density Range: Minimum Five Acres
Area: 5.89 acres totaling 1 unit
Housing Type: Single Family Detached
Location Factor: Existing hillside residence

Planning Area 2

Area: 12.53 acres
Density Range: 2-5 units per acre totaling 26 units
Housing type: SFD 8000: Single family homes on lots having a minimum of 8000 square feet, min. 70 feet width.
Location factor: these are larger transitional lots that flank the lower slopes of Tres Cerritos Hills where views of the open space and the valley area can be enjoyed by residents.

Planning Area 3

Area: 6.37 acres
Density Range: 2-5 units per acre
Housing Type: SFD 7000: Single family homes on lots having a minimum of 7000 square feet, min. 65 feet width
Location factor: Transitional area between PA 2 (8000 sf lots) to PA 4 (6000 sf lots) with views of project area.

Planning Area 4

Area: 8.54 acres
Density Range: 2-5 units per acre totaling 42 units
Housing Type: SFD 6000: Single family homes on lots having a minimum of 6000 square feet, min. 60 feet width
Location Factor: Transitional area between PA 3 (7000 sf lots) to PA 5 (6000 sf lots)

Planning Area 5

Area: 14.55 acres
Density Range: 2-5 units per acre totaling 71 units
Housing Type: SFD 6000-Alley Load: Single family homes on lots having a minimum of 6000 square feet, min. 50 feet width, with access gained from private alleys.
Location Factor: Design enables units to front along the broad (MWD easement) linear park

Planning Area 6

Area: 12.04 acres
Density Range: 5-8 units per acre totaling 97 units
Housing Type Options: Garden Court SFD and Quad Homes SFD: cluster single family units served by a common driveway.
SFD 5000-Alley Load: Single family homes on lots having a minimum of 5000 square feet, min. 50 feet width, with

Location Factor: access gained from private alleys
Northerly project gateway. Direct access to a neighborhood park, the rec center, the paseo system, and the regional trail.

Planning Area 7

Area: 8.65 acres.
Density Range: 5-8 units per acre totaling 66 units
Housing Type Options: Courtyard Homes SFD and Quad Homes SFD: cluster single family units served by a common driveway.
Location Factor: Direct access to a neighborhood park, the rec center, the paseo system, and the regional trail.

Planning Area 8

Area: 10.2 acres
Density Range: 2-5 uits per acre totaling 51 units
Housing Type Options: SFD 6000: Single family homes on lots having a minimum of 6000 square feet, min. 60 feet width
SFD 6000-Alley Load: Single family homes on lots having a minumum of 6000 square feet, min. 50 feet width, with access gained from private alleys.
Location Factor: Flanked by two neighborhood parks with direct access to the paseo system and the regional trail.

Planning Area 9

Area: 6.41 acres
Density Range: 8-18 units per acre totaling 58 units
Housing Type Options: Courtyard Homes SFD and Garden Court SFD: cluster single family units served by a common driveway.
Location Factor: Direct access to two neighborhood parks and the paseo system along the east side of Street 'A' entry street.

Planning Area 10

Area: 5.07 acres
Density: 5-8 units per acre totaling 30 units
Housing Type Options: SFD 4500: Single family homes on lots having a minimum of 4500 square feet, min. 45 feet width.
SFD 4000-Alley Load: Single family homes on lots having a minumum of 4000 square feet, min. 40 feet width, with access gained from private alleys
Location Factor: Southerly project gateway into the project with direct access to a neighborhood park and regional trail.

Planning Area 11

Area: 3.13 acres
Density: 5-8 units per acre totaling 23 units
Housing Type Options: Garden Court SFD and Quad Homes SFD: cluster single family units served by a common driveway.

Location Factor: Direct access to a neighborhood park and paseo system.

Planning Area 12

Area: 5.23 acres
Density: 2-5 units per acre totaling 26 units
Housing Type: SFD 6000: Single family homes on lots having a minimum of 6000 square feet, min. 60 feet width
Location Factor: Direct access to a neighborhood park and the paseo system

Planning Area 13

Area: 14.94 acres
Density: 8-18 units per acre totaling 86 units
Housing Type Options: SFD 4000: Single family homes on lots having a minimum of 4000 square feet, min. 45 feet width.
SFD 4000-Alley Load: Single family homes on lots having a minimum of 4000 square feet, min. 40 feet width, with access gained from private alleys
Location Factor: Central area of project designed with direct access to two neighborhood parks, the rec center, and the paseo system.

Planning Area 14

Area: 4.78 acre
Density: 8-18 units per acre totaling 41 units
Housing Type Options: Courtyard Homes SFD and Quad Homes SFD: cluster single family units served by a common driveway.
Location Factor: Direct access to a neighborhood park and paseo system

Planning Area 15

Area: 10.44 acres
Density range: 8-18 units/acre totaling 111 units
Housing type options: Townhomes: For-sale condominiums or rental apartments (to be determined based on market demand).
Garden Court SFD: cluster single family units served by a common driveway.
SFD 4500: Single family homes on lots having a minimum of 4500 square feet, min. 45 ft. width.
Location factors: Adjoins the linear park (MWD easement) with direct access to a neighborhood park, and will include a private rec center. A portion of this Planning Area will contain the interim and ultimate drainage basin.

Open Space/ Recreation

Recreation areas consist of 30.1 acres of public and private park areas and open space areas.

Dedicated Hillside Open Space

Area: 3.5 Acs
Location: PA 2
Use: Open space
Ownership: City of Hemet or Open Space Conservancy
Maintenance: Neighborhood homeowners association

Public Active Parks

Area: 3.0 Acs
Location: Westerly of PA 15 and south of PA 8
Use: Active park recreation
Ownership: City of Hemet
Maintenance: Lighting & Landscape Maintenance District

Linear Parks

Area: 7.91 Acs
Location: In the MWD Easement extending diagonally along the extension of Menlo Ave.
Use: Active and passive park recreation and open space
Ownership: City of Hemet
Maintenance: Lighting & Landscape Maintenance District

Neighborhood Parks / Neighborhood Paseos

Area: 5.6 Acs
Location: Distributed between the PA neighborhoods
Use: Active and passive park recreation and open space.
Ownership: Neighborhood homeowners association
Maintenance: Neighborhood homeowners association

Recreation Center

Area: 1.0 Acs
Location: Corner of Menlo Ave and "A" Street
Use: Active park recreation, clubhouse and swimming pools.
Ownership: Master homeowners association
Maintenance: Master homeowners association

Drainage Channel and Regional Trail System

Area: 9.1 Acs
Location: Along Cawston Ave and Devonshire Ave
Use: Active trail system and storm water facility
Ownership: City of Hemet
Maintenance: Lighting & Landscape Maintenance District

IV. INFRASTRUCTURE PLAN

A. CIRCULATION (Tres Cerritos West):

(Excerpt from City of Hemet, Tres Cerritos, Traffic Impact Analysis, Kunzman Associates, December 11, 2003)

Existing Vehicular Traffic Circulation - Perimeter Streets:

Access to the Specific Plan Amendment area was provided from Old Warren street east through the project area via Rose (now Celeste) Road to Myers Street as shown in **Exhibit 4.1**. This established a loop roadway system extending north of Devonshire to provide an improved east-west circulation link that did not exist. Development within the Tres Cerritos West Specific Plan area participates in funding the construction of the Devonshire extension between Myers Street and Warren Road. The City Circulation Element designates Old Warren Rd. as a Secondary street having an 88' R.O.W. south of Devonshire Avenue, and 66' R.O.W north of Devonshire. Celeste Rd. and Myers Street, north of Devonshire Avenue, are Collector streets having a 66' R.O.W. These streets are improved in accordance with the City Circulation Element

Vehicular Traffic:

Internal traffic will circulate through the project via a new roadway system of 60' R.O.W streets, (56 feet for cul de sacs), extending northerly from Celeste Road in a series of looped streets

CIRCULATION (Tres Cerritos East):

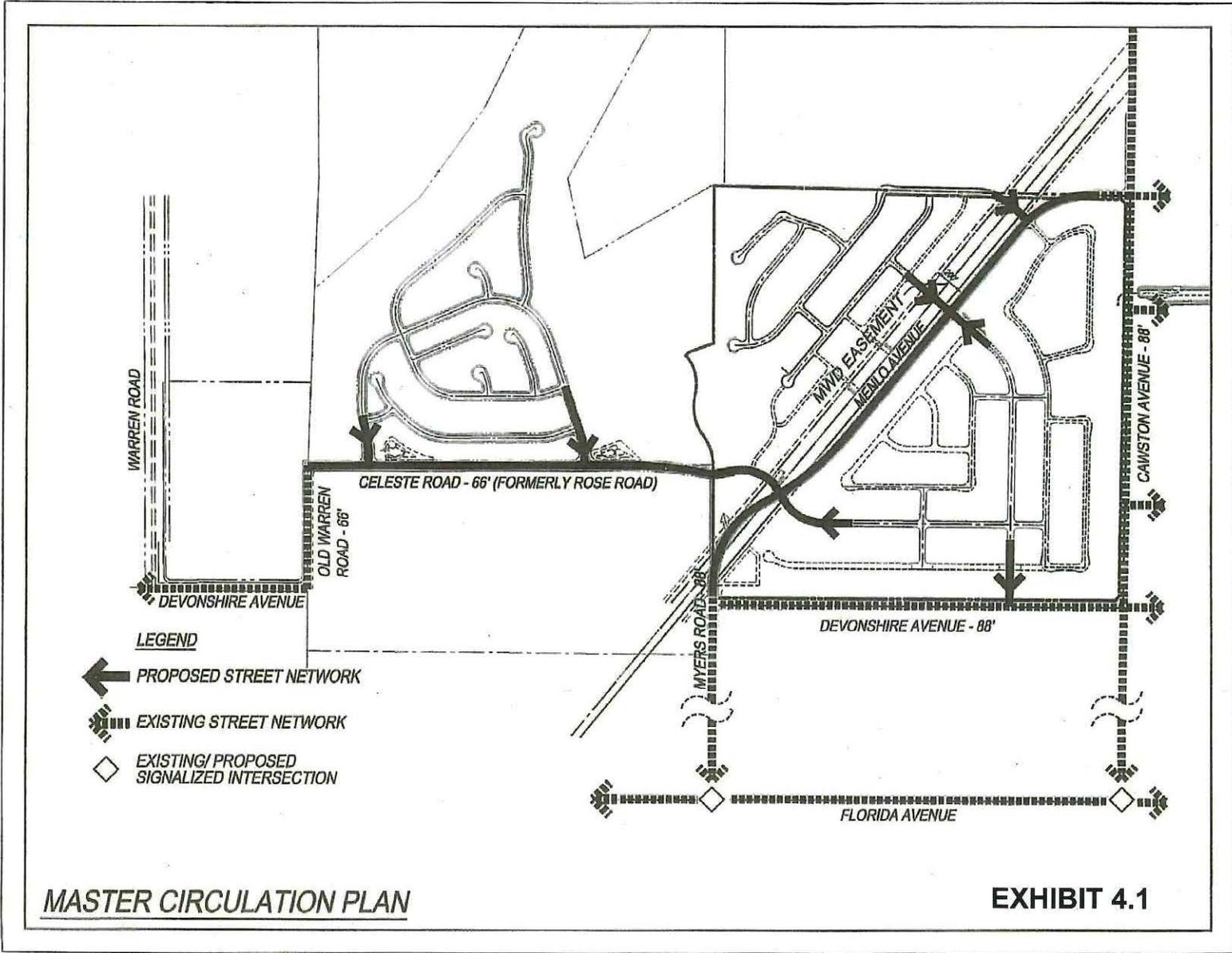
Existing Vehicular Traffic Circulation - Perimeter Streets:

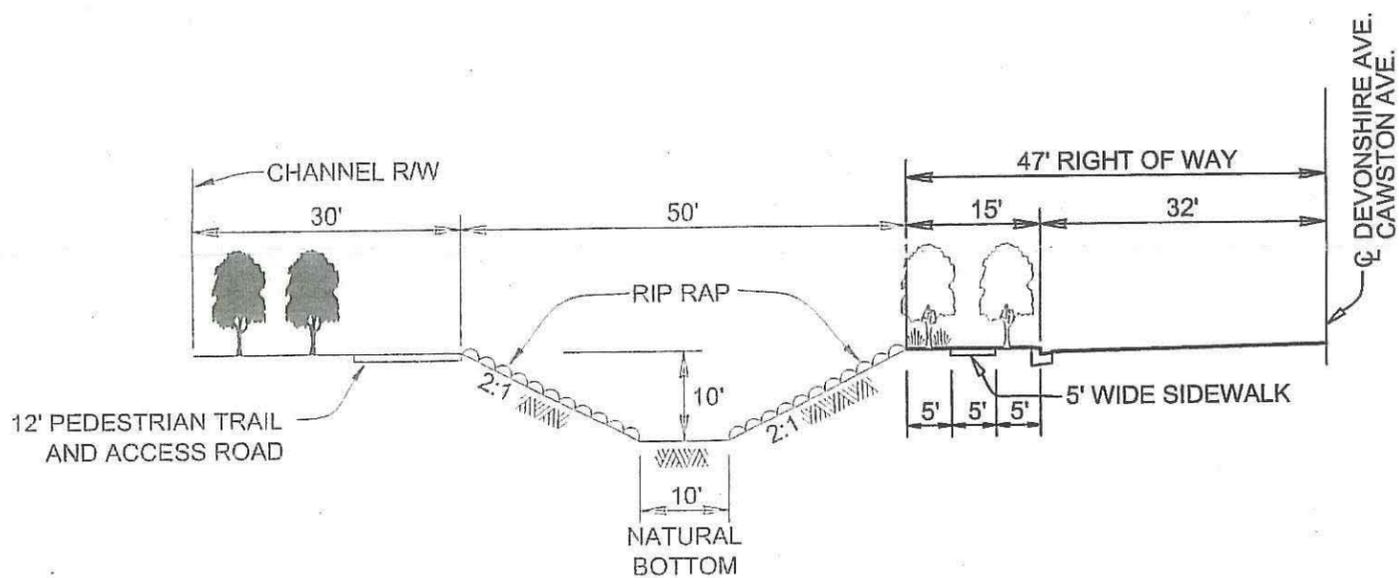
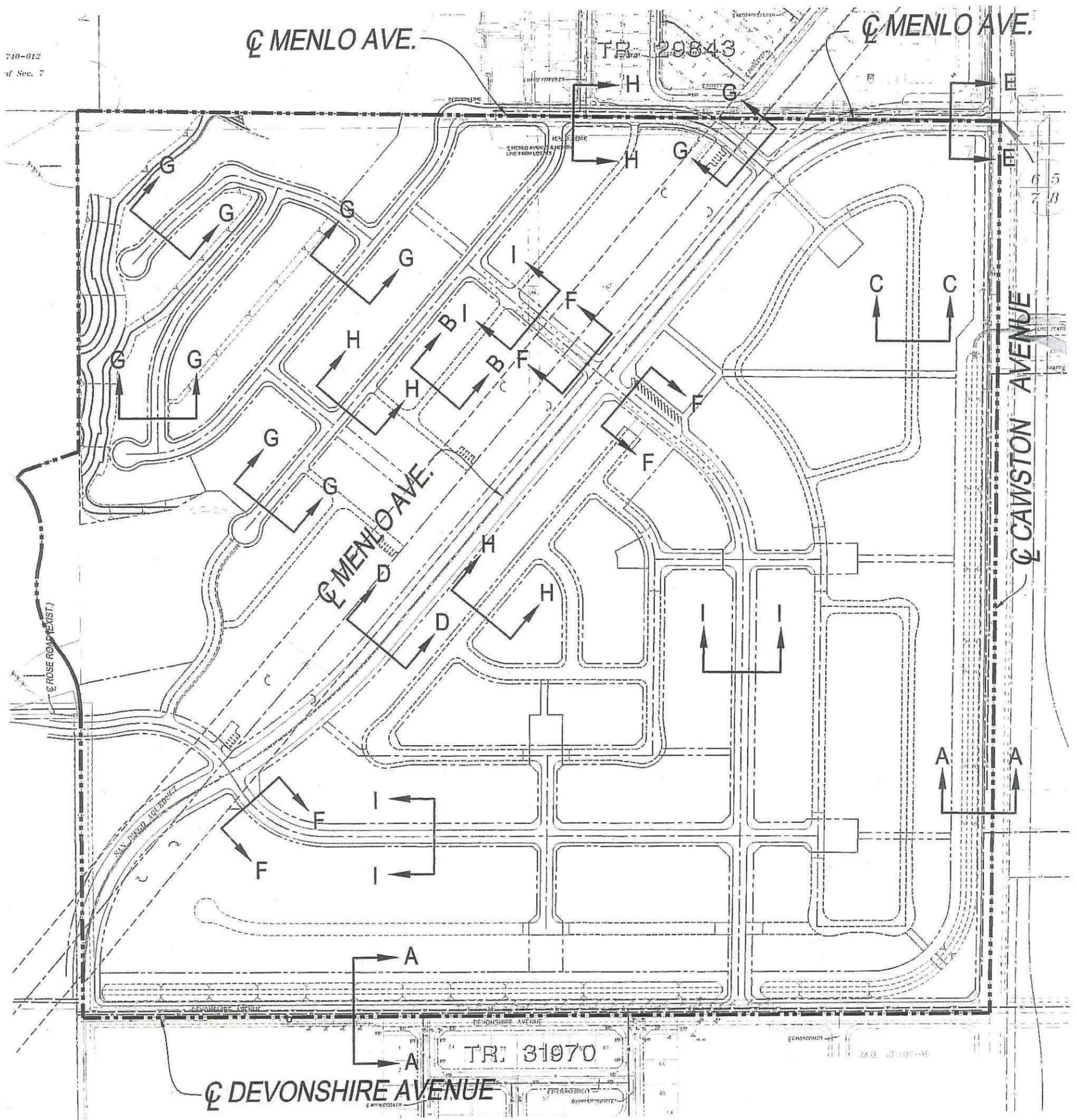
Cawston Ave is currently listed on the City General Plan as a Secondary Arterial 88' right-of-way (R.O.W.) however existing residences have driveways along this side of the street. Devonshire Ave. is a Secondary Arterial Street having an 88' R.O.W with existing and proposed development on the south side of the street. Celeste Rd., presently terminates at the western boundary of the site at Myers Street.

This Specific Plan Amendment (06-2) proposes to extend Menlo Avenue to Myers Street. Celeste Road will terminate at Menlo Avenue as shown in **Exhibit 4.1**. This will complete the east-west roadway system within the community while providing access through the project area. The extended alignment of Menlo Avenue will be designated as a Modified Secondary Highway. As a Modified Secondary Highway, Menlo Avenue will have 64 feet of paving within 99 feet of right-of-way, as shown in Section D-D, **Exhibit 4.2**. The City Circulation Element designates Myers St. as a secondary street south of Devonshire having 88' R.O.W., Celeste Rd. will be a Collector street having a 66' R.O.W. These streets will be improved in accordance with the City Circulation Element and the specific plan. The developer will be responsible for half-width improvements, in accordance with City standards, along perimeter streets of Devonshire, Cawston, and Celeste. Menlo Avenue will be constructed as a half-width along the northern perimeter, and as a full-width street within the project.

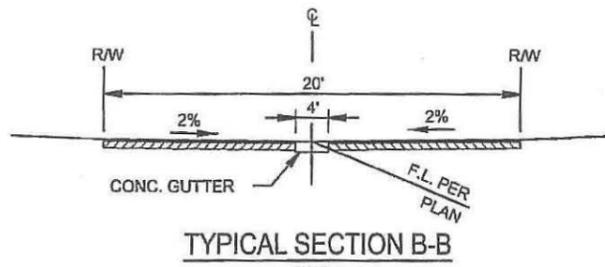
Vehicular Traffic:

Internal traffic will be conveyed through the project via a new circulation system, as shown in **Exhibit 4.1**. Access points will be provided from the Menlo Avenue extension, Celeste Road extension, and from new connections along Devonshire Avenue. Interior streets are designed with a looped system to provide two points of access to all portions of the project area. An Index Map for street cross sections is provided as **Exhibit 4.2**. Cross sections for each type of street are shown in **Exhibits 4.3 and 4.4**.

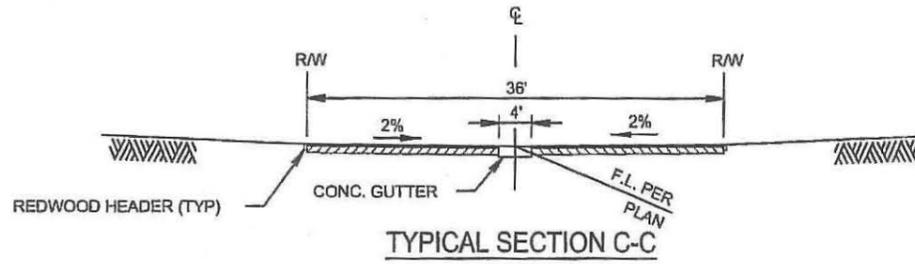




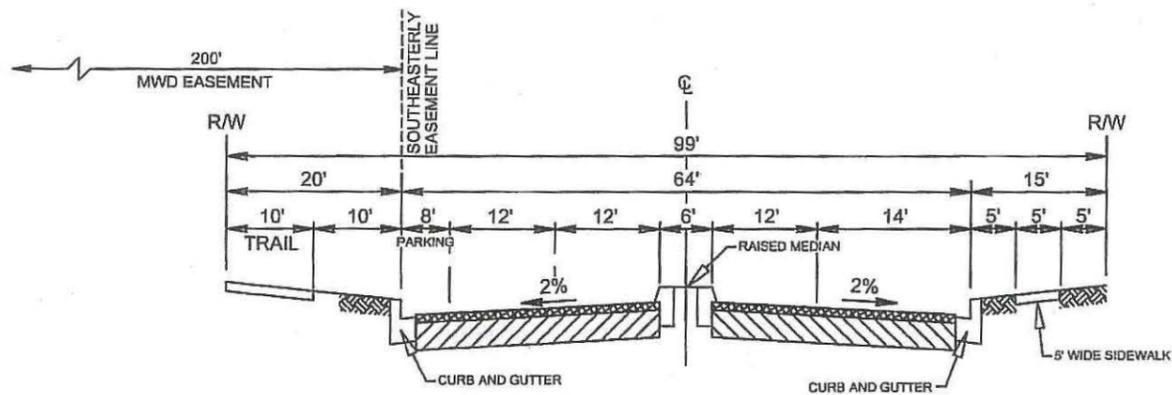
TYPICAL SECTION A-A
N.T.S.
CAWSTON AVE.
DEVONSHIRE AVE.



TYPICAL SECTION B-B
N.T.S.
ALLEYS
(STD. TABLE "A" ENG. DEPT.)

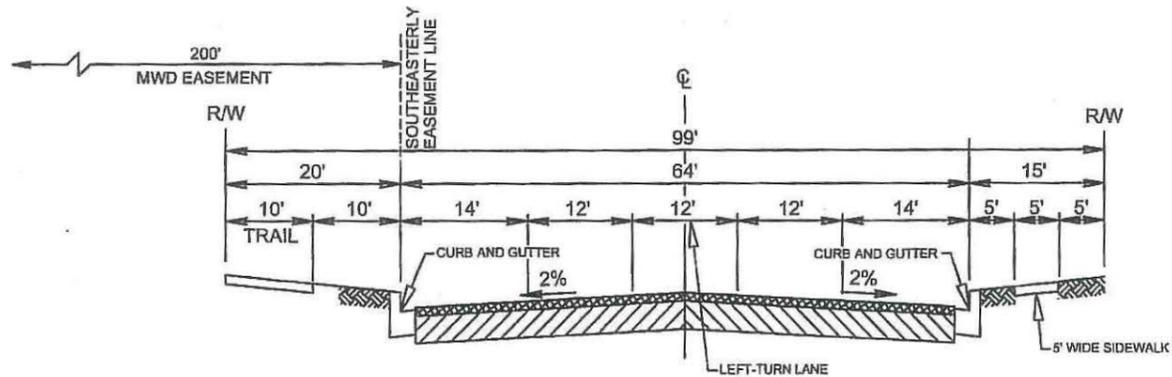


TYPICAL SECTION C-C
N.T.S.
PRIVATE DRIVES



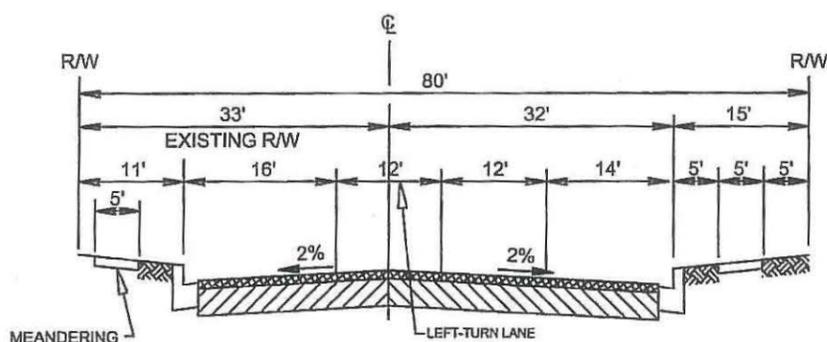
NOTE: ALL UNDERGROUND UTILITIES WITHIN THE MENLO AVENUE R/W TO BE LOCATED OUTSIDE THE MWD EASEMENT WHEREVER POSSIBLE.

MENLO AVENUE W/ RAISED MEDIAN
TYPICAL SECTION D-D
N.T.S.
(STD. NO. 102-A MODIFIED)

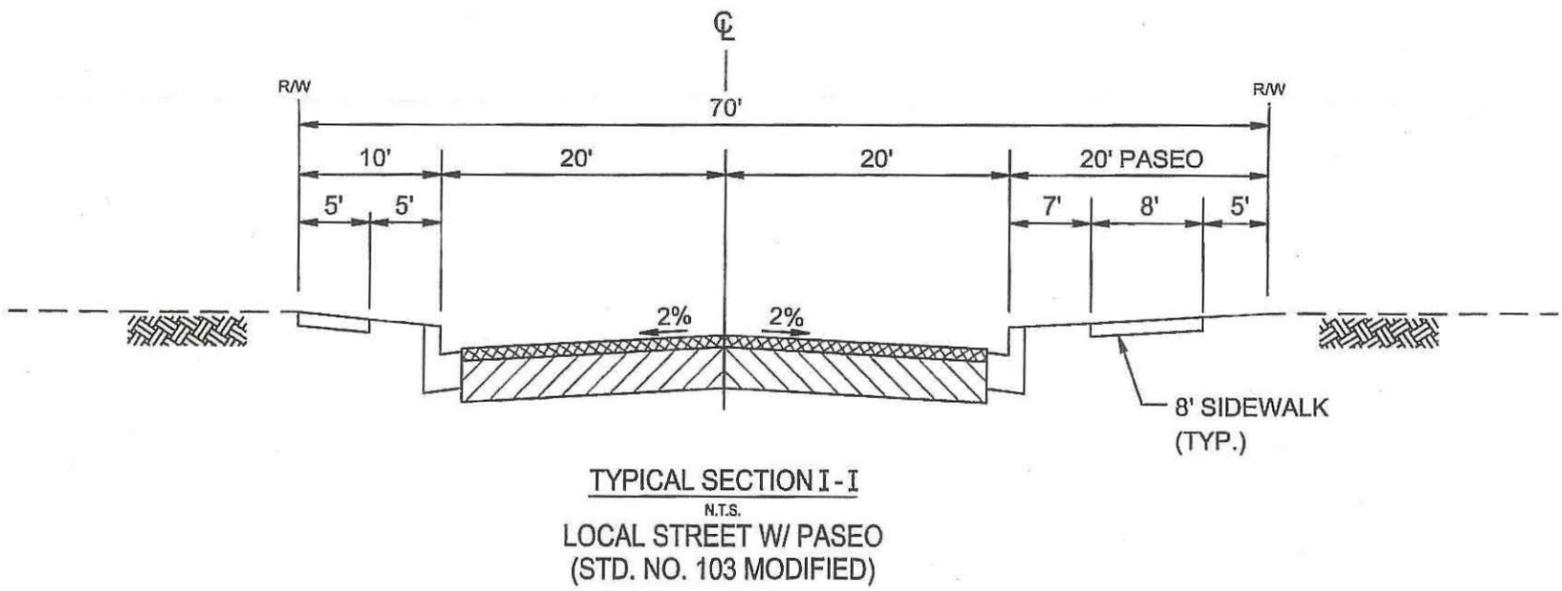
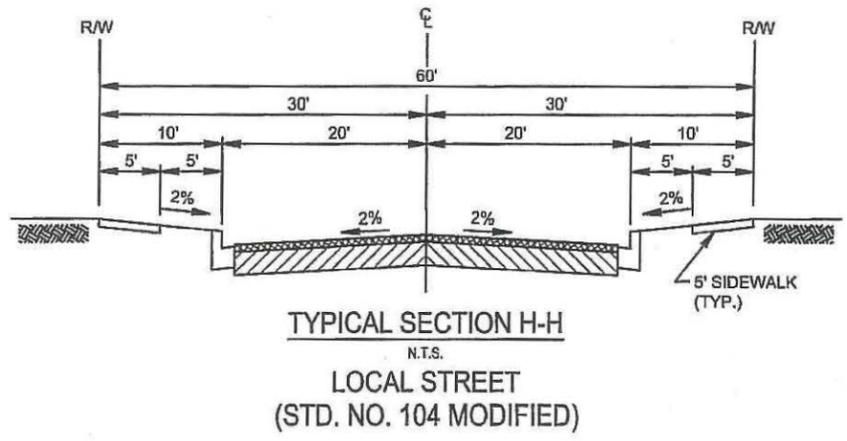
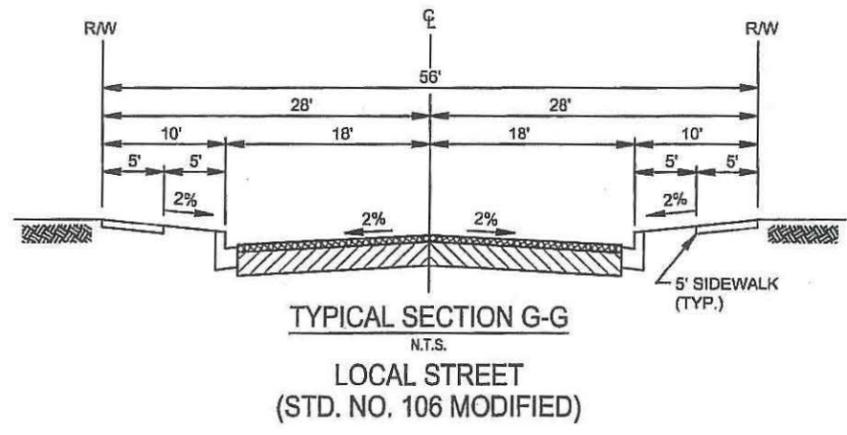
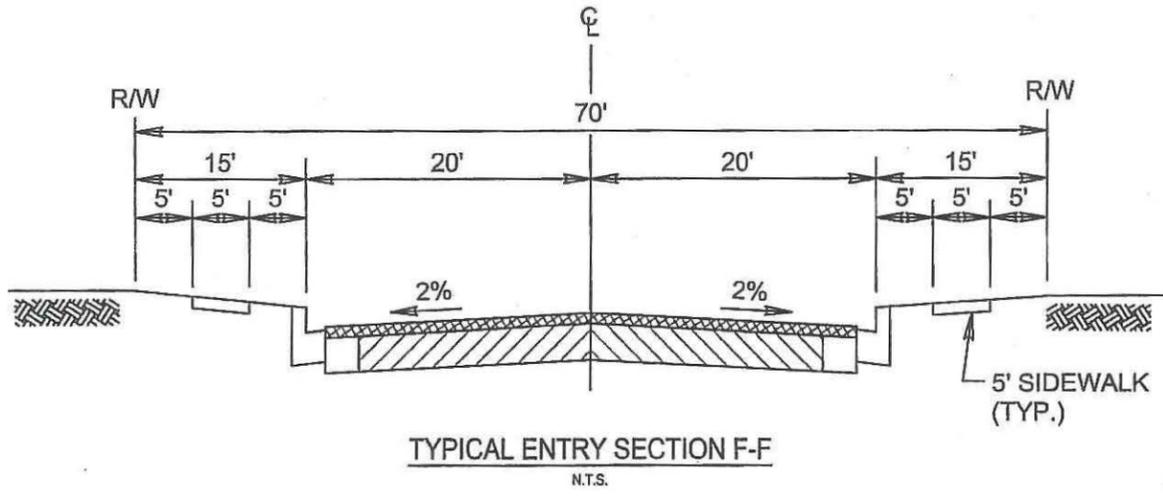


NOTE: ALL UNDERGROUND UTILITIES WITHIN THE MENLO AVENUE R/W TO BE LOCATED OUTSIDE THE MWD EASEMENT WHEREVER POSSIBLE.

MENLO AVENUE W/ LEFT-TURN LANE
TYPICAL SECTION D-D
N.T.S.
(STD. NO. 102-A MODIFIED)



MENLO AVENUE (TRANSITION TO CAWSTON AVE.)
TYPICAL SECTION E-E
N.T.S.



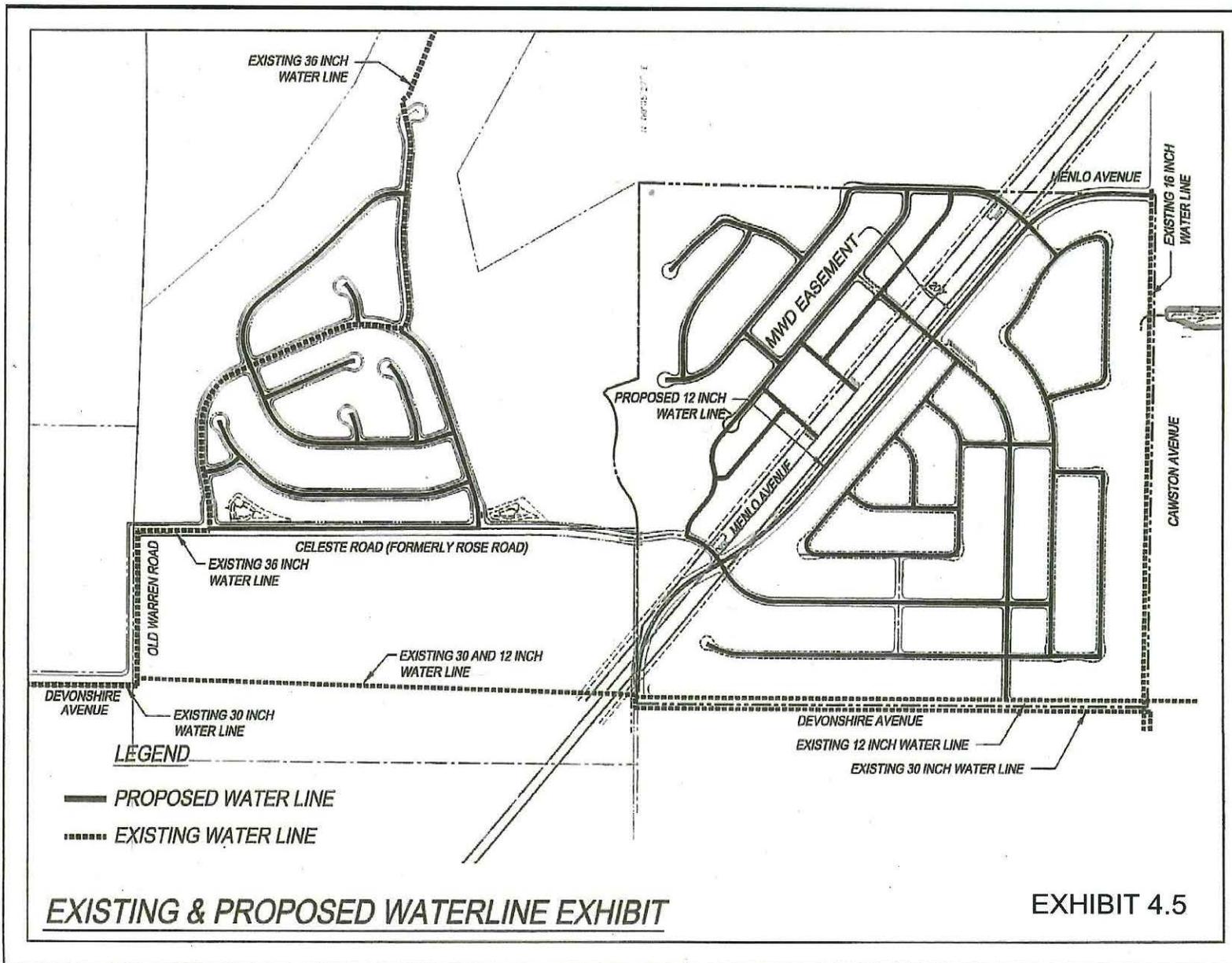
B. WATER (Tres Cerritos West PPA):

Eastern Municipal Water District provides water service to the project site and surrounding area. Located just northerly of the Tres Cerritos West PPA are two EMWD tanks with a storage capacity of 1.5 million gallons. The storage tanks are supplied by a 36" transmission line that traverses through the Tres Cerritos West amendment area, (TTM 31513), and exits at Celeste Rd. The 36" transmission line will also serve the proposed project, though not directly. Individual house service must be connected by smaller service lines rather than to connect directly to the transmission line. Lines of 8" and 6" within internal streets will connect to the 12" line in Celeste Road. Refer to the Master Water Plan in **Exhibit 4.5** for an illustration of the existing EMWD water utilities adjacent to the Tres Cerritos West project site.

Fire hydrants will be located throughout Tres Cerritos West project as required by the Fire Department. Flows will be met within the current capacity of the 1.5 million gallon tanks.

WATER (Tres Cerritos East PPA):

EMWD has a 16" water line in Cawston Avenue between Devonshire Avenue and Menlo Avenue and a 12-inch diameter line is located in Devonshire Avenue between Cawston Avenue and Myers Street. There is also an existing 30-inch diameter water pipeline in Devonshire Avenue between Cawston Avenue and Myers Street. This water pipeline is not available for domestic service at this time, however, Eastern Municipal Water District advises that the 30-inch diameter pipeline will be converted to domestic use in the future. A 24-inch water line exists in Devonshire Avenue and Cawston Avenue for recycled water. Refer to the Master Water Plan in **Exhibit 4.5** for an illustration of the existing EMWD water utilities adjacent to the Tres Cerritos East project site.



C. SEWER (Tres Cerritos West PPA):

Sewer service to the proposed project is provided by the Eastern Municipal Water District (EMWD). EMWD has an existing sewer line in Florida Avenue extending easterly to their treatment plant located at the intersection of Case Rd. and Watson Rd. in the City of Perris. This treatment plant, the Perris Regional Water Reclamation Facility, has a capacity of 11 MGD and is currently processing 10 MGD. The facility will be expanded to 22 MGD in 2008.

Sewer lines have been extended to the Tres Cerritos West site from the 18" line in Florida Avenue by the adjacent project, (VTTM 31146, J.P. Ranch). This will be built to serve VTTM 31513 (TCW). Following construction of the required sewer line for VTTM 31146, a 15" sewer line was brought to the intersection of Old Warren Rd. and Celeste Rd., at the southwest corner of the TCW PPA

8" internal Sewer lines serve VTTM 31513 and gravity flow to the main line at the intersection of Celeste Rd. and Old Warren Rd.

A minimum depth of cover of 8 feet, as stipulated by EMWD, over the 8-inch lines throughout the project will be maintained.

SEWER (Tres Cerritos East PPA):

The Master Sewer Plan, illustrated in **Exhibit 4.6** proposes that 8-inch sewer lines be installed within the interior of the project.

The sewers for the TCE project area will flow to the intersection of Devonshire Avenue and Myers. Although there are existing sewer lines in Cawston Avenue, on the east boundary of the project, and an existing sewer lift station near the intersection of Cawston Avenue and Seattle Street, this lift station is at capacity and cannot serve the TCE project. The project will require an additional lift station.

CSL Engineering prepared a study for EMWD in 2006 to evaluate local wastewater collection needs associated with a development project on the south side of Devonshire Avenue (Tr 31970). That study included all of the TCE project area and density in it's analysis. The project proposes an 8" line in Devonshire Avenue to Myers, and a 15" line in Myers to Florida Avenue.

Therefore, the sewer system for TCE will be designed in accordance with the CSL Engineering study, per **Exhibit 4.6**, using local sewer lines draining from Devonshire Avenue or Myers, and then south on Myers to Florida Avenue.

GRADING

Tres Cerritos West

Grading of the site, including vehicular circulation, dust control, and erosion control shall comply with all regulations and standards adopted by the City of Hemet and the South Coast Air Quality Management District.

It is anticipated that the proposed project will balance on site

Grading within the Specific Plan project area shall be performed in accordance with the mitigations outlined in the Mitigated Negative Declaration (MND) and the Project-Wide criteria below.

Tres Cerritos East

A conceptual Grading Plan for the Tres Cerritos East PPA is shown in **Exhibit 4.7**. It is anticipated that the proposed project will require importation of soil due to the previous grading on site that removed large quantities of soil for the previously approved golf course.

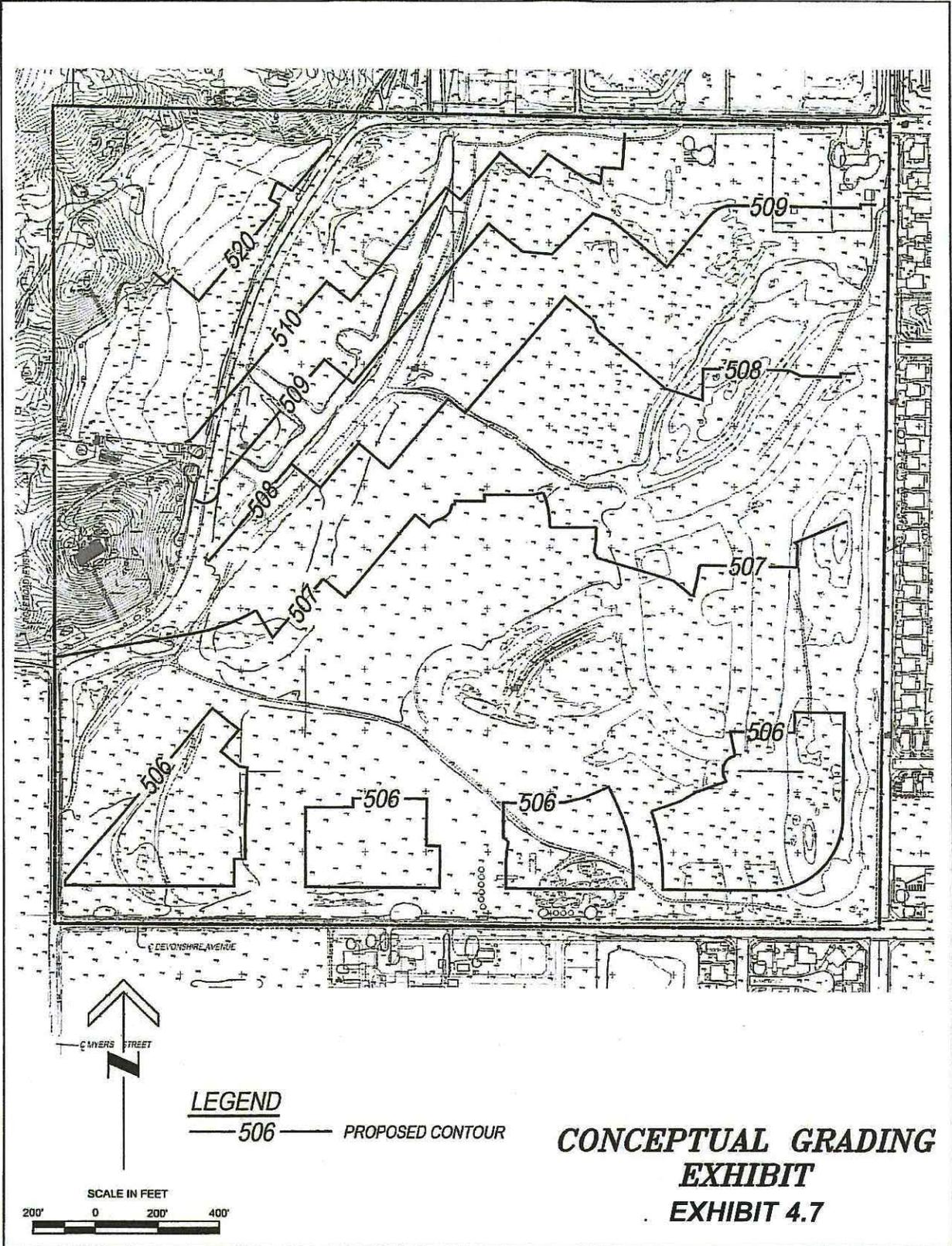
Grading within the Specific Plan project area shall be performed in accordance with the City of Hemet regulations, and per the mitigation measures outlined in the Environmental Impact Report (EIR) and the project-wide criteria below.

(Project-Wide)

Grading within the Specific Plan project area shall be performed in accordance with the following criteria:

1. Where cut and fill slopes are created in excess of 10 feet in vertical height, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to approval of grading plans. The plans shall be reviewed for type and density of ground cover, shrubs, and trees.
2. The applicant and/or individual developers shall be responsible for the maintenance and upkeep of all planting and irrigation systems within slope areas until such time as those operations become the responsibility of individual homeowners or the homeowners association established specifically for this project. Major slopes and fuel modification zones will be established as separate lots or easements and conveyed to the homeowners association for maintenance responsibilities.
3. Angular forms shall be discouraged. The grading form shall reflect the natural rounded terrain where practical.
4. Graded slopes shall be oriented to minimize visual impacts to surrounding areas.

5. The overall shape and height of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
6. Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
7. Dwellings and/or shade structures shall be located a minimum of 5 feet from the toe and tops of all slopes over 10 feet in vertical height.
8. Brow ditches, terrace drains and other minor swales shall be lined with natural erosion control materials or concrete.
9. All driveways and project roadways shall have gradients which do not exceed a maximum grade of fifteen percent (15%).
10. Prior to any development within a phase, an overall conceptual mass-grading plan or Tentative Tract Map for the phase in progress shall be submitted for Planning and Engineering Department approvals. The conceptual grading plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within the phase and shall include the following:
 - Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 - Approximate time frames for grading, and identification of areas which may be graded during the higher probability rain months of October through March.
 - Preliminary lot pad and roadway elevations.
11. Grading shall not be permitted prior to issuance of a grading permit for the development area in question.
12. All cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal to one (1) vertical.
13. A Storm Water Pollution Prevention Plan a Water Quality Management Plan, and associated Erosion Control Plan will be prepared for each phase of grading.



E. DRAINAGE (Tres Cerritos West PPA):

The Tres Cerritos West project area is generally flat in the central portion of the site, with steep rocky hills surrounding the west, north, and east. The City of Hemet's current Master Drainage Plan (MDP) does not show any backbone facilities within the Tres Cerritos West project area. The MDP does show a detention basin south of Celeste Rd. on adjoining property.

Drainage from and through the Tres Cerritos West PPA will be conveyed through an underground storm drain system, with pipe sizes ranging from 18" to 54". A detention basin located at the north end of the developed area with seasonal flows exiting the Tres Cerritos canyon area and discharge them into the project's eastern storm drain system. Urban flows generated within the developed area will be directed into catchbasin located at the curb and thence into the storm drain. The combined flows will be treated for water quality purposes in a water quality basin at the southeast corner of the project site and discharged, via a pipe under Rose Road into either a level spreader or a drainage channel. Urban flows from the western portion of the project area will be collected in catch basins and conveyed via underground storm drain to a water quality basin located in the southwestern portion of the site and discharged via a pipe under Rose Road into either a level spreader or drainage channel.

Drainage will exit the basins in a pipe under Celeste Rd. and spread in a surface level concrete 'V' ditch trough on the south side of Celeste Rd. within the existing right-of-way. The trough will be designed so that drainage will spill over the edge of the trough in a sheet-flow manner similar to the existing condition. Increased runoff will be detained on site.

DRAINAGE (Tres Cerritos East PPA)

Distribution System

The proposed drainage system for the Tres Cerritos East project accomplishes a couple of desired results on behalf of the City of Hemet and the Resource Agencies. It mitigates a public safety issue for the City and it contributes much needed flows to the vernal pool complex southwesterly of the project.

Because the Seattle Channel does not currently have an outlet, it also acts as a detention basin. Under certain large storms (and because of the lack of an adequate outlet and capacity) the storm water backs up and spills over the channel edges and causes flooding to the existing homes on the south side of Seattle Street and west side of Cawston Avenue. The proposed project will alleviate this existing flooding problem by essentially letting flows move southerly away from existing homes along the Seattle Channel before the overflow problem can occur. The extension of the Seattle Channel retention area is depicted on **Exhibits 4.8 and 4.11**. However, in discussions with the City Engineering Department, the Seattle Channel will continue to serve as a

detention basin facility after this proposed system channel extension is constructed.

The proposed system within TCE receives existing flows from the existing Seattle Channel/Basin at the intersection of Cawston and Seattle and from the north side of Devonshire at Cawston. Both locations are on the eastern boundary of the project. Using a 100-year storm, Seattle Channel carries approximately 825 cfs. TCE will accept approximately 488 cfs while the remaining flows will be temporarily detained in the channel. An additional flow (approximately 360 cfs) will enter the project's channel from the intersection of Devonshire and Cawston. Approximately 300 cfs will also be picked up from the watershed from the north and conveyed along Cawston Avenue to the site.

All three of these flows coming into the project (approximately 930 cfs) will be captured and placed into a proposed trapezoidal naturalized channel located along the west side of Cawston and the north side of Devonshire. The channel drains into an interim detention basin shown on **Exhibit 4.8**. The details of the channel are shown in **Exhibit 4.12** with 2:1 side slopes, 10-foot wide bottom and a depth of ten feet. The trapezoidal channel and interim detention basin will also handle approximately 334 cfs from the Tres Cerritos hills and from within the project.

Interim Detention Basin

In the interim condition, prior to drainage facilities being constructed downstream by the Garrett Ranch project, the channel will discharge flows into an interim detention basin constructed on the westerly portion of PA 15, as shown in **Exhibit 4.8**. The basin will be designed to meet storage detention requirements, and the water collected will be mechanically pumped back up to the intersection of Myers and Devonshire and flow southerly to Florida Avenue along the west side of Myers Street in the newly constructed swale system. The channel, in its ultimate condition shown in **Exhibit 4.11**, will connect with and pass approximately 1010 cfs into the proposed drainage system for the Garrett Ranch project located southwesterly of the TCE project and westerly of Myers Street.

The interim detention basin and channel system will be designed to store drainage flows during a 100-year flood event. The basin will have a depth of 25 feet and will collect typical daily runoff as well as storm waters. Pumping may occur from the basin to direct flows into a roadside channel along Myers Street. Once drainage facilities are constructed south of the PPA within the Garrett Ranch project, the basin area will be reduced to function as a water quality basin and development will be completed within the remaining planning area.

Interim Detention Basin Design Criteria

The following provisions shall apply to the design of the interim detention basin, as shown in **Figures 4-9 and 4-10**, to assure a functional and attractive setting at a major entry into the project.

1. The side slopes of the interim detention basin shall be planted with a mix of groundcovers and/or grasses.
2. A tubular steel fence with a two (2) foot choker shall be constructed at the top of slope on all sides of the basin.
3. A three (3) foot high berm shall be constructed on the outside of the tubular steel fence for visual screening. The berm shall be a 2:1 slope ratio.
4. A combination of trees and shrubs shall be planted on top and sides of the berm.
5. A dual purpose trail system shall be constructed through the adjoining linear park westerly and in proximity to the interim detention basin for use by pedestrians and maintenance vehicles.
6. The dual purpose trail shall be consist of decomposed granite.
7. A curb cut shall be provided on Devonshire Avenue to access the ramp into the interim detention basin for maintenance purposes.
8. Funding to maintain the interim detention basin, adjoining linear park, and the improvements therein shall occur through a Landscape, Lighting, and Maintenance District, (LLMD).
9. A meandering five-foot wide sidewalk shall be provided along Devonshire Avenue
10. A landscape plan for the interim detention basin and adjoining linear park shall accompany the first subdivision map that would create buildable lots.
11. A curb cut shall be provided on 'D' Street for maintenance vehicles to access the linear park.

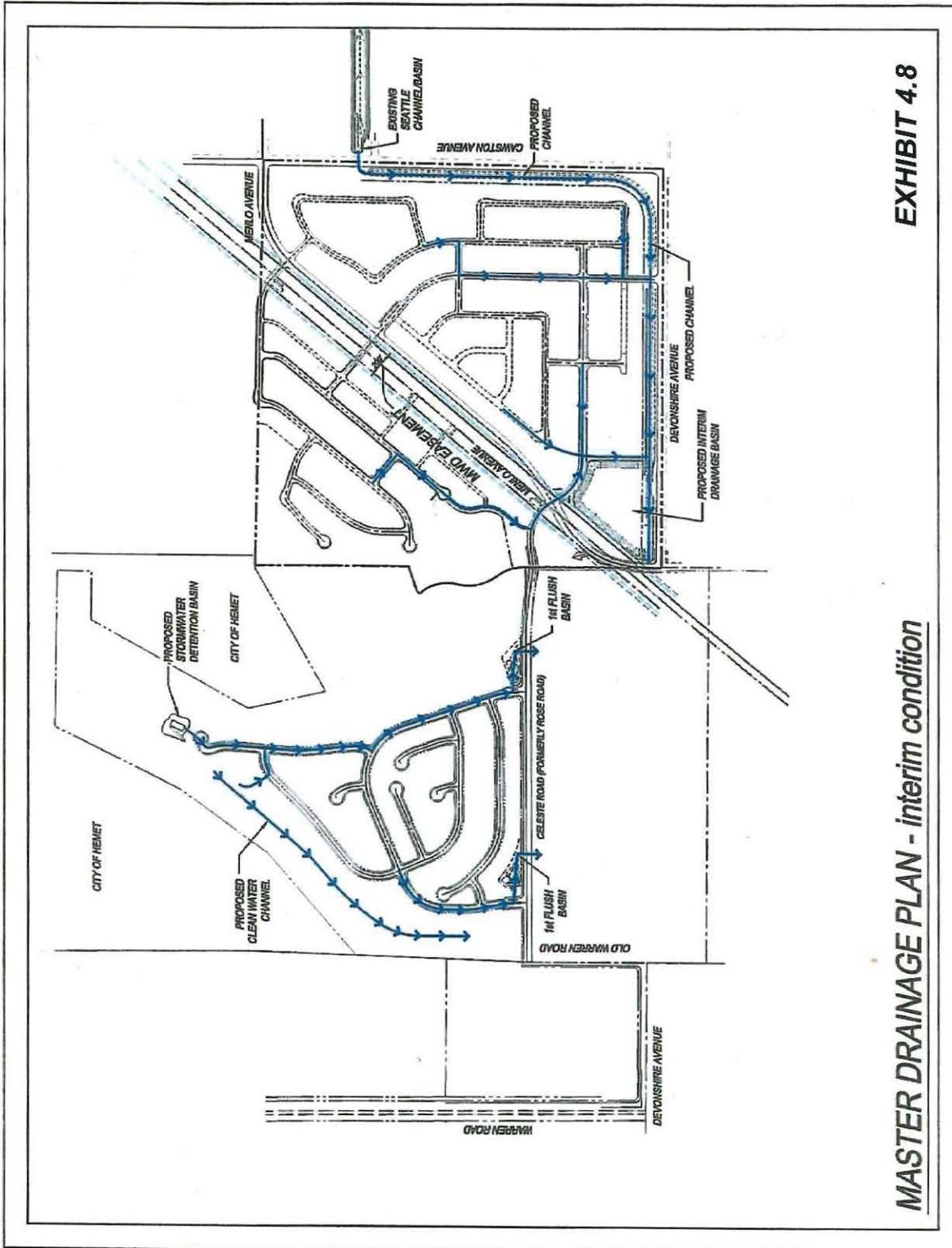
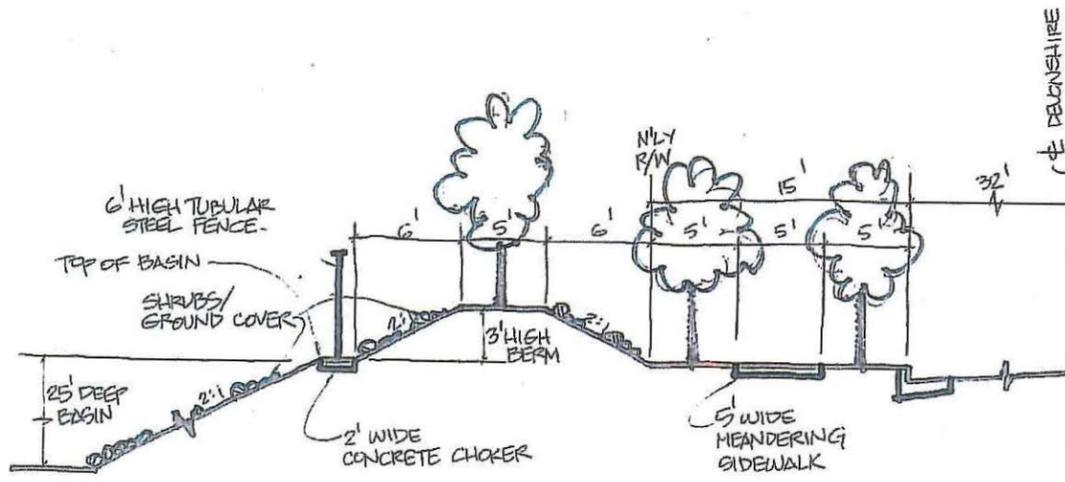
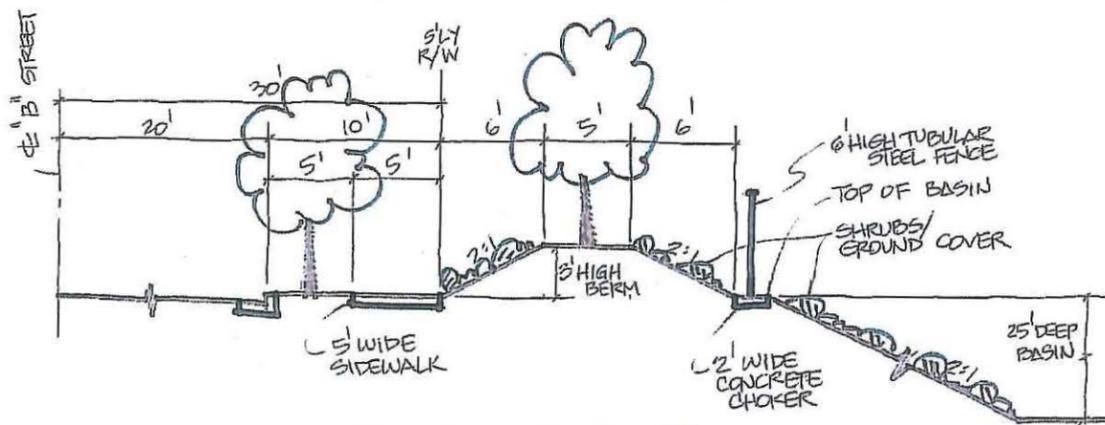


EXHIBIT 4.8

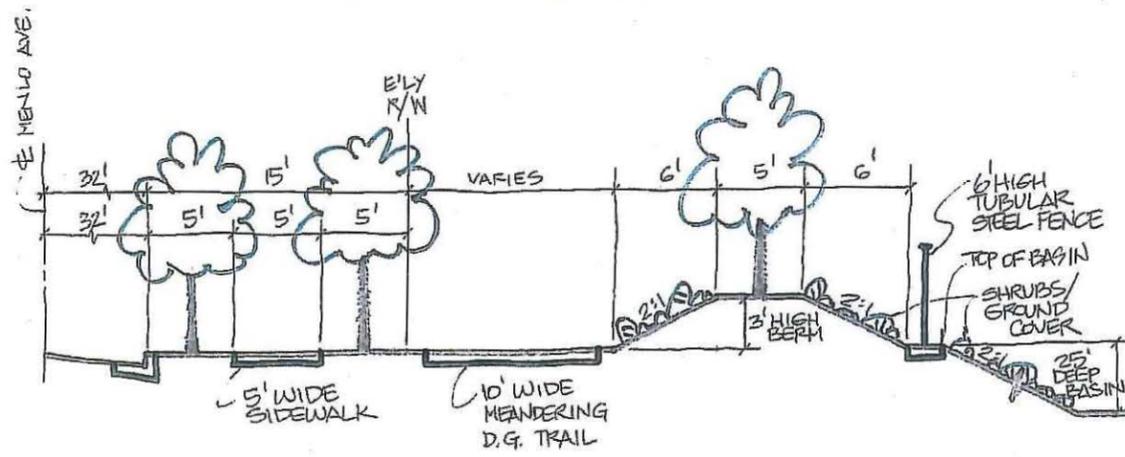
MASTER DRAINAGE PLAN - interim condition



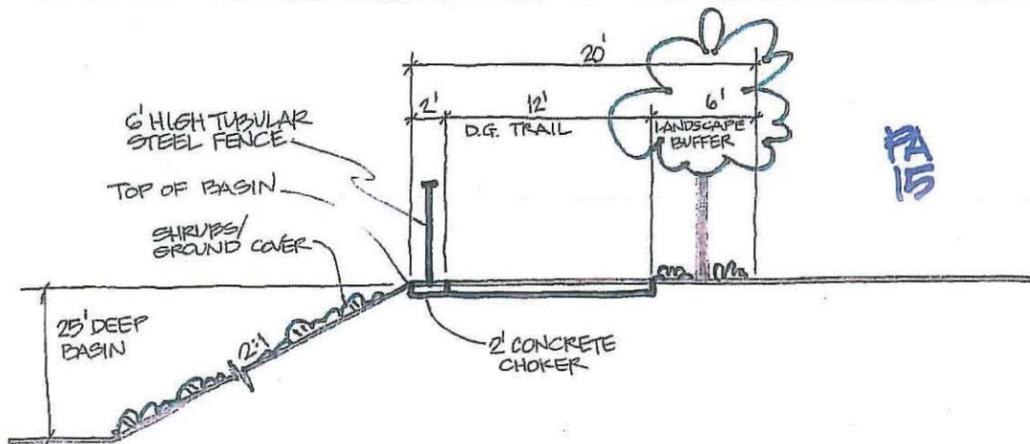
SECTION A-A



SECTION B-B



SECTION D-D



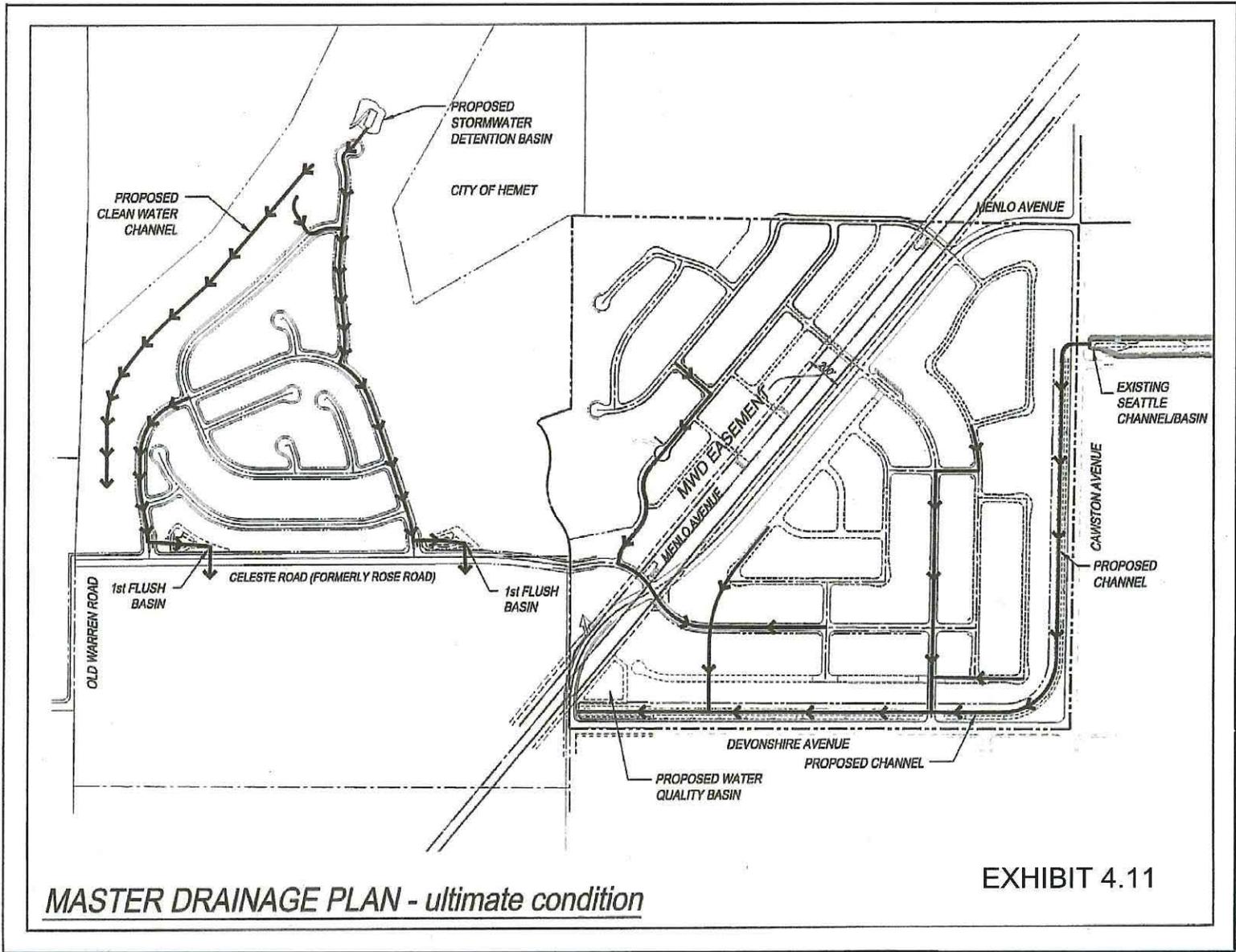
SECTION E-E

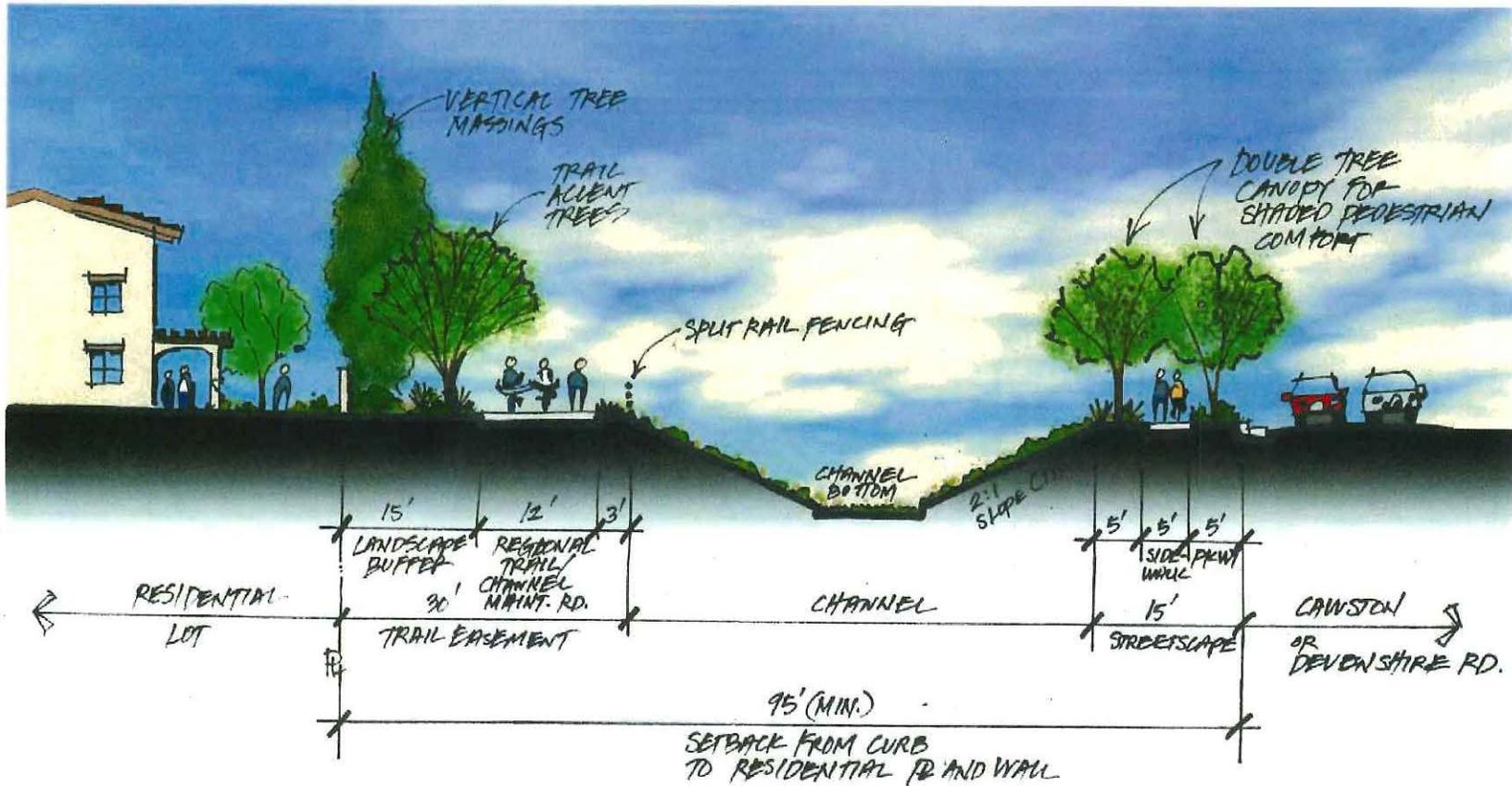
EXHIBIT 4-10



DAVID JEFFERS CONSULTING INC.
19 SPECTRUM POINTE DRIVE, SUITE 609
LAKE FOREST, CA 92630
(949) 586-5778, FAX: (949) 586-5527

JUN 16-001





TRES CERRITOS EAST
REGIONAL TRAIL / CHANNEL SECTION

SCALE 1" = 10'



Dr

ainage Channel Cross Section

F, Water Quality

Two options exist for water quality management. Storm water will be collected within the perimeter drainage channel and discharged into an interim detention basin. The interim basin will be designed with a forebay as referenced in the Riverside County Flood Control District's "Stormwater Water Quality BMP Design Handbook" relative to Detention Facilities. This basin will be eliminated once downstream facilities are in place.

A second option is to use landscaped areas within the project, including parks, paseos, linear park, and parkway landscaping to achieve low impact development standards for water quality treatment instead of a large detention basin. The project will comply with the provisions of the City Municipal Code.

The proposed project includes design options to conform with either of these design considerations.

G. DRY UTILITIES (Project-wide):

Dry utilities to the site will be provided by the following public and private agencies:

- **Electricity: Edison Company**
Electric facilities will extend to the site by underground lines on Myers St., originating at Devonshire Avenue. The electric feed will extend along the Celeste Rd. / Menlo Avenue street extension and stub into the TCE PPA neighborhood entrances for on-site installation with home sites. Edison may need to upsize their facilities to meet project load demands. Standard cobra style street lights on concrete poles will be extended through the development.
- **Gas: Southern California Gas Company**
An underground distribution main exists in Devonshire Avenue that currently feeds homes on Devonshire. Gas distribution lines will extend from the existing mains in Devonshire Avenue to serve the TCE PPE.
- **Telephone/cable TV: Verizon/Time Warner**
Overhead and underground facilities exist east of the intersection of Myers St. and Devonshire Ave. These will be extended to serve development within both PPA's. Verizon may need to upsize their facilities to meet the demand of the the proposed project.

All on-site service conduits, cabling, and piping shall be located underground and within the public R-O.W. , or within private streets via easements, or in recorded easements over private property.

H. PUBLIC FACILITIES & SERVICES (Project-wide):

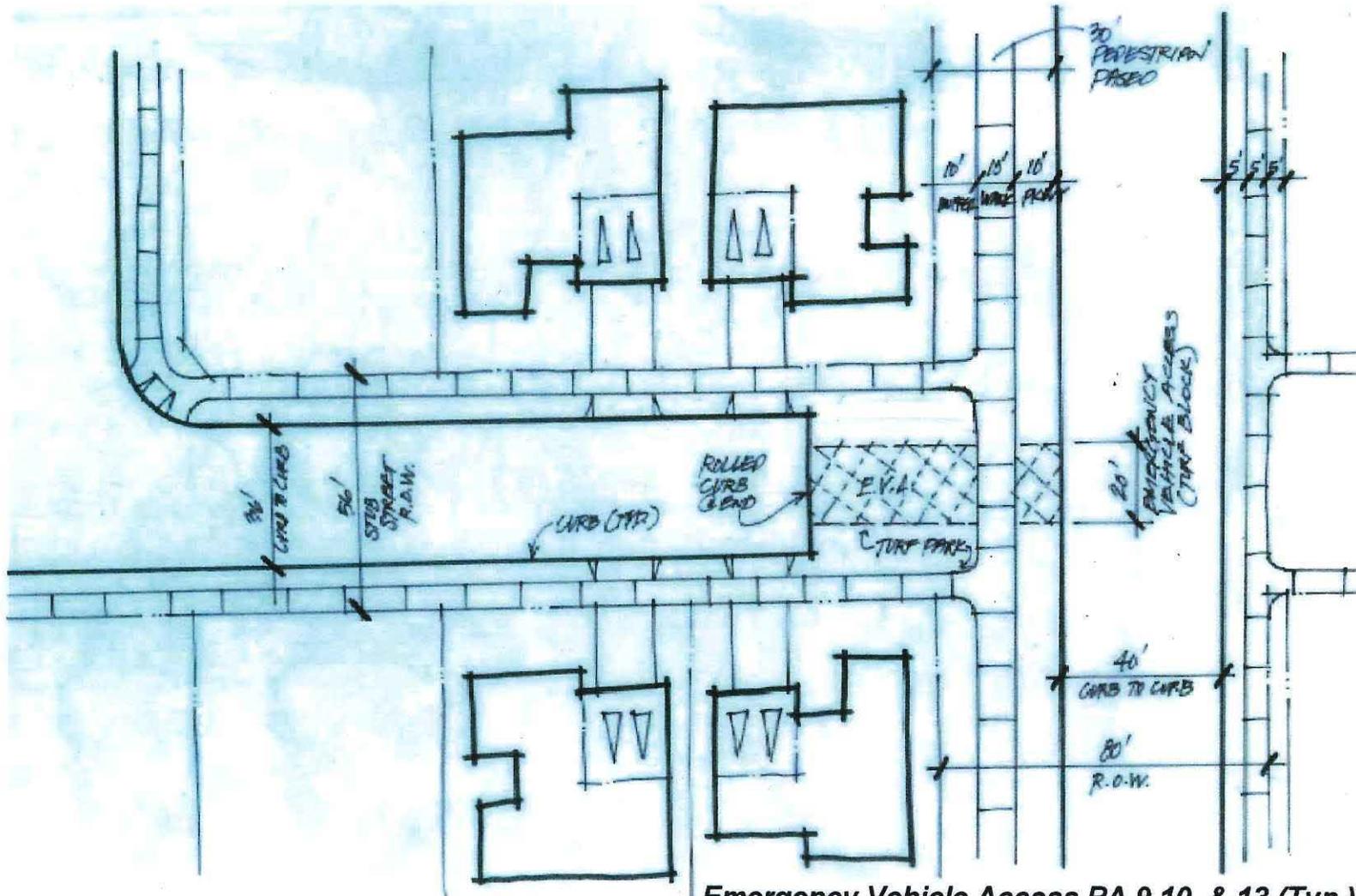
The City of Hemet and various other agencies provide a variety of services to the project area. The following is a list of those services and the primary providers. Prior to approval of any final map for any phase of the development, the property shall be annexed to a Community Facilities District ("CFD") established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the City of Hemet for the provision of police, fire, and and emergency medical services (collectively "Public Safety Services") and shall be subject to the special tax approved with the formation of the CFD. The City of Hemet Resolution 3193 establishes mitigation fees for all new development to reduce the impact of development on city services. These fees are due at the time of building permit unless deferred by the City.

Fire Protection City of Hemet Fire Dept. Station #3 located at 4110 W. Devonshire lies well within the 5 minute response time to provide fire suppression services to the project. In addition, California Division of Forestry operates fire suppression tankers out of Hemet Ryan Airport to serve the project for incidents of hillside fires.

To protect project structures from the spread of possible fires from the northern hillsides it is recommended that structures at the development edge adjoining lands to remain as natural open space:

- for structures at the development edge adjoining lands to remain as natural open space:
 1. vegetation within 100' of a structure to be of a fire retardant nature - see the Landscape Guidelines section of this plan
 2. install dual pane windows along elevations facing open space areas.
 3. open eaves shall be enclosed to prevent potential fire contact with internal building attic spaces.
- Emergency access shall be designed to accommodate up to a 32,000 lb gross weight fire apparatus.

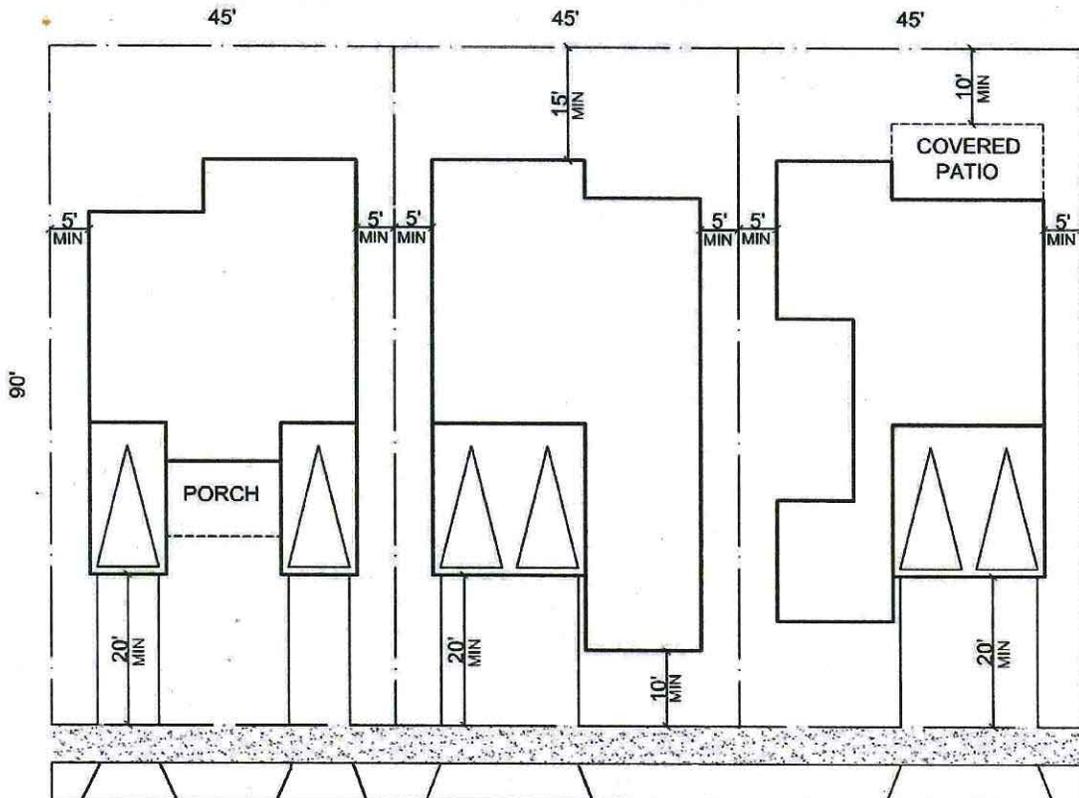
Police Protection	City of Hemet Police Dept
Emergency Services	City of Hemet Fire Dept. - paramedic services Hemet Valley Ambulance Service - paramedic and ambulance services
Refuse	City of Hemet Refuse Dept.
Recreation	Valleywide Recreation & Parks District
Schools	Hemet Unified School District
Medical	Hemet Valley Medical Center



Emergency Vehicle Access PA 9.10. & 13 (Typ.)

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 4,000 SF LOTS - LMDR



SITE REQUIREMENTS 4,000 SF LOTS PA 11, 13 LMDR

BUILDING HEIGHT	35' MAX
ALLOWED BLDG STORIES	2 STORIES MAX
TOTAL LOT AREA	4,000 SF MIN
MINIMUM LOT WIDTH/DEPTH	45'/90' MIN
ONE STORY HOME AREA	10% OF BLDG FOOTPRINT MIN
FRONT SETBACK LIVING AREA/PORCH	10' MIN
GARAGE SETBACK	20' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	15' MIN /10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET SETBACK	5'/10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK/STREET SETBACK	5'/10' MIN
MAXIMUM LOT COVERAGE	65%

Exhibit 5.3

V. PERMITTED USES & DEVELOPMENT REGULATIONS

A. Permitted Uses – Residential

(Tres Cerritos West PPA):

In the SFD 6000 and SFD 8000 areas, permitted and conditionally permitted uses shall be as listed within the "Land Use Matrix" of Section 90-312, of the Hemet Municipal Code. Whenever a business is conducted, even if it is a home occupation, a city business license is required pursuant to the Hemet Municipal Code.

(Tres Cerritos East PPA):

Permitted and conditionally permitted uses shall be as listed within the "Land Use Matrix" of Section 90-312, of the Hemet Municipal Code for Courtyard Homes SFD, Garden Court SFD, Quad Homes SFD, 4000 SFD, 4500 SFD, 5000 SFD with and without alleys, 6000 SFD with and without alleys, 7000 SFD, and 8000 SFD areas; and Section 90-382 of the Hemet Municipal Code for Townhomes. Whenever a business is conducted, even if it is a home occupation, a city business license is required pursuant to the Hemet Municipal Code.

B. Development Standards for Residential

The following are the minimum development standards for all residential uses within Tres Cerritos East Specific Plan and shall apply to all buildings and structures. For development standards that are not addressed herein, see Section 90-315 of the Hemet Municipal Code.

**TABLE V-1
RESIDENTIAL AREA MINIMUM DEVELOPMENT STANDARDS
TRES CERRITOS WEST**

Residential Lot Area	SFD 6000	SFD 8000
1. Unit square footage range.	1800-2400	2500-3400
2. Min. lot area	6000 sf	8000 sf
3. Lot width	60 feet	74 feet
a. Standard	60-feet	74-feet
b. Cul-de-sac/Knuckle	50-feet	50-feet
4. Lot depth	100-feet	100-feet
5. Front yard setback to living area		
a. One Story	Min.15-feet/avg.17-feet	Min.15-feet/avg.17-feet
b. Two Story	20 feet min./avg.22-feet	Min.20 feet min./avg.22-feet
6. Front yard setback to garage		
4. Front entry	Min.20 feet/avg.22-feet	Min.20 feet/avg.22-feet.
5. Swing-in entry	Min.15 feet/avg. 17-feet	Min.15-feet/avg.17feet
7. Rear yard setback to dwelling and/or patio/room addition.		
F. One Story	20 feet	20 feet
G. Two Story	20 feet	20 feet
H. Covered Patio setback	5 feet	10 feet
8. Side yard setback (1 and 2 story)		
a. Interior side	5/7-feet*	10-feet
b. Street. Side	10-feet	10-feet
9. Lot coverage (ten percent of the remaining area shall be in live landscaping).	60%	60%
10. Height above grade	35-feet (2 stories)	35-feet (2 stories)
11. Parking required (see Article XL of the Hemet Municipal code) ¹		
12. Signing permitted (see Article XXXVI of the Hemet Municipal Code)		

*Side yards may alternate between 5 feet and 7 feet provided that a minimum building separation is maintained at 12 feet.

¹CC & R's for the entire development shall prohibit the storage of recreational vehicles onsite unless within an enclosed garage.

**TABLE V-2
RESIDENTIAL AREA MINIMUM DEVELOPMENT STANDARDS
TRES CERRITOS EAST**

	SFD 4000	SFD 4000- Alley Load	SFD 4500	SFD 5000 Alley Load	SFD 6000- Alley Load	SFD 6000	SFD 7000	SFD 8000	Estate Residence	Garden Court SFD	Courtyard Homes SFD	Quad Homes SFD	Town- homes
Development Standards Location Reference by Exhibit(s)	Exh. 5.3	Exh. 5.4	Exh. 5.5	Exh. 5.6	Exh. 5.7	Exh. 5.8	Exh. 5.9	Exh. 5.10	See Hemet Municipal Code	Exh.'s 5.11 & 5.12	Exh.'s 5.13, 5.14, & 5.15	Exh.'s 5.16 & 5.17	Exh.'s 5.18, 5.19. & 5.20
Development Standards Location Reference by Table	n/a	Table VII-1	n/a	Table VII-2	Table VII-3	n/a	n/a	n/a	n/a	Table VII-4	Table VII-5	Table VII-6	Table VII-7

¹CC & R's for the entire development shall prohibit the storage of recreational vehicles.

Tres Cerritos West

SFD 6000

(6,000 S.F. min.)

60' X 90' depth

Product Criteria

Plan SF range 1800 — 2400 SF
 Option SF increase 200 — 300 SF

Garage setback

Front Min 20'
 Side-on Min 15'

Front setback

Porch 15'
 Living (single story) 15'
 Living (two story) 20'

Sidyard setback

Living (all units) 10' & 10' (20' total)

Rear Setback

Living 20'
 Patio 10'

Second Story Setback

Per City Resolution 3700

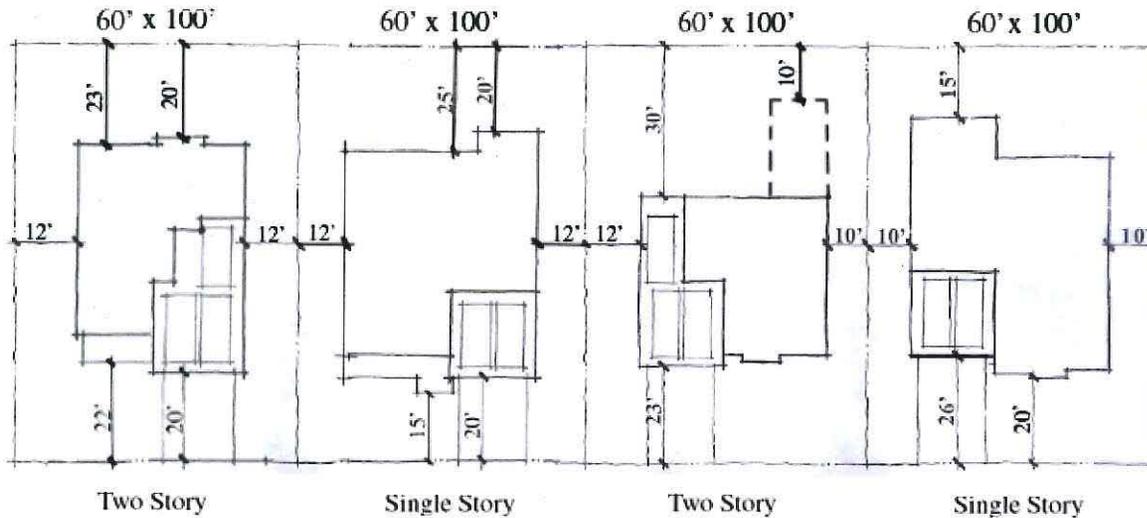
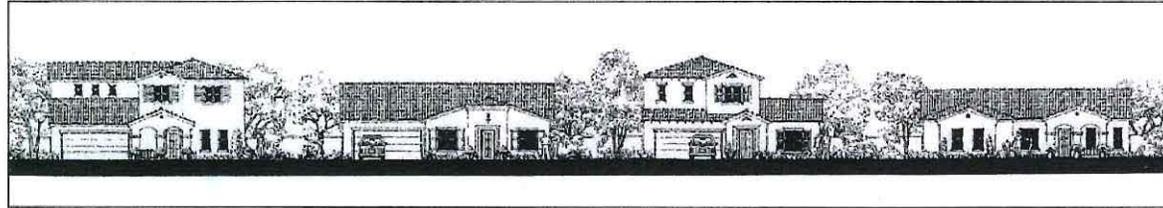


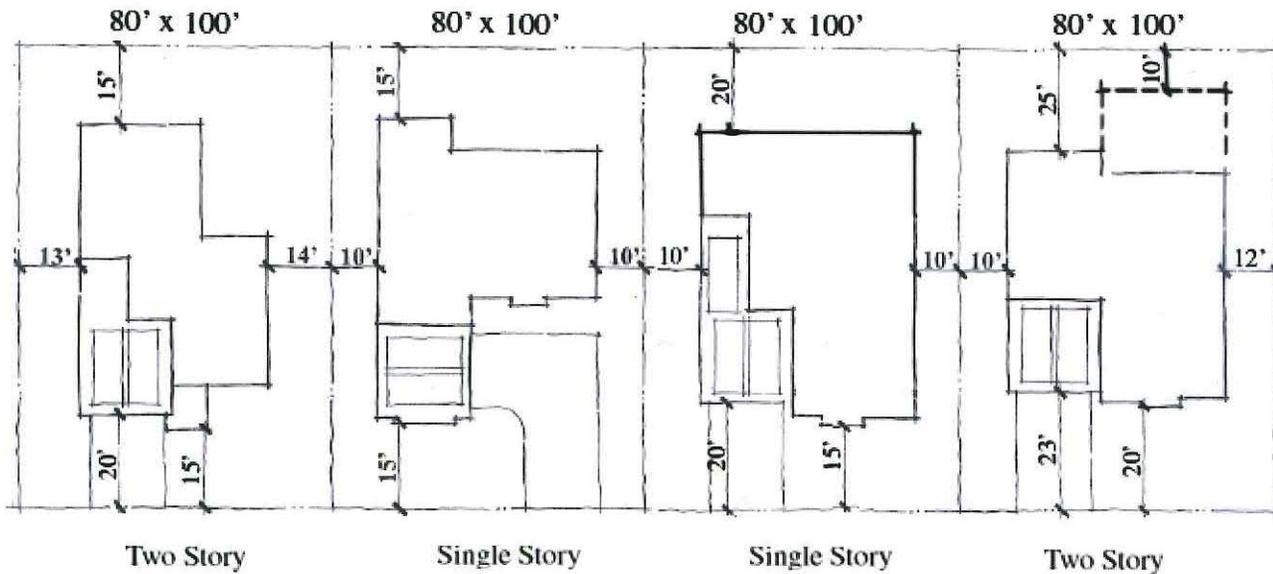
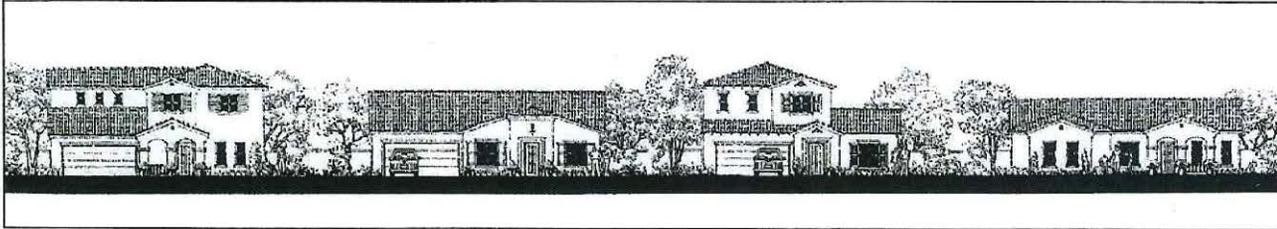
Exhibit 5.1

Tres Cerritos West

SFD 8000

(8,000 S.F. min)

80' width x 100' depth



Product Criteria

Plan SF range 2500-3400
SF

Front setback

Porch 10'
Living (single story) 15' min/18' avg
Living (two story) 20' min/22' avg

Garage setback

Front Min 20' / Avg 22'
Swing-in Min 15' / Avg 17'

Sidyard setback

Living (single story) 10' & 10' (20' max)
Living (two story) 10' & 10' (20'
max)

Rear Setback

Living (single story) 15'
Living (two story) 15'
Patio 10'

Second Story Setback

Per City Resolution 3700

Exhibit 5.2

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 4000 SF ALLEY LOAD LOTS - LMDR

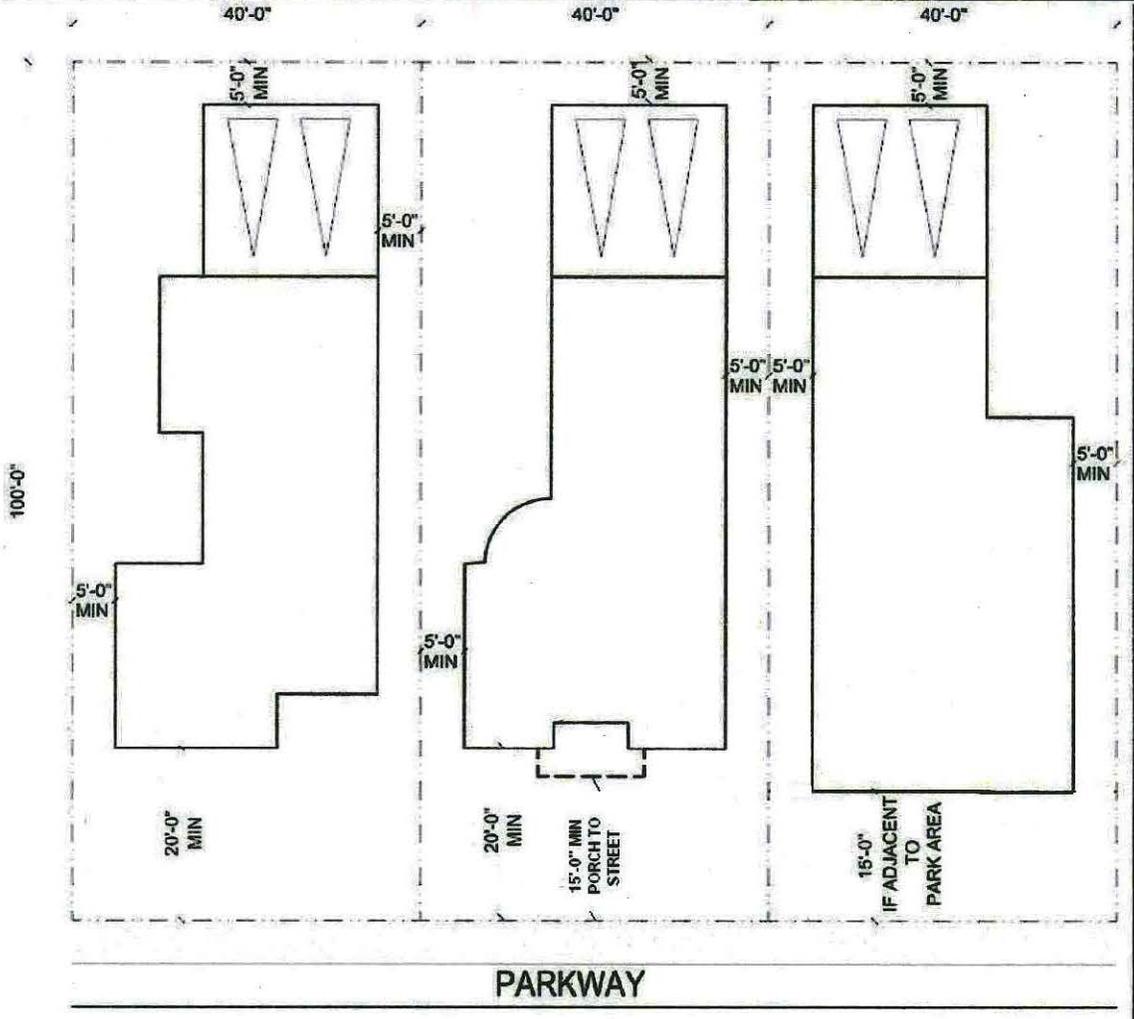


Exhibit 5.4

Table VII-1

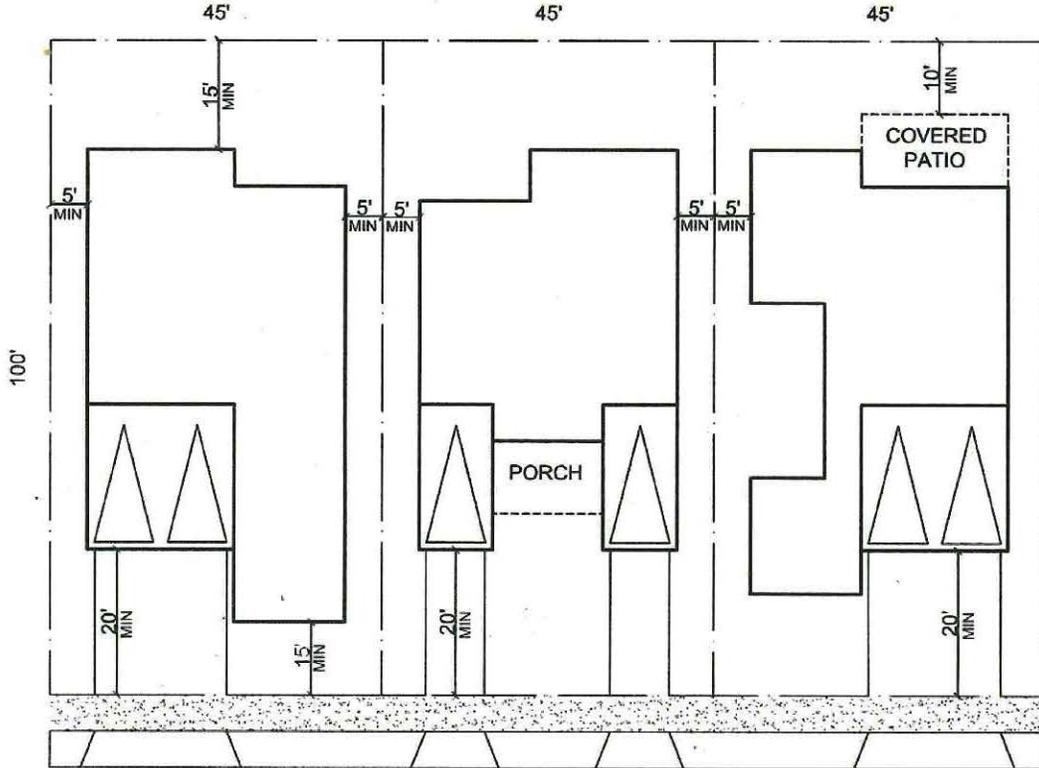
**4000 SQUARE FOOT ALLEY LOAD LOTS - LMDR
PA 10 AND 13**

SITE REQUIREMENTS

BUILDING HEIGHT	35' MAX
ALLOWED BUILDING STORIES	3 STORIES MAX
ALLOWABLE AREA FOR THIRD STORY	40% OF SECOND STORY
TOTAL LOT AREA	6,000 SQUARE FEET
MINIMUM LOT WIDTH	40' MIN
MINIMUM LOT DEPTH	100' MIN
ONE STORY HOME RATIO	25%
THREE STORY HOME RATIO	25%
FRONT SETBACK LIVING AREA/PORCH ON STREET	20'/15' MIN.
GARAGE SETBACK FROM ALLEY	5' MIN
REAR SETBACK LIVING AREA/COVERED AREA	10' MIN
SIDE YARD SETBACK	5' MIN'
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK	5' MIN.
CORNER BUILDING TO BACK OF SIDEWALK	10' MIN
MAXIMUM LOT COVERAGE	65%

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 4,500 SF LOTS - LMDR



SITE REQUIREMENTS **4,500 SF LOTS PA 11**

BUILDING HEIGHT	35' MAX
ALLOWED BUILDING STORIES	2 STORIES MAX
TOTAL LOT AREA	4,500 SF MIN
MINIMUM LOT WIDTH/DEPTH	45'/100' MIN
ONE STORY HOME AREA	10% OF BLDG FOOTPRINT MIN
FRONT SETBACK LIVING AREA/PORCH	15' MIN
GARAGE SETBACK	20' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	15'/10' MIN
SIDE YARD SETBACK	5' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK/STREET SETBACK	5'/10' MIN
MAXIMUM LOT COVERAGE	65%

Exhibit 5.5

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 5000 SF Alley Loads Lots - LDR



PLAN 2
American Country

PLAN 1
Spanish Bungalow

PLAN 3
Monterey

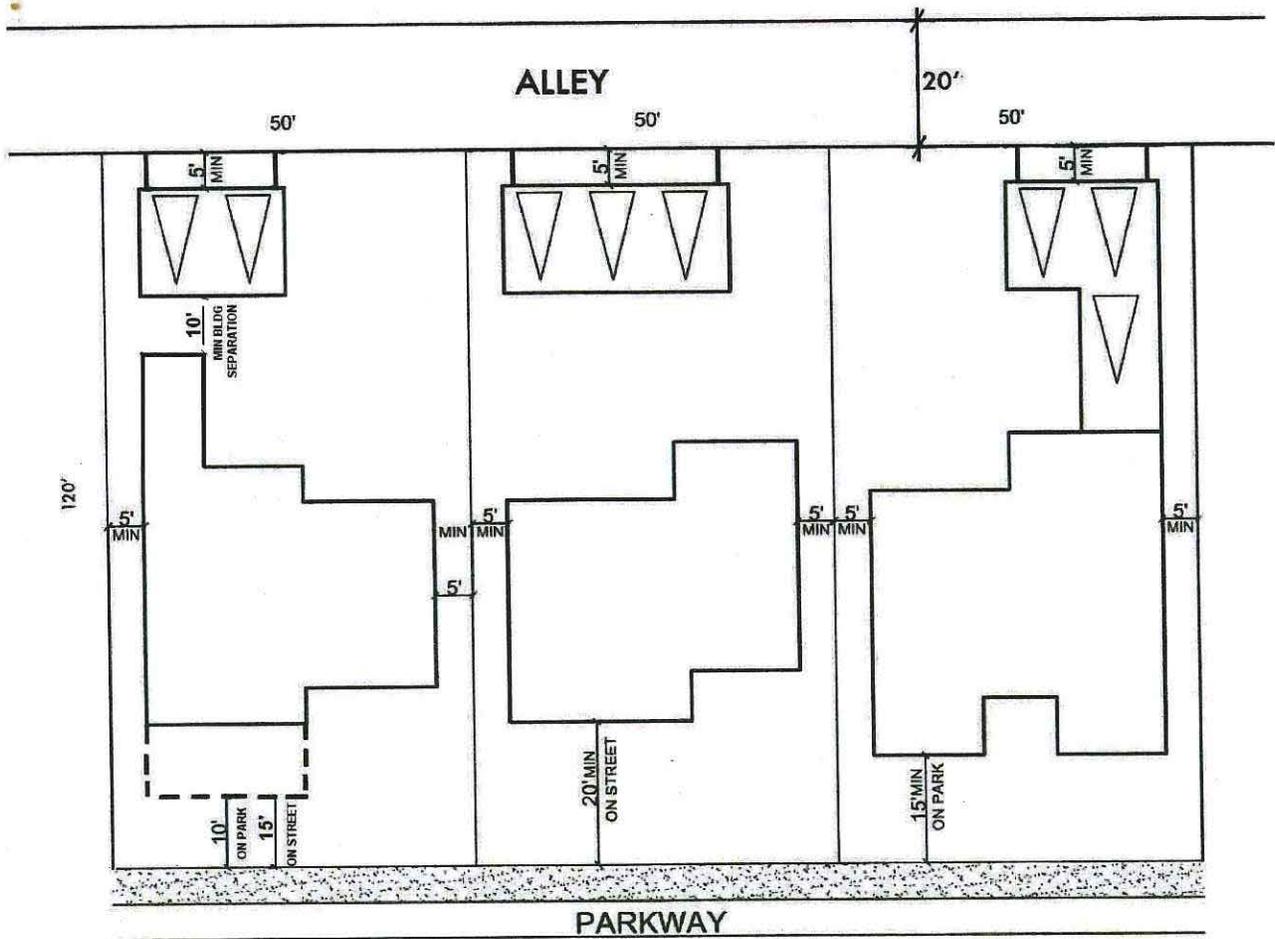


Exhibit 5.6

Table VII-2

**5000 SQUARE FOOT ALLEY LOAD LOTS - LDR
PA 6**

SITE REQUIREMENTS

BUILDING HEIGHT	35' MAX
ALLOWED BUILDING STORIES	3 STORIES MAX
ALLOWABLE AREA FOR THIRD STORY	40% OF SECOND STORY
TOTAL LOT AREA	5,000 SQUARE FEET
MINIMUM LOT WIDTH	50' MIN
MINIMUM LOT DEPTH	100' MIN
ONE STORY HOME RATIO	25%
THREE STORY HOME RATIO	25%
FRONT SETBACK LIVING AREA/PORCH ON STREET	20'/15' MIN
FRONT SETBACK LIVING AREA/PORCH ON PARK	15'/10' MIN
GARAGE SETBACK FROM ALLEY	5' MIN
REAR SETBACK LIVING AREA/COVERED AREA	10' MIN
SIDE YARD SETBACK/SIDE TO STREET SETBACK	5' /10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	25%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/50%

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 6000 SF Alley Loads Lots - LDR



PLAN 2
American Country

PLAN 1
Spanish Bungalow

PLAN 3
Monterey

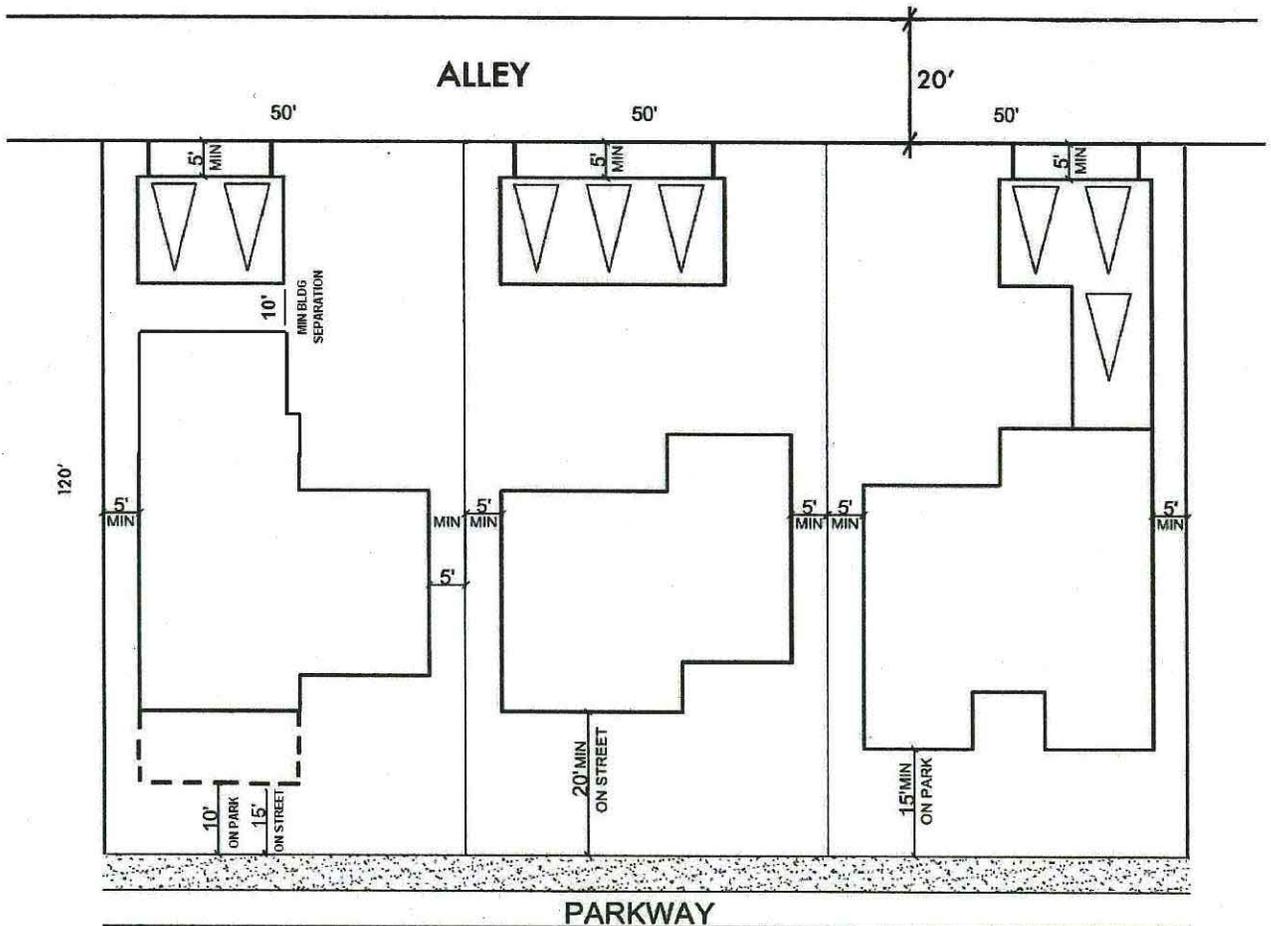


Exhibit 5.7

Table VII-3

SITE REQUIREMENTS	6000 SQUARE FOOT ALLEY LOAD LOTS - LDR PA 5
BUILDING HEIGHT	35' MAX
ALLOWED BUILDING STORIES	3 STORIES MAX
ALLOWABLE AREA FOR THIRD STORY	40% OF SECOND STORY
TOTAL LOT AREA	6,000 SQUARE FEET
MINIMUM LOT WIDTH	50' MIN
MINIMUM LOT DEPTH	120' MIN
ONE STORY HOME RATIO	25%
THREE STORY HOME RATIO	25%
SINGLE STORY ELEMENT AREA	10% MIN
FRONT SETBACK LIVING AREA/PORCH ON STREET	20'/15' MIN
FRONT SETBACK LIVING AREA/PORCH ON PARK	15'/10' MIN
GARAGE SETBACK FROM ALLEY	5' MIN
REAR SETBACK LIVING AREA/COVERED AREA	10' MIN
SIDE YARD SETBACK/SIDE TO STREET SETBACK	5' /10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	25%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/50%

TRES CERRITOS EAST

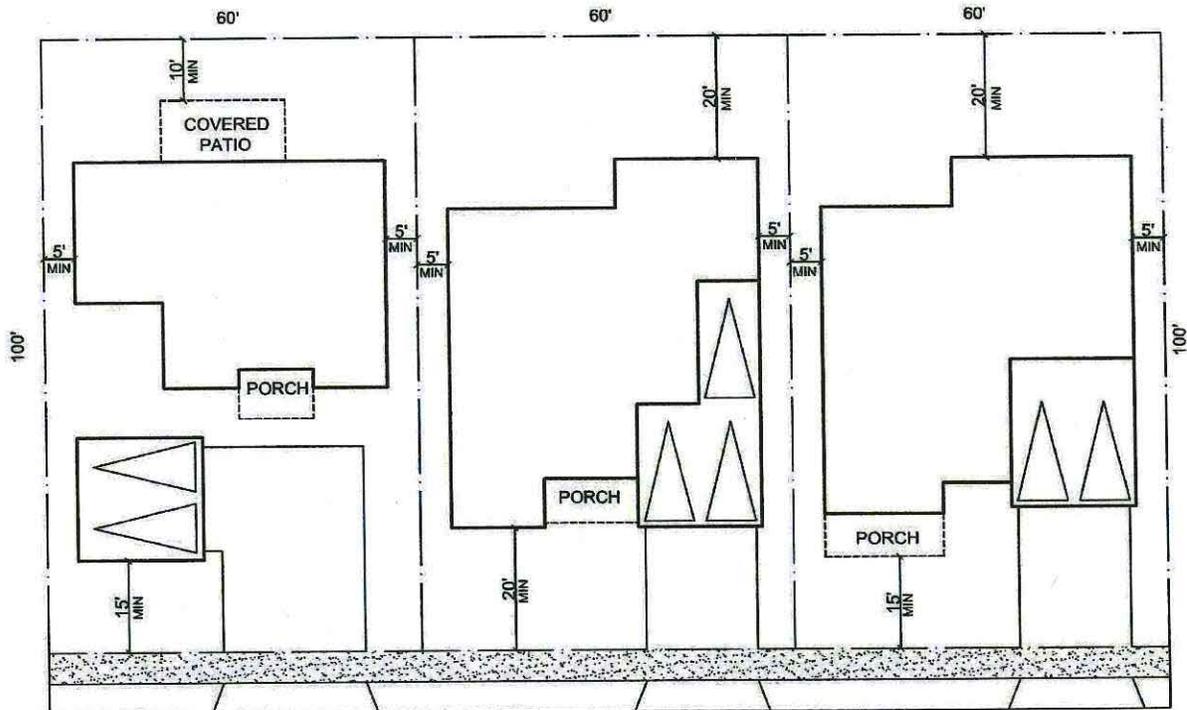
ARCHITECTURAL PRODUCT: 6,000 SF LOTS - LDR



PLAN 2
French Country

PLAN 1
American Country

PLAN 3
Spanish Bungalow



SITE REQUIREMENTS

6,000 SF LOTS PA 4, 8, 12 LDR

BUILDING HEIGHT	35' MAX
ALLOWED BUILDING STORIES	2 STORIES MAX
TOTAL LOT AREA	6,000 SF
MINIMUM LOT WIDTH/DEPTH	60'/100' MIN
ONE STORY HOME RATIO	25% MIN
FRONT SETBACK LIVING AREA/PORCH	18' MIN-20' AVG/15' MIN
GARAGE SET BACK FRONT/SWING IN	20'/15' MIN
MAXIMUM NUMBER OF SWING IN GARAGE UNITS	25% MAX
REAR SET BACK LIVING AREA/COVERED PATIO	20'/10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET	5'/10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK/SETBACK TO STREET	5'/10' MIN
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/55%
SINGLE STORY ELEMENT AREA	10% MIN

Exhibit 5.8

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 7000 SF LOTS - LDR



PLAN 1
Americana

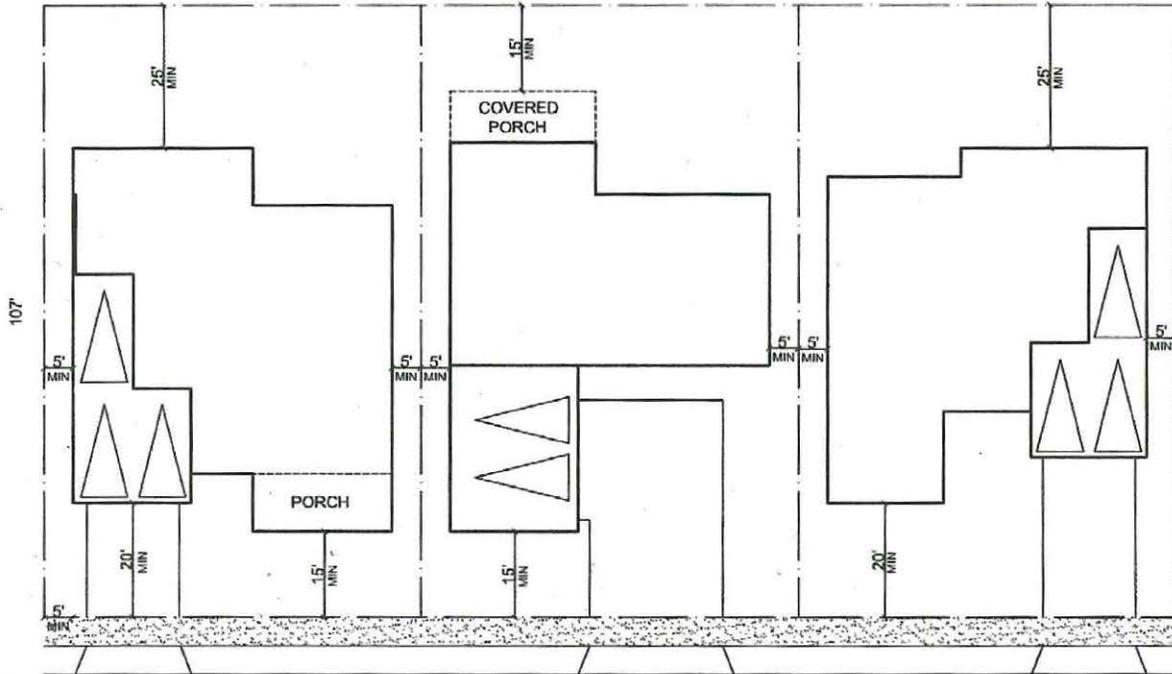
PLAN 2
Spanish Revival

PLAN 3
Tuscan

65'

65'

65'



SITE REQUIREMENTS

7,000 SF LOTS PA 3 LDR

BUILDING HEIGHT	35' MAX
ALLOWED BUILDING STORIES	2 STORIES MAX
TOTAL LOT AREA	7,000 SF MIN
MINIMUM LOT WIDTH/DEPTH	65'/100' MIN
ONE STORY HOME RATIO	25% MIN
FRONT SETBACK LIVING AREA/PORCH	20'/15' MIN
GARAGE SET BACK FRONT/SWING IN	20'/15' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	25'/15' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET ONE STORY	5'/10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET TWO STORY	7.5'/10'
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/45%

Exhibit 5.9

TRES CERRITOS EAST

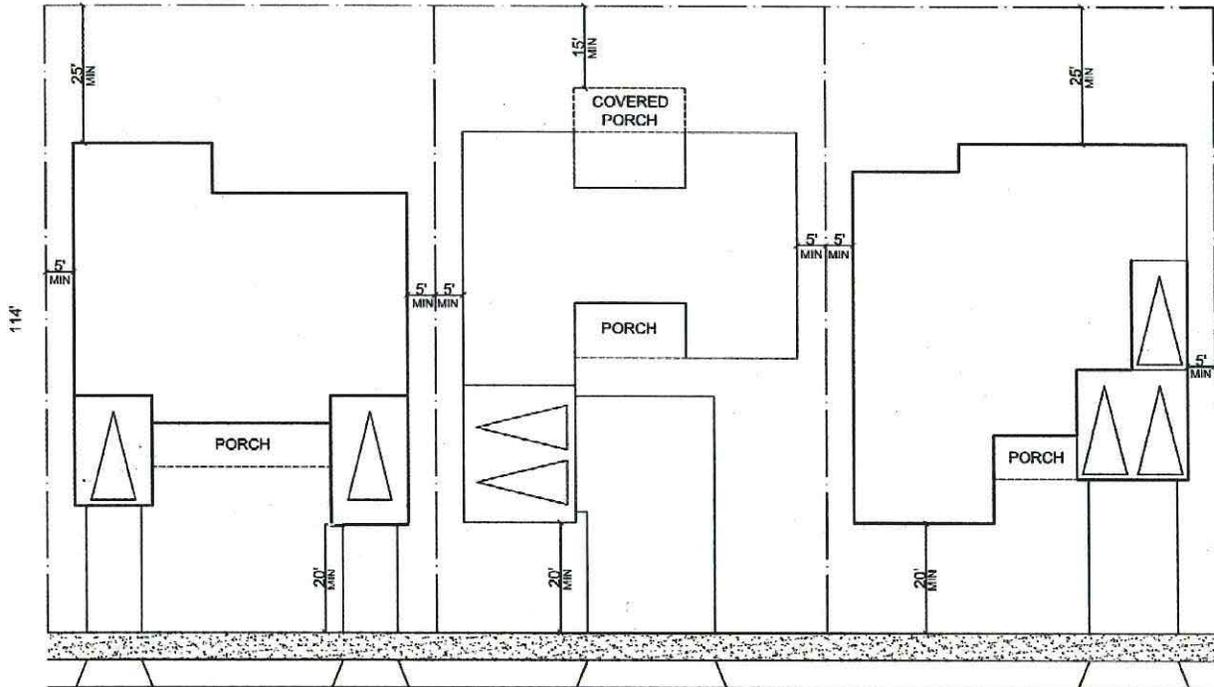
ARCHITECTURAL PRODUCT: 8000 SF LOTS - LDR



PLAN 2
Americana
70'

PLAN 3
Spanish Revival
70'

PLAN 1
Tuscan
70'



SITE REQUIREMENTS

8,000 SF LOTS PA 2 LDR

BUILDING HEIGHT	35' MAX
ALLOWED BLDG STORIES	2 STORY MAX
TOTAL LOT AREA	8,000 SF MIN
MINIMUM LOT WIDTH/DEPTH	70'/100' MIN
ONE STORY HOME RATIO	25% MIN
FRONT SETBACK LIVING AREA/PORCH	20' MIN - 22' AVG
GARAGE SET BACK FRONT/SWING IN	20' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	25'/15' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET ONE STORY	5'/10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET TWO STORY	7.5'/10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/45%

Exhibit 5.10

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: GARDEN COURT HOMES - MDR -

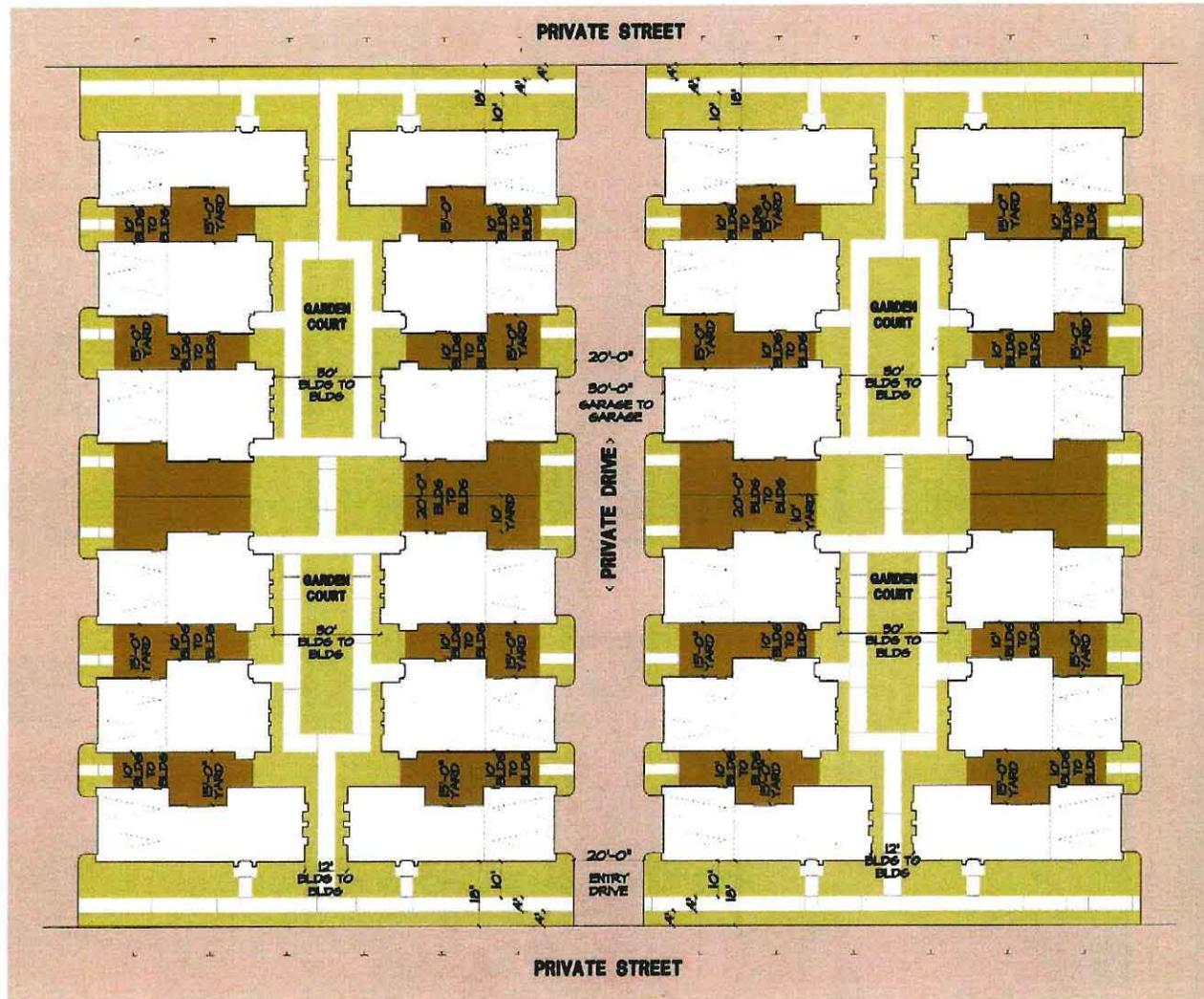


SITE REQUIREMENTS **GARDEN COURT HOMES MDR**

BUILDING HEIGHT	40' MAX
ALLOWED BUILDING STORIES	3 STORIES MAX
ALLOWABLE 3 STORY RATIO	30% OFF ALL UNITS
ONE STORY ELEMENT	10% OF BLDG FOOTPRINT
PASEO WIDTH	12' MIN
TOTAL PRIVATE YARD AREA	400 SF MIN
SIDE YARD SETBACK BETWEEN BLDGS	10' MIN
REAR/FRONT YARD WALL/FENCE HEIGHT	5' MAX
BLDG TO BLDG FRONT SETBACK	12' MIN
BLDG TO BLDG REAR SETBACK AT ALLEY	30' MIN
BLDG TO STREET SETBACK	15' MIN
GARAGE SETBACK AT ALLEY	3' MIN TO 5' MAX



Exhibit 5.11



TRES CERRITOS EAST
GARDEN COURT

Exhibit 5.12

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: GARDEN COURT

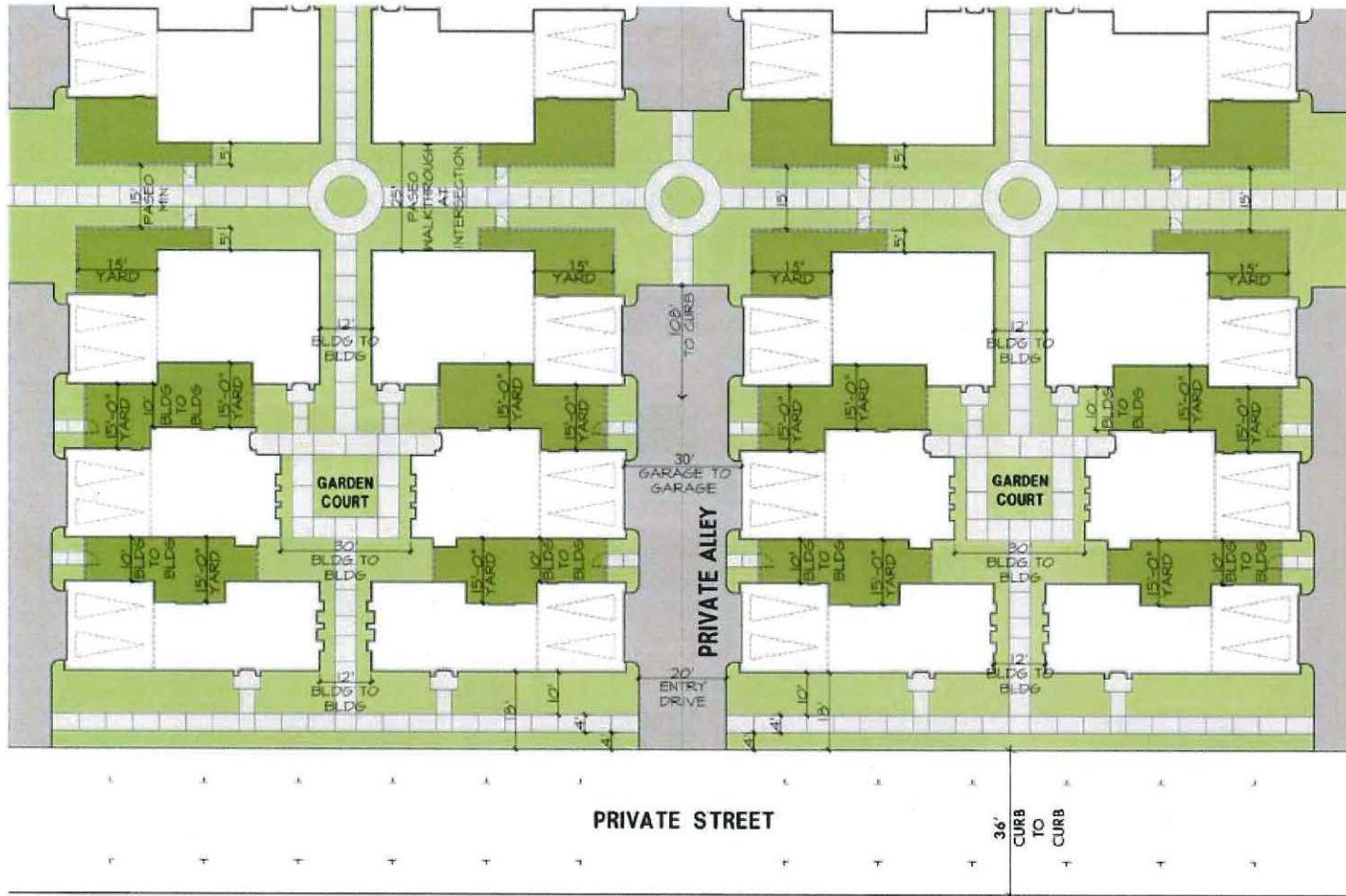


Exhibit 5.13

Table VII-4

SITE REQUIREMENTS GARDEN COURT HOMES - LMDR PAs 6, 9, 10, 15

BUILDING HEIGHT	40' MAX
ALLOWED BUILDING STORIES	3 STORIES MAX
ALLOWABLE 3 STORY RATIO	33% OF ALL UNITS
PASEO WIDTH	12' MIN
GARDEN COURT PASEO AREA BLDG TO BLDG	30' MIN
BLDG TO BLDG FRONT SETBACK AT PASEO ENTRANCE	12' MIN
TOTAL PRIVATE YARD AREA	400 SF MIN
USEABLE YARD DIMENSIONS	15' X 25' MIN.
SIDE YARD SETBACK BETWEEN BLDGS	10' MIN
REAR/FRONT YARD WALL/FENCE HEIGHT	5' MAX
GARAGE TO GARAGE SETBACK	30'
GARAGE TO PRIVATE DRIVE	5'
CORNER LOT PRIVATE YARD FENCE OR FRONT COURTYARD TO BACK OF SIDEWALK	5' MIN.
CORNER BUILDING TO BACK OF SIDEWALK	10' MIN
ONE STORY ELEMENT	10% OF BLDG FOOTPRINT
PRIVATE DRIVE WIDTH (Parking on driveway prohibited)	20'
PRIVATE YARDS	If lots are fee-simple, structural encroachments into private yards shall be address through CC & Rs
ACCESS	The primary path of travel for unit access and common areas shall be ADA accessible, minimum four-foot wide

Refuse Collection:

Collection may occur at garages under the Through-drive design option, and at a centralized location on the street under the Courtyard design option.

Recycling collection will be determined on the final site plan at a centralized location. Green waste from common areas shall be removed from the site by the landscape contractor.

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: COURTYARD HOMES - MDR

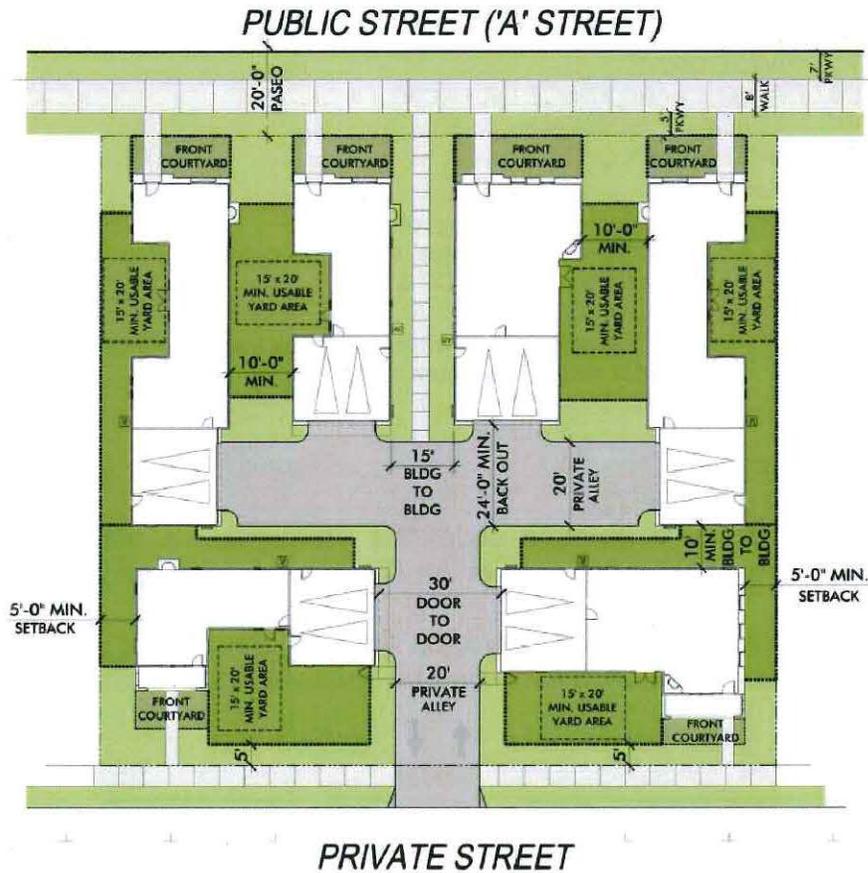


Exhibit 5.14

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: QUAD HOMES - MDR



STREET ELEVATIONS



STREET ELEVATIONS

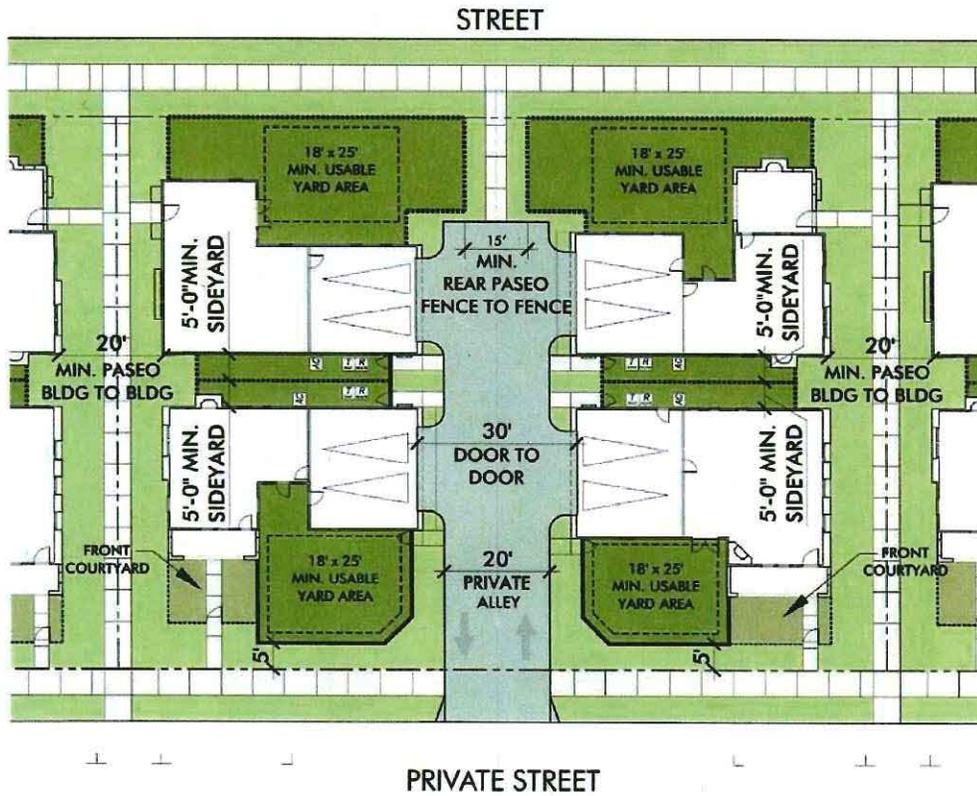


Exhibit 5.16

Table VII-6

SITE REQUIREMENTS QUAD HOMES - LMDR PAs 6, 7 11 AND 14

BUILDING HEIGHT	40' MAX
ALLOWED BULDING STORIES	3 STORIES MAX
ALLOWED 3 STORY AREA	40% OF SECOND STORY
PASEO WIDTH BUILDING TO BUILDING	20' MIN
FRONT COURTYARD REQUIREMENT	1 PER 2 UNITS
TOTAL PRIVATE YARD AREA	500 SF MIN
USEABLE YARD DIMENSIONS	18' x 25' MIN
SIDEYARD SETBACK BETWEEN BUILDINGS	10' MIN.
GARAGE TO GARAGE SETBACK	30'
GARAGE TO PRIVATE DRIVE CURB SETBACK	5'
SIDE YARD SETBACK	5' MIN
REAR YARD WALL/FENCE HEIGHT	5' MAX
FRONT YARD WALL/FENCE HEIGHT	3' MAX
CORNER LOT PRIVATE YARD FENCE OR FRONT COURTYARD TO BACK OF SIDEWALK	5' MIN.
CORNER BUILDING TO BACK OF SIDEWALK	10' MIN
ONE STORY ELEMENT	10% OF BLDG FOOTPRINT
PRIVATE DRIVE WIDTH (Parking on driveway prohibited)	20' MIN

ACCESS The primary path of travel for unit access and common areas shall be ADA accessible, minimum four-feet wide

Refuse Collection:

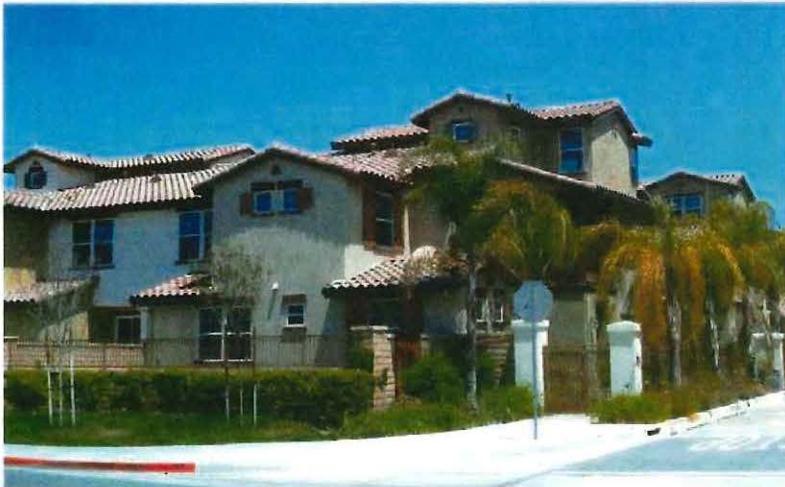
Collection shall occur at a centralized location on the street.

Recycling collection will be determined on the final site plan at a centralized location. Green waste from common areas shall be removed from the site by the landscape contractor.

Waste container use and protocol shall be addressed within the project CC&Rs.

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 2/3 STORY ROW TOWNHOMES - MDR



SITE REQUIREMENTS TWO/THREE STORY TOWNHOMES - MDR

BUILDING HEIGHT	40' MAX
ALLOWED BUILDING STORIES	3 STORIES MAX
ALLOWABLE 3 STORY RATIO	40% OF UNITS
USABLE PATIO AREA	8' X 12' MIN
GARAGE SETBACK FROM ALLEY	3' MIN/5' MAX TO ALLEY
FRONT YARD PATIO WALL/FENCE HEIGHT	4' MAX
ONE STORY ELEMENT	10% OF FRONT ELEVATION
BLDG SETBACK FRONT TO FRONT	25' MIN
BLDG TO BLDG SIDE SETBACK	12' MIN
BLDG SETBACK FROM STREET	12' MIN
BLDG SETBACK AT ALLEY	30' MIN
PATIO SETBACK FRONT TO FRONT	12' MIN
GUEST PARKING RATIO	1 SPACE/4 UNITS

Exhibit 5.18



TRES CERRITOS EAST
TOWNHOMES

Exhibit 5.19

TRES CERRITOS EAST TOWNHOMES



Exhibit



5.20

Table VII-4

SITE REQUIREMENTS	TOWNHOMES - MDR PA 15
BUILDING HEIGHT	40' MAX
ALLOWED BUILDING STORIES	3 STORIES MAX
ALLOWABLE 3 STORY RATIO	40% OF UNITS
TOTAL PRIVATE YARD AREA (inc. balconies)	1 bdrm 100 SF MIN 2 + bdrms 150 SF MIN
USABLE PATIO AREA	8' X 12' MIN
COMMON OPEN SPACE AREA (30% of every 100 sf livable area)	25' MIN WIDTH
BLDG SETBACK FRONT TO FRONT	25' MIN
GARAGE TO PRIVATE STREET OR PRIVATE DRIVE CURB SETBACK	5' MIN
FRONT YARD PATIO WALL/FENCE HEIGHT	4' MAX
ONE STORY ELEMENT	10% OF FRONT ELEVATION
BLDG TO BLDG SIDE SETBACK	20' MIN
BUILDING TO STREET RIGHT OF WAY (BACK OF PRIVATE STREET SIDEWALK)	10'
GARAGE TO GARAGE SETBACK	30' MIN
FRONT PATIO SET BACK	12' MIN
BULDING COMPOSITE SIX (6) UNITS ATTACHED MAX.	
PRIVATE DRIVE WIDTH (Parking on driveway prohibited)	20'
ACCESS	The primary path of travel for unit access and common areas shall be ADA accessible, minimum four-foot wide

Refuse Collection:

Collection may occur at garages under the Through-drive design option, and at a centralized location on the private street under the Courtyard design option.

Recycling collection will be determined on the final site plan at a centralized location. Green waste from common areas shall be removed from the site by the landscape contractor.

Waste container use and protocol shall be addressed within the project CC&Rs.

C. Sustainable Design

Tres Cerritos East incorporates the following provisions to maximize the efficient use of resources.

Water Resources

- Surface water will be collected and treated in a water quality basin to reduce or eliminate urban pollutants before being released into the storm drain system.
- The project will use reclaimed water for landscape irrigation as required by EMWD. If reclaimed water is not available is not in the vicinity of the site, the landscape irrigation system will still be designed to allow connection to reclaimed water when it does become available.
- Turf, wherever practical, has been eliminated in favor of groundcover to reduce watering.
- Drip and bubbler irrigation will be utilized, wherever practical.
- Smart controllers will be utilized to manage irrigation cycles, with rain shut off devices to interrupt irrigation cycles when it rains.
- Xeriscape landscaping will be used into the overall planting concept.
- Native and drought tolerant plant species will be utilized.
- Boulders and crushed rock will be used to minimize the use of groundcover and eliminate the need for irrigation to some areas.
- A Storm Water Pollution Prevention Plan will be prepared to identify best management practices to eliminate impacts created by sediments and other construction-related pollutants on downstream properties and any sensitive water bodies.

Energy Efficiency

- Project architecture will incorporate extended roof overhangs to reduce heat gain.
- Separate and recycle construction debris.
- Shade windows based on building orientation.
- Maximize use of non-incandescent light bulbs
- Apply heat-resistant roof coatings to reduce heat gain.
- Use high efficiency heating and cooling systems.
- Use low consumption plumbing fixtures.
- The project will conform to the current Building Code regulations.
- Pedestrian amenities will be provided throughout the project to encourage walking and use of mass transit to reduce vehicle trips.

VI. IMPLEMENTATION & MAINTENANCE

A. ADJUSTMENTS TO THE TRES CERRITOS WEST SPECIFIC PLAN 03-02:

In the event adjustments to the Plan are deemed necessary to meet changes in State or Local standards or market demands for revised housing product or type or lot size, or commercial needs, adjustments in the Plan may be made as follows:

1. adjustments in residential land use to reduce the number of units by increasing lot sizes and reducing the total number of lots, may be made without a public hearing upon approval of the Planning Director.
2. 10% increase/decrease in residential units and/or product type with Planning Director approval without increase in total project unit count.
3. decreases in open space acreage of up to ten (10) percent shall be permitted upon the approval of the Planning Director.

Adjustments to the alignment, location and sizing of utilities and facilities serving the site or adjacent areas are not subject to Specific Plan approval provided they are approved and meet the standards of the applicable utility provider.

All alterations to the Plan, whether subject to amendment to the Specific Plan, Planning Director approval or utility agency approval shall be documented in writing and where applicable graphic form and shall become part of the Specific Plan.

B. ADJUSTMENTS TO THE TRES CERRITOS EAST SPECIFIC PLAN 06-001:

1. Administrative Changes

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

- 1.1 The addition of new information to the Specific Plan maps or text for the purpose of clarification that does not change the effect or intent of any regulation.
- 1.2 Changes to the Specific Plan area infrastructure such as drainage systems, roads, water and sewer systems, etc, which do not have the effect of significantly increasing or decreasing capacity in the Specific Plan area beyond the specific plan density range, and do not otherwise change the intent of any provision of this plan.
- 1.3 The Planning Director shall have the duty to interpret the provisions of this Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person adversely effected by such an

interpretation may request that such interpretation be reviewed by the Planning Commission.

- 1.4 In approving or conditionally approving a minor adjustment, the Planning Director shall find that because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of development standards contained herein deprives such property of privileges enjoyed by other properties in the vicinity. In addition, the Planning Director shall find:
 - a. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.
 - b. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.
 - c. The adjustment is not in conflict with the objectives of the General Plan or the general intent of this Specific Plan.
 - d. The Planning Director is authorized to adjust 10% of the number of units allowed in a Planning Area achieved through transfer or deletion. The Planning Director may increase or decrease the land area of a Planning Area by 10%. No allowable units, exceeding the total number of units allowed in the Specific Plan, may be allowed without a Specific Plan Amendment.
- 1.5 Upon appeal to the Planning Commission of any decision of the Planning Director made pursuant to this Section, the Planning Commission shall set the matter for hearing in a manner prescribed in the Hemet Municipal Code Zoning Ordinance.

2. Amendments

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

- a. Changes in the text or maps of the Specific Plan other than the addition of new information which does not change the effect or intent of any regulation or is otherwise permitted as described within this Specific Plan.
- b. Changes in the overall Specific Plan area boundaries.
- c. Changes in infrastructure, such as drainage systems, roads, water and sewer, etc, which have the effect of significantly increasing or decreasing capacity beyond the specific density range in the Specific Plan are pending Public Works and Planning Director review.

- d. Major changes in the designated alignment or location of the backbone infrastructure system.
- e. Any other additions or deletions which deemed by the Planning Director would change the effect or intent on any regulation.

3. Amendment Procedures

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

An application, with any necessary supporting documentation along with the required fee, shall be submitted to the Planning Department stating in detail the reasons for, and nature of, the proposed amendment.

- a. Before taking action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be given at least ten (10) days in advance and must be published at least once in a newspaper of general circulation.
- b. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.
- c. The recommendation of the Planning Commission, together with additional related documents and information, shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.
- d. The City Council shall hold at least one public hearing for each proposed amendment pursuant to the provisions of the California Government Code. The action of the City Council shall be to approve, disapprove, or conditionally approve the proposed Specific Plan and to adopt the necessary resolution or ordinance, as appropriate
- e. An amendment to the Specific Plan may be initiated by the City of Henet. The City Council shall first refer such proposal to the Planning Commission for report. The Planning Commission shall report back to the City Council within forty (40) days after the request by the City Council. Before adopting the proposed plan or amendment, the City Council shall hold at least one public hearing. Notice of the time and place of the hearing held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the Planning Commission as specified above.

- f. Amendments to the Specific Plan can also be requested by a property owner of record within the project area. Such amendments require that actual development be proposed by the applicant, (in order to minimize speculation), and submitted to the Planning Director, unless the Planning Director determines that certain materials are not required. The Planning Director shall review all requests for amendments and prepare a report and recommendation to the Planning Commission, and thereafter to the City Council.
- g. All proposed amendments to the Specific Plan shall be processed and acted upon pursuant to the Zone Change amendment provisions contained in the City of Hemet Municipal Code Zoning Ordinance.

4. Amendment Findings

- a. The Plan or amendment systematically implements and is consistent with the General Plan.
- b. 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.
- c. The Plan or amendment provides for the construction, improvement, or extension of transportation facilities, public utilities, and public services required by long-term needs of the project and/or other residents, and compliments the orderly development of the City beyond the project's boundaries.

C. IMPLEMENTATION PROJECT-WIDE

The Tres Cerritos West Specific Plan and the Tres Cerritos East Specific Plan shall be implemented through the processing and review of tract maps, parcel maps, and site plans, ensuring development consistency with their respective Specific Plan objectives. Maintenance of all improvements within major public rights-of-way shall be performed through City of Hemet Lighting and Landscaping Maintenance District annual assessments. All public improvements shall be built to City of Hemet Standards, and upon completion, shall be deeded to the City. Additional landscaped areas shall be maintained by a Homeowners Association, or as approved by the City Council.

1. Applicability

All development within the Tres Cerritos East Specific Plan shall be subject to the implementation procedures described herein.

2. Development Review Process

Tentative Tract/Parcel Maps and Site Development plan for development within a Specific Plan area shall be submitted to the Planning Department for review and processing. Tentative Maps and Site Development Plans shall be prepared and submitted in accordance with City Municipal Codes. They will be reviewed by the City for consistency with the Land Use Plan Map, with the Infrastructure Plan, (Chapter IV), and with the Permitted Uses and Development Regulations, (Chapter V), that are set forth in this document.

D. REVIEW PROCEDURES

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

1. Substantial Conformance

- 1.1. The Planning Director shall authorize site plan, architectural, or landscape design changes of 10% of the total units area contained within the Specific Plan.
- 1.2. Interim onsite drainage facilities, as proposed, may be removed pending the formation of a Community Facilities District, (CFD) or Infrastructure Facilities District, (IFD), and collaborative approval with the Public Works Director.
- 1.3. The locations and configurations of proposed landscaping are conceptual and subject to change. They are intended only to illustrate character for the Tres Cerritos East Specific Plan site plan. Final planting species, locations, sizes, and configurations of landscaping will be determined in a landscape plan prepared by a professional Landscape Architect for administrative review.

2. Parcel/Tentative Tract Map

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

3. Site Plan, Architectural, and Landscape Design Review Requirements

The architecture and site plans for future development within the project shall be subject to Planning Commission review and approval. When an administrative design decision to the Specific Plan is being proposed that may significantly affect the aesthetics of the original Specific Plan requirements, the Planning Director may initiate

a review by the Planning Commission to make a determination of Specific Plan consistency. Site plan and design reviews are subject to Chapter 90, Article XLI, Site Development Plan Review in the City of Hemet Municipal Code Zoning Ordinance.

E. PARCEL/TENTATIVE TRACT MAP REVIEW REQUIREMENTS

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

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

F. ENFORCEMENT

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

1. The Planning Director shall have the duty to enforce the provisions of this Specific Plan.
2. The Planning Director shall have the duty to interpret the provisions of the Tres Cerritos East Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person aggrieved by such interpretation may request that such interpretation be reviewed by the Planning Commission.
3. Upon adoption of the Tres Cerritos East Specific Plan, the development standards and procedures established herein will become the governing zoning regulations and standards for land uses within the Tres Cerritos East Specific Plan area.
4. All construction within the boundaries of this Specific Plan shall comply with all provisions of the California Building Code and various mechanical, electrical, plumbing, fire, and security codes adopted by the City of Hemet.

G. PHASING PLAN

Tres Cerritos West:

Phase 1: The Tres Cerritos West PPA area shall constitute Phase 1. All public improvements, utilities, drainage devices, fuel modification, parks, paseos, and entry

features associated with this phase shall be constructed as outlined in this document subject to a phasing plan approval by City staff.

Sequencing of development phases is depended upon logical extension of utilities and emergency and construction access and egress, and construction of infrastructure improvements, as required by the City of Hemet to adequately serve each Phase.

TABLE IV-3 PHASE ONE ANTICIPATED CONSTRUCTION SCHEDULE*		
HOUSING TYPE	NUMBER OF UNITS	LOCATION
SFD 6000	88	NORTH OF CELESTE RD. AT PROJECT ENTRIES, AS INDICATED ON EXHIBIT 4
SFD 8000	89	GENERALLY NORTH OF STREET A AS INDICATED ON EXHIBIT 4 AND TRACT 31513

*Location for Phase I for any housing type is subject to change based on requirements imposed by the Developers Lender, or market conditions.

Recreational amenities consisting of parks and paseos will be constructed as part of the tract maps that contain these features. It is anticipated that overall build-out will occur over a period of 5 to 8 years.

Tres Cerritos East:

Phasing, as in most development projects, will be driven by market conditions and the availability of utilities to serve the various phases within the development. The following is a preliminary and brief phasing plan description of the development areas and utility improvements and access needed to implement the phase. Each phase will have two separate points of ingress/egress as shown on the **Exhibit 6.1**.

Phase 1

Phase 1 consists of PA 10, PA 11, PA 12, PA 13, PA14, PA15, the Sports Park, the recreation center, and three neighborhood parks. The private recreational center will be constructed prior to the issuance of the 200th building permit within the Phase. Phase 1 extends from the intersection of Myers Street and Devonshire Avenue, where access and an existing sewer connection are available to serve the project, to the south and west side of Street 'A' and the southeast side of Menlo Avenue to Celeste Road. The following street improvements will be constructed as part of Phase 1:

- Construct a half-width of Cawston Avenue from Devonshire Avenue to Menlo Avenue.
- Construct full-width of Menlo Avenue from Devonshire to Celeste Street.
- Construct full-width of Celeste Street from Menlo to the western project boundary.
- Construct Menlo with 32 feet of paving from Celeste Street to Cawston Avenue.
- Construct half-width of 'A' Street from Menlo Avenue to Devonshire Avenue.

These improvements will assure two points of access to Phase 1 at any given time.

Phase 1 would also include the construction of the City's master planned drainage channel from Seattle Street and Cawston Avenue southerly along the west side of Cawston then west along the north side of Devonshire Avenue to Myers Street.

With the construction of offsite downstream drainage facilities all of the selected residential product in PA 15 can be constructed at any time during the construction of the overall project. If downstream facilities are not constructed prior to or concurrently with Phase 1, an interim detention basin would be constructed in a portion of Planning Area 15 as shown in **Exhibit 6.1** and as described in the Drainage section.

Final development of Planning Area 15, can only occur after downstream facilities are constructed and the interim detention basin is no longer needed.

Phase 2

Phase 2 consists of two construction phases (PA 4 and PA 5). An alley access lane will be constructed from the local street serving Planning Area 5 to Celeste St. Street and utility connections will be extended to the boundary of Phase 5 for future extension.

The linear park and the remaining public street improvements on Menlo Avenue will be constructed and dedicated to the City concurrently with the Final Tract Map recordation for that portion of Planning Area 5, contiguous to the linear park contained therein.

Phase 3

Phase 3 will consist of two construction phases (PA 6 and PA 7) with access and utility connections in Menlo Avenue and Street "A". Portions of Street 'A' and Menlo Avenue, adjacent to this phase, would be completed

with this phase. A neighborhood park will be constructed concurrently with residential development within Planning Area 6.

Should the linear park and the remaining public street improvements on the northwest side of Menlo Avenue not be completed as part of Phase 2, they will be constructed and dedicated to the City concurrently with the Final Tract Map recordation for that portion of Planning Area 5.

Phase 4

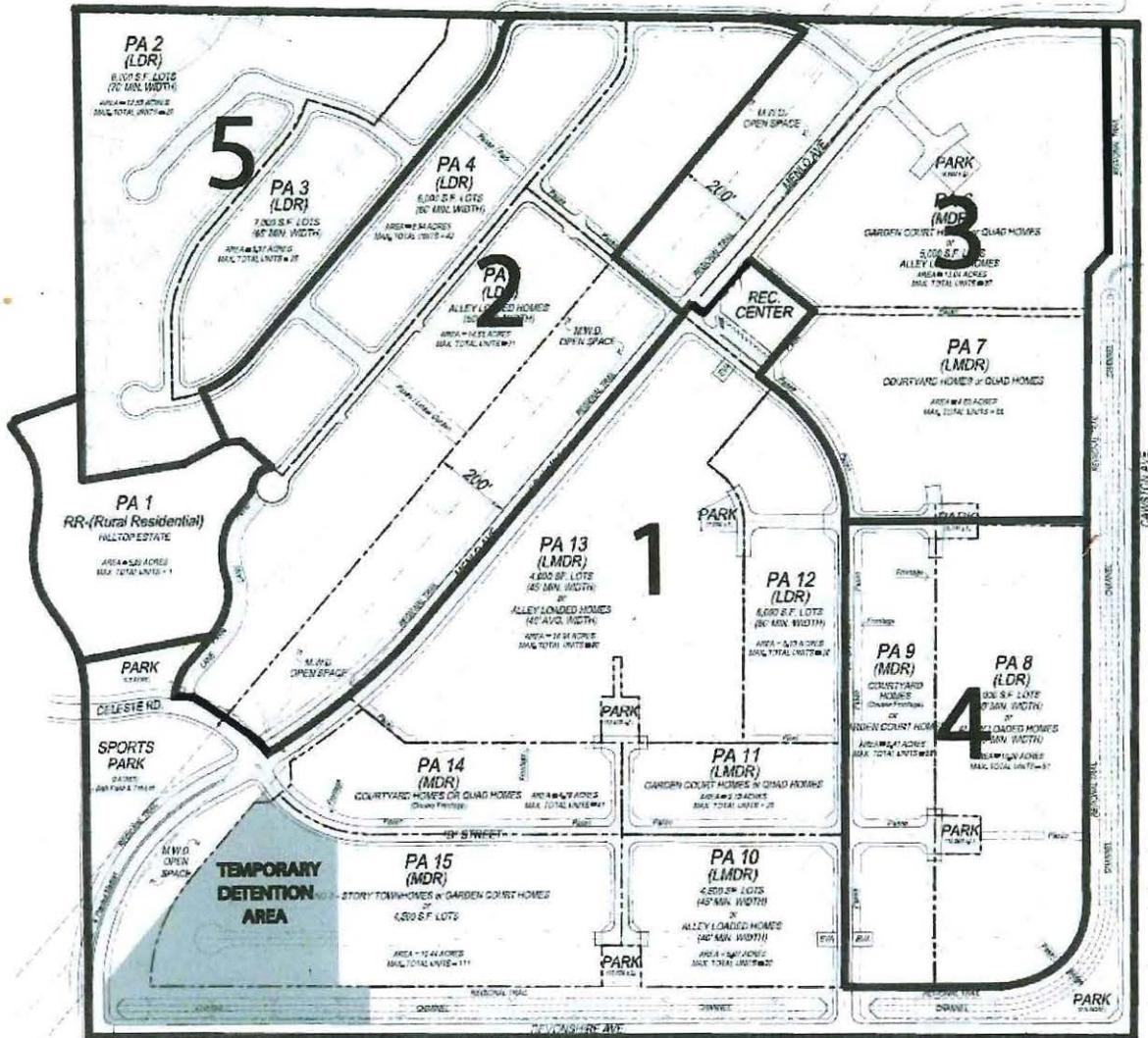
Phase 4 will consist of two construction phases (PA 8 and PA 9) with access and utility connections coming from two points along Street "A". Two neighborhood parks, one which straddles Phase 3, will be constructed concurrently with the initial development within these planning areas.

Phase 5

PA 2 and PA 3 will comprise Phase 5. The circulation system and utility connections will be extended from two points within Phase 3.

Phasing Plan Amendments

Changes to the Phasing Plan will be subject to an administrative review and approval by the City Community Development Department and the Public Works Director.



Note:

This preliminary phasing plan is subject to change based on market demands and utility availability, subject to an administrative review by the City.

Note:

Construction may occur in multiple phases simultaneously with the extension of adequate infrastructure.

**PRELIMINARY PHASING PLAN
EXHIBIT 6.1**

H. MAINTENANCE PLAN (PROJECT-WIDE)

Following the construction of each phase, maintenance responsibility for streets, parkways, public parks, and infrastructure improvements, shall become the responsibility of the City of Hemet, EMWD, or other responsible agency with lighting and landscape maintenance born by a Lighting and Landscaping Maintenance District established through the City of Hemet. Maintenance of private open space, private parks, paseos, entry monuments and landscaping at the project entry gates, shall be borne by the respective property owners through an area-wide Homeowner's Association, or sub-area home owners' association who shall have the responsibility and authority to set monthly fees and assessments.

Tres Cerritos East:

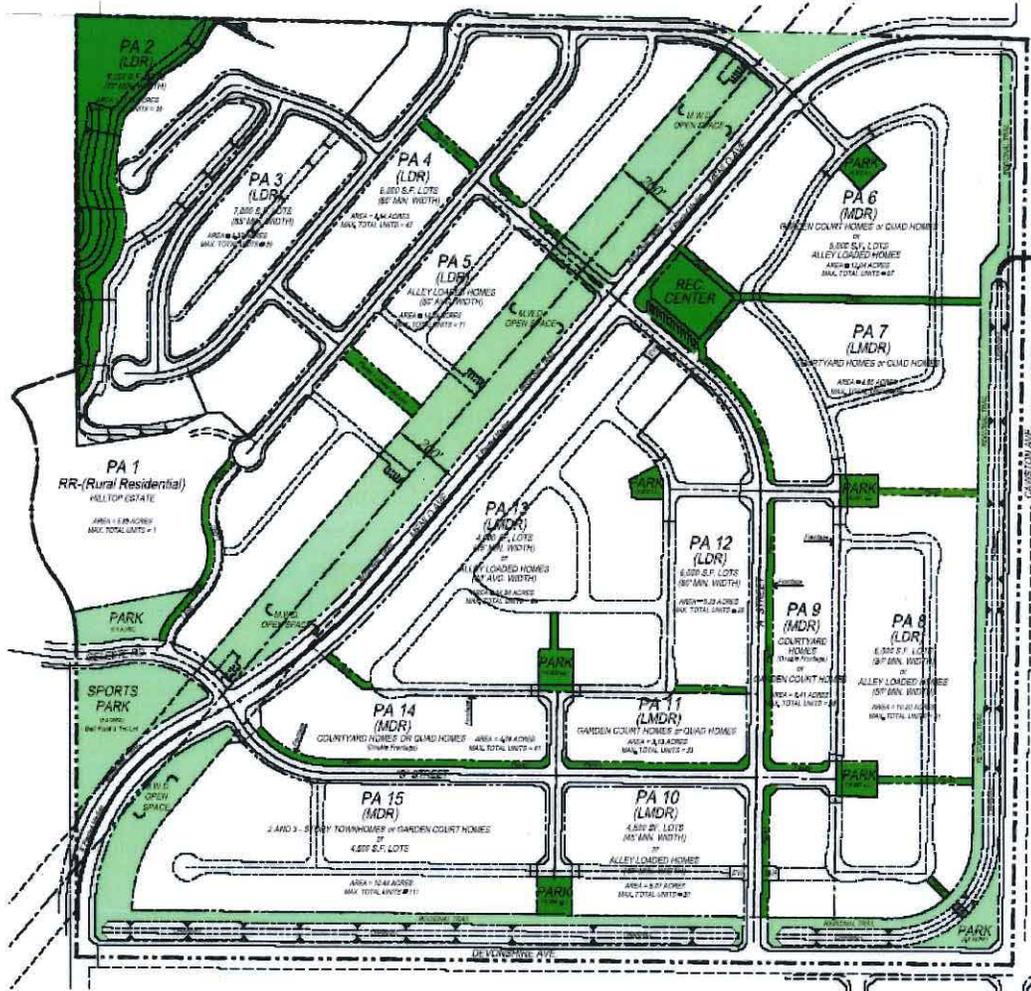
Maintenance of all private facilities shall be by neighborhood homeowners associations, which shall collect monthly fees from homeowners to maintain common areas and private parks. There will also be neighborhood associations to maintain private facilities within the PRD and Townhome neighborhoods.

**Table VI-1
TRES CERRITOS EAST MAINTENANCE RESPONSIBILITIES**

Facility	LLMD	City	HOA
Perimeter drainage channel and Landscaping	X		
Basins: Temporary and Permanent	X	X	
Major public street parkways*, medians, and spine road parkways, and alleys.	X	X	
Linear park (MWD), public parks, and trails.	X		
Neighborhood parks			X
Paseos			X
Recreation Center			X
Private roadways and driveways			X

The project will be annexed into a Landscape Lighting and Maintenance District to establish City maintenance for public streets, the linear park, the drainage facility, and regional trail. Other facilities may also be included as determined in the future.

* Devonshire, Cawston, and Menlo Avenues



PARK AND OPEN SPACE TABULATION

OPEN SPACE AND ACTIVE PARK AREA MAINTAINED BY AREA H.O.A.

PA	APROX SIZE	
HILLSIDE OPEN SPACE	2	3.5 Acs
CENTRAL RECREATION AREA	6.7	1.0 Acs
NEIGHBORHOOD PARKS	6.8, 10, 13	1.5 Acs
NEIGHBORHOOD PASEOS		4.1 Acs
		10.1 Acs

OPEN SPACE AND PARK/TRAIL AREA MAINTAINED BY LLMD

LINEAR PARK AND TRAIL SYSTEM	7.9 Acs
PERIMETER TRAIL SYSTEM	4.1 Acs
ACTIVE PARK AREAS	3.0 Acs
	15.0 Acs

**Park Maintenance Responsibility
EXHIBIT 6.2**

VII. DESIGN GUIDELINES

A. DESIGN INTENT

The objective of the specific plan design guidelines is to insure the long term quality of the project through architectural controls which reinforce the original concept of an upscale community and maintain the unique character of the neighborhoods of Tres Cerritos West and Tres Cerritos East, while complementing the existing surrounding community. The architectural design criteria are not intended to be restrictive, but are meant to assist in the design direction with the architectural designs as set forth in the Specific Plan.

B. PURPOSE

The goal of these guidelines is to provide general design criteria and guidance for the development of the various neighborhoods within Tres Cerritos Specific Plan. The guidelines do not propose rigid adherence to a single or limited number of styles. Rather, the goal is to promote both visual compatibility and a heritage of architectural styles.

C. ARCHITECTURAL DESIGN CHARACTER

Tres Cerritos West

- Architectural Styles and Elements

Six architectural styles which have been chosen, evolved in California since the turn of the century. Their inherent informality, and heritage have enabled these styles to remain popular over a long period of time.

Specifically the design criteria are:

- Visually compatible with each other
- Possess general market appeal and community acceptance
- Can be successfully expressed in a modern merchant-built home
- Have historic background and precedence
- Use color tones, texture, and materials that compliment the adjoining natural open space.
- Provide a minimum of 25% of any front or side façade having a differing building material to provide contrast for appropriate architectural styles. This provision shall not apply to Spanish architectural facades.

Architectural Design Criteria – Project-Wide

Single Story Massing

The single story element introduces the transition element that is necessary for variation of the streetscene and to minimize building massing. Single story units conform to the City Design Guidelines by utilizing variable wall planes to define the front porch, window pop-outs, and recessed garages. Each elevation will have window treatments and variation in surface textures that articulate the building design.

Second Story Massing

Understated entries, low-pitched roofs, and stepping of second story massing shall be used to comply with City Resolution 3700. The second story will be recessed in relation to the bottom floor footprint, by incorporating porches or stepping the second floor back 10 feet behind the first floor façade.



A minimum one-third of all units adjoining a perimeter street shall be one story. All two story structures shall have a minimum 10% single story element. Corner plotted units shall provide a single story element adjacent to the exterior side yard. Two minor changes in wall planes, (three different wall planes for two story units), are clearly evident. Because of perimeter fencing and walls around homes, proper detailing of the second floor are the primary concern.

Rows of homes seen from a distance on elevated lots are generally perceived by their contrast against the background or skyline. Ridge lines shall vary with particular attention given to avoiding repetitious elements such as continuous gable-ends and similar building massing.

Front Articulation

A minimum of three (3) building planes shall be provided in order to avoid large flat planes and lack of detail.

A minimum 25% of any front façade should be of a different building material to provide contrast for appropriate architectural styles, except for the Spanish style.

Architectural Design Criteria – Project-Wide

Roof Forms

Roof forms are critical to the visual impact of the home. Provide roof framing which creates a variety of roof designs along the streetscene. Asphalt or wood shingles are prohibited.

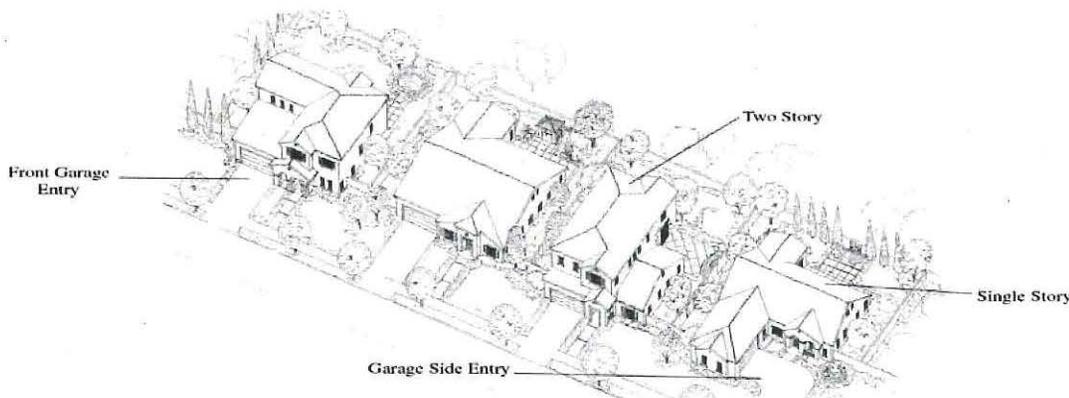
Rear Lot - Public View

At rear lots, provide window moldings, recessed windows, shutters, or similar treatments (second floor only) where visible from public view.

Corner Lot - Public View

At corner lots, provide window moldings, recessed windows, shutters, or similar treatments (second floor only) where visible from public view, and recess second floor facades, 10 feet behind the front facade as typically shown for the two-story unit below.

The second floor shall be setback between four (4) feet and ten (10) feet, (average six feet), from the bottom floor in the front and streetside yard.



Architectural Design Criteria – Project-Wide

Garage Treatments

Garages should be integrated into overall house design, and should not dominate the front façade. Garage treatments conform to the Specific Plan by recessing them behind front facades, varying setbacks at a minimum of 20'-0" and 15'-20" (17' average) for two car swing-in garages, and incorporating that no more than three front loading garages may be placed in a row.

Three car front facing garages shall be prohibited. Only three car garages with split and tandem garages will be allowed. Garages shall not exceed 40% of the first story building façade, except that units on lots less than 6000 SF may exceed 40% provided that they are recessed behind the front façade of the habitable living space.

Tandem

The tandem garage layout de-emphasizes garage massing by concealing a third parking space behind another parking space within the garage. The space may also be used as living space while serving as a two car garage.

Swing - In

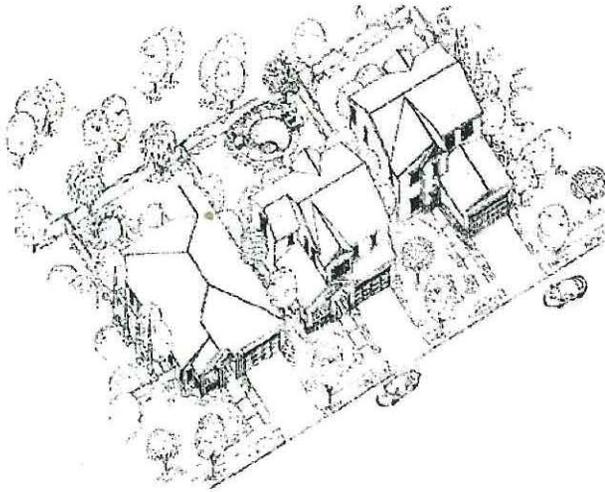
The use of swing-in garages on lots 6000 SF or larger, except alley-loaded lots, avoids the continuous view of garage doors along the street. This garage condition also allows for reduction in the required front setback which in turn provides for greater variation in the streetscene. Note: Provide for a minimum of 26' back-up space for swing-in garages with windows facing the street.

Split

One car garage and two car garages can be split to provide a variation in the appearance, and flexibility of the home. The single car garage elements in this split condition may option into living space. If the split garage configuration includes a swing-in design, the swing-in garage shall be allowed a reduction of the front yard setback per Table V-2.



Architectural Styles – Project-Wide



Diversity of Style

The architectural styles for Tres Cerritos West and East have their roots in California from the turn of the century through the 1930's. Borrowing from the elements of architectural heritage, specific interpretation of styles shall be encouraged.

These include French Country, Santa Barbara, American Country, Spanish Bungalow, Monterey, California Ranch, Craftsman, and Prairie styles. See Section VII C, Architectural Styles and Elements for the allocation of the styles among the various residential land use categories.

The following section provides a description of the architectural details for each style that characteristically make them unique.

Materials and Colors

The materials and colors used should reflect the general architectural theme for each style. The use of natural appearing materials and colors reflecting the local environment, such as earth tones is desirable. However, the earth tones should be augmented with consumer interest of lighter colors.

A variety of natural materials and earth based colors, in conformance with Ordinance 3700, will provide the diversity needed for visual interest while unifying the buildings with their setting and creating a timeless appeal.



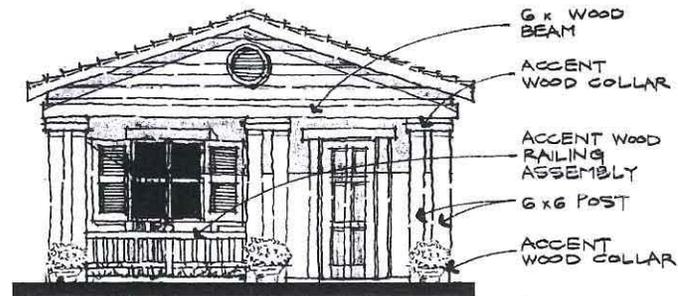
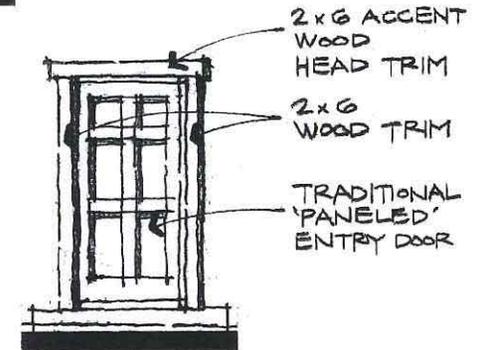
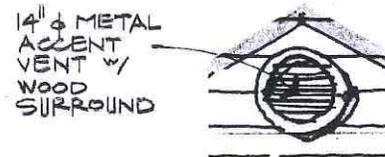
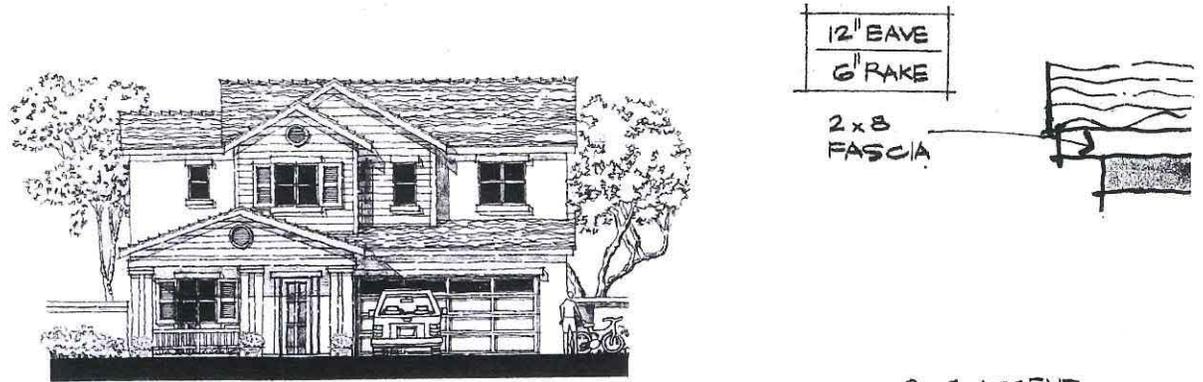
Architectural Style

American Country

Historical Characteristics

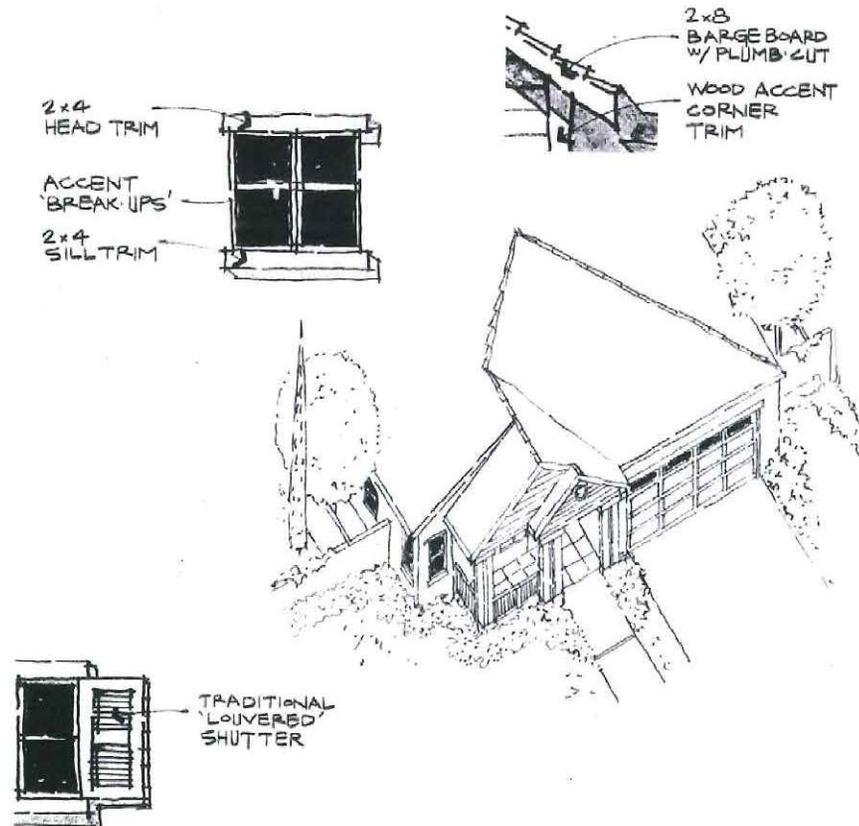
The American Country style is a combination of Traditional and California Ranch styles.

This style is usually one or two stories with multiple gables and little or no decorative details. The use of siding as an accent in gable end conditions, along with a front porch and shutters, round out the details in this picture of Americana.



Architectural Style

American Country



Design Elements

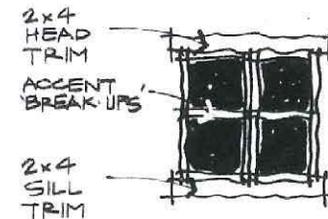
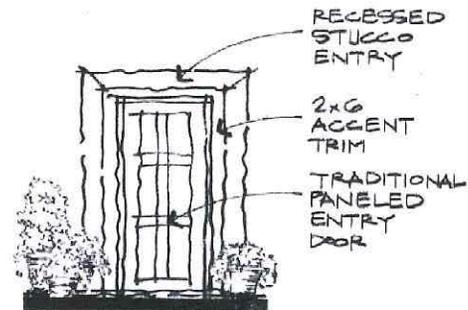
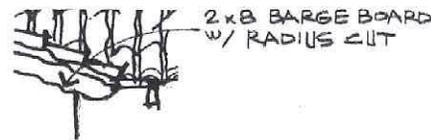
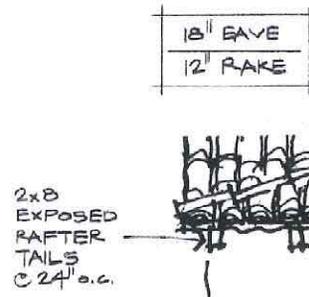
- Theme window at architectural projection
 - Window accent per style
 - Traditional shutter accent
 - Accent wood siding
 - Accent metal vent at gable end
 - Covered entry with wood accent columns and railings
-
- 'Flat' concrete tile
 - Roof pitch - 5:12
 - 2 x 8 Fascia with 12" eave and 6" rake
 - 2 x Wood trim
 - Plumb - Cut rake Ends

Architectural Style

California Ranch

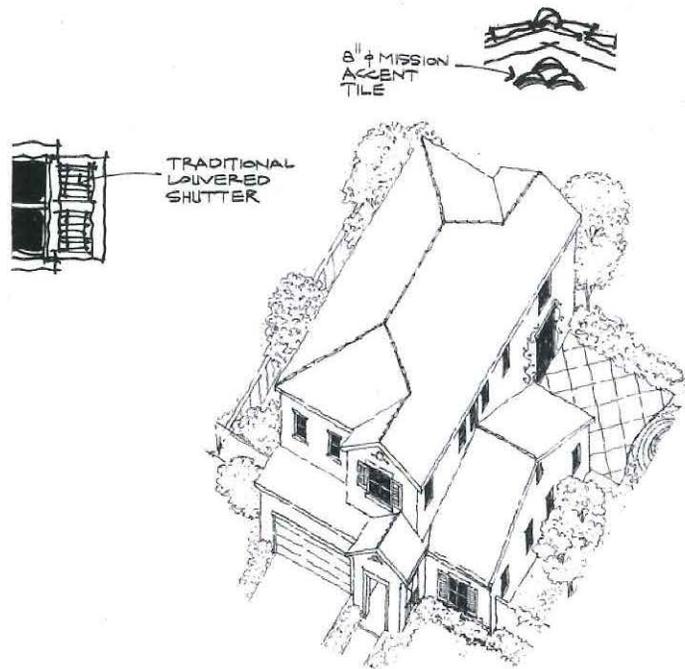
Historical Characteristics

The Ranch house was the primary focus of the cattle ranches developed by the early Californians. Over a period of time, the California Ranch was developed naturally from native materials. The houses were generally simple and straight forward while using barrel tiles, stucco walls and exposed rafter tails.



Architectural Style

California Ranch



Design Elements

- Recessed entry or architectural projection
- Window accent per style
- Traditional shutter accent
- 3 x 6 Wood exposed rafter tails Accent tile at gable end
- ' S ' concrete tile
- Roof pitch - 4:12
- 2 x 8 Fascia with 18" eave and 12" rake
- Radius cut rafter tails
- 2 x Wood trim
- Paneled garage door per style accent lighting

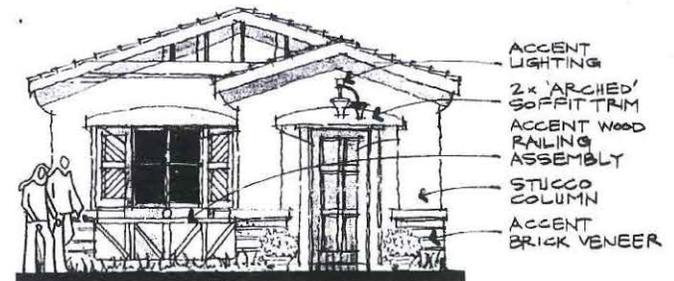
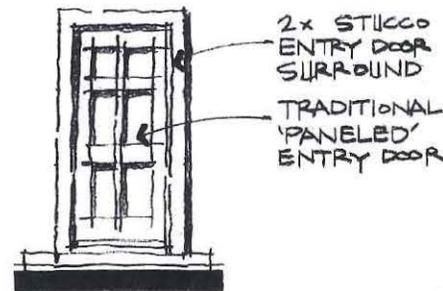
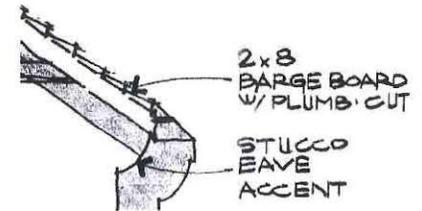
Architectural Style

English Country

Historical Characteristics

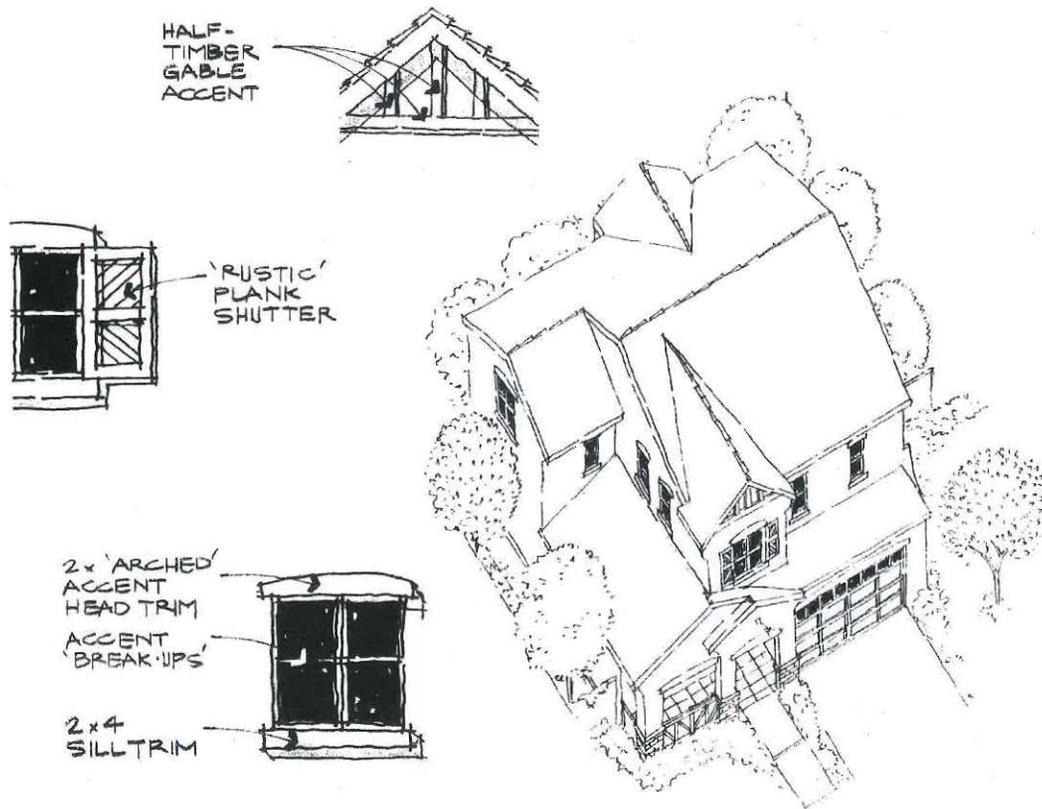
The English Country is a style derived from Norman and Tudor architecture. The resulting English "cottage look" became extremely popular nationwide in the 1920's.

Select roof pitches are typically steeper than the traditional homes and comprised of gable roof condition. The overhangs are minimal with a fascia board. The primary material is stucco with the use of brick and half-timbering as an occasional accent.



Architectural Style

English Country



Design Elements

- Theme windows at architectural projections
- Half - Timber gable accent
- Stucco eave accent at gable end Window accent per style
- Shutter accents
- Covered entry with accent columns and wood railings
- Brick veneer accent
- Stone veneer accent
- 'Flat' concrete tile
- Roof pitch - 5:12
- 2 x 8 Fascia with 12" eave and 6" rake
- 2 x Wood trim
- Plumb - Cut rake Ends

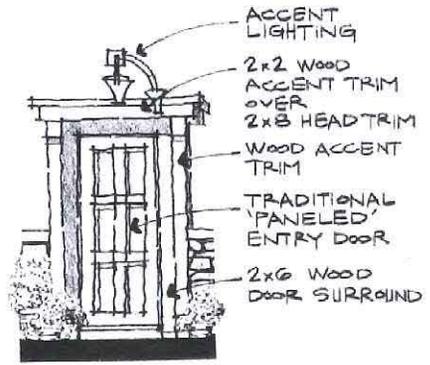
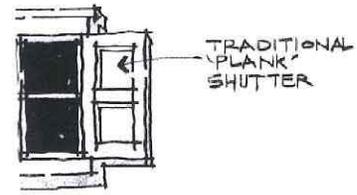
Architectural Style

French Country

Historical Characteristics

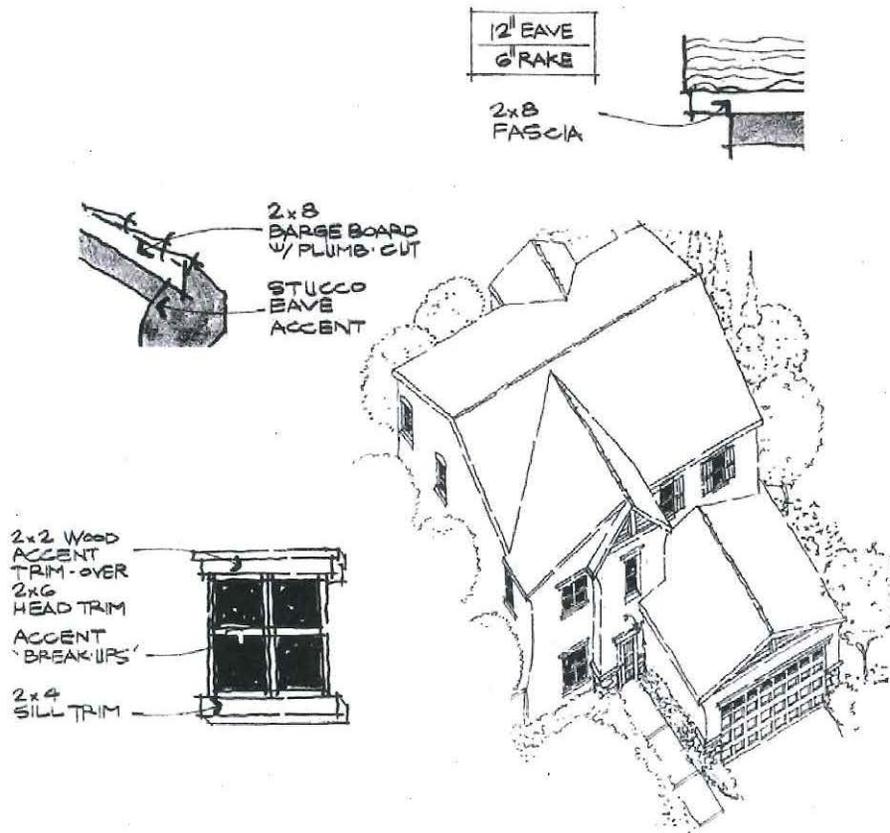
The French Country style was inspired by the Norman and Tudor picturesque styles. The style stressed the importance of having exterior elements receive "artful" attention.

The design of the home was reflected in the rural setting that the French Country styles sprouted up in, along with the charm and character that depicted the unpretentious style.



Architectural Style

French Country



143

Design Elements

- Theme window at architectural projection
 - Stucco eave accent at gable end Window
 - accent per style
 - Rustic shutter accent
 - Siding accent at gable end
 - Half - Timber gable accent
 - Covered entry with wood accents and trim
 - Stone veneer accent - bluffstone
-
- 'Flat' concrete tile with 'S' tiles on hips and ridges
 - Roof pitch - 5:12
 - 2 x 8 Fascia with 12" eave and 6" rake
 - 2 x Stucco trim
 - Plumb - Cut rake Ends
 - Paneled garage door per style
 - Accent lighting
 - Wrought iron trim

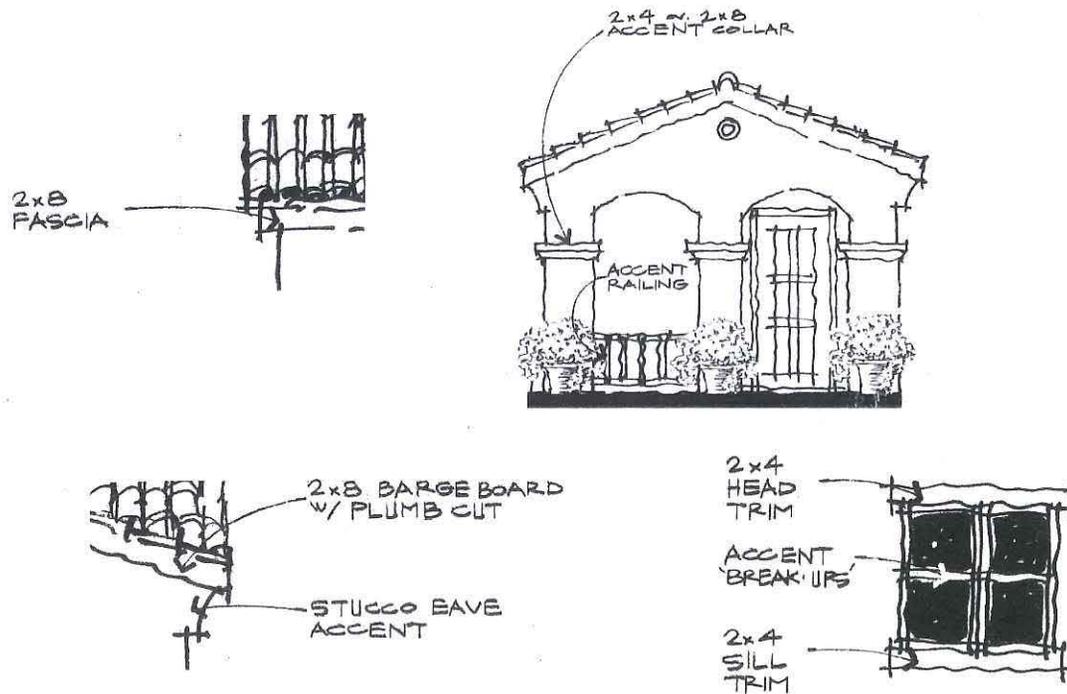
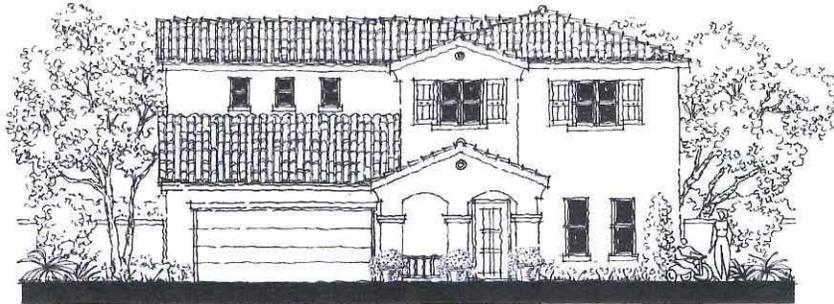
Architectural Style

Santa Barbara

Historical Characteristics

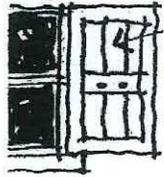
The Santa Barbara style is an adaptation of the original Spanish Colonial.

The style was popularized by the use of simple building forms. Roof framing features gable or hip conditions, along with shutters integral to the character. Windows feature wrought iron trim.



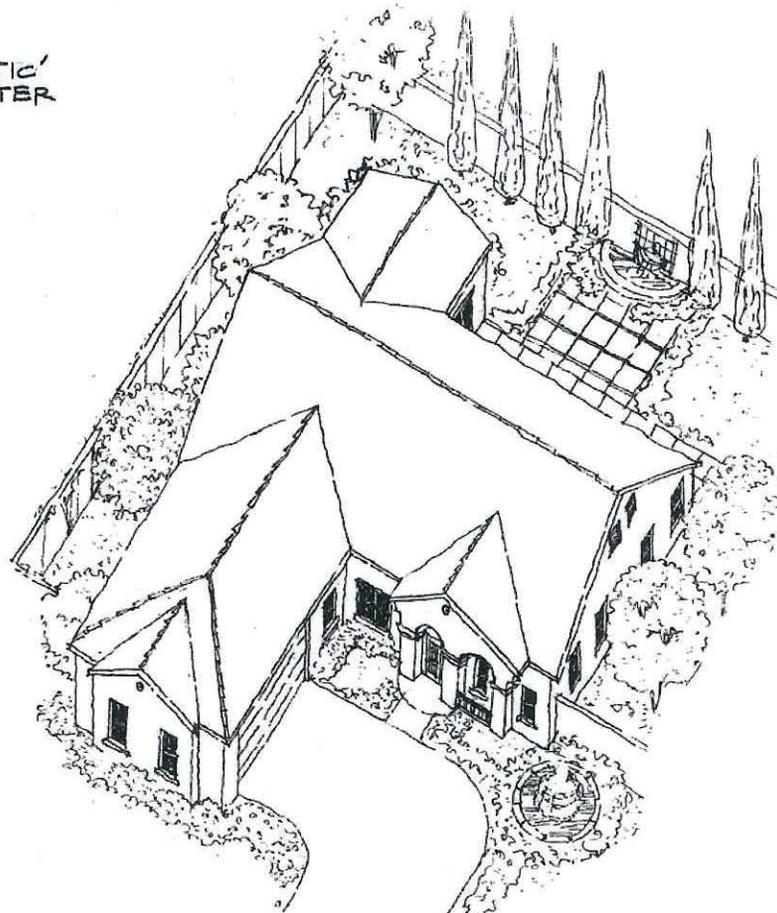
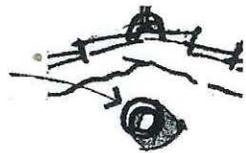
Architectural Style

Santa Barbara



- 'RUSTIC'
SHUTTER

6" Ø BARREL
ACCENT
TILE



Design Elements

- Arched entry or architectural projection
- Recessed arched windows
- Window accent per style
- Wrought iron railing accents
- Stucco eave accent at gable end Accent tile at gable end
- 'S' concrete tile
- Roof pitch - 4:12
- 2 x 8 Fascia with 18" eave and 12" rake
- 2 x Wood trim
- Plumb - Cut rake Ends
- Paneled garage door per style
- Accent lighting

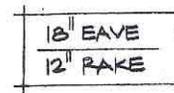
Architectural Style

Spanish Bungalow

Historical Characteristics

Spanish Bungalow is an adaptation of Spanish Eclectic. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Architectural distinction was established through the use of lower profile tile roofs, stucco walls, simplicity and contrast of materials and textures.

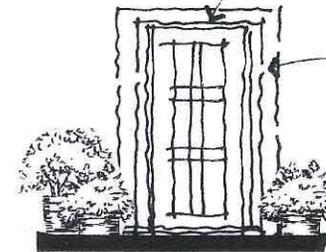


2x8 FASCIA



2x8 ACCENT STUCCO TRIM SURROUND

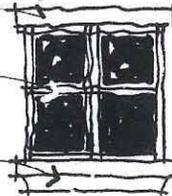
TRADITIONAL PANELED ENTRY DOOR



2x4 HEAD TRIM

ACCENT 'BREAK-UPS'

2x4 SILL TRIM w/ 2x6 SHAPED FOAM ACCENT



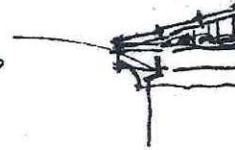
2x8 BARGE BOARD w/ PLUMB CUT



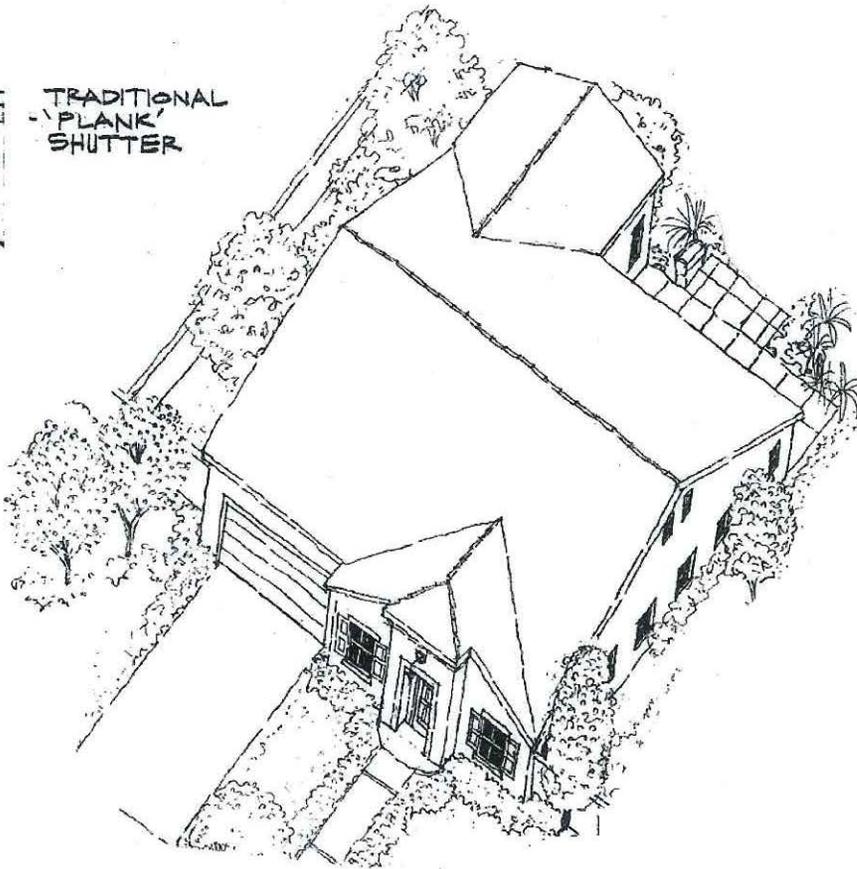
Architectural Style

Spanish Bungalow

2x8 FASCIA
OVER
2x8 SHAPED
FOAM TRIM
ACCENT



TRADITIONAL
'PLANK'
SHUTTER



Design Elements

- Theme window at architectural projection
- Recessed entry accent
- Window accent per style
- Traditional 'plank' shutter accent
- Accent tile at gable end

- 'S' low profile - concrete tile
Roof pitch - 4:12
2 x 8 Fascia with 18" eave and 12" rake
2 x Stucco trim
Plumb - Cut rake Ends
Paneled garage door per style
Accent lighting

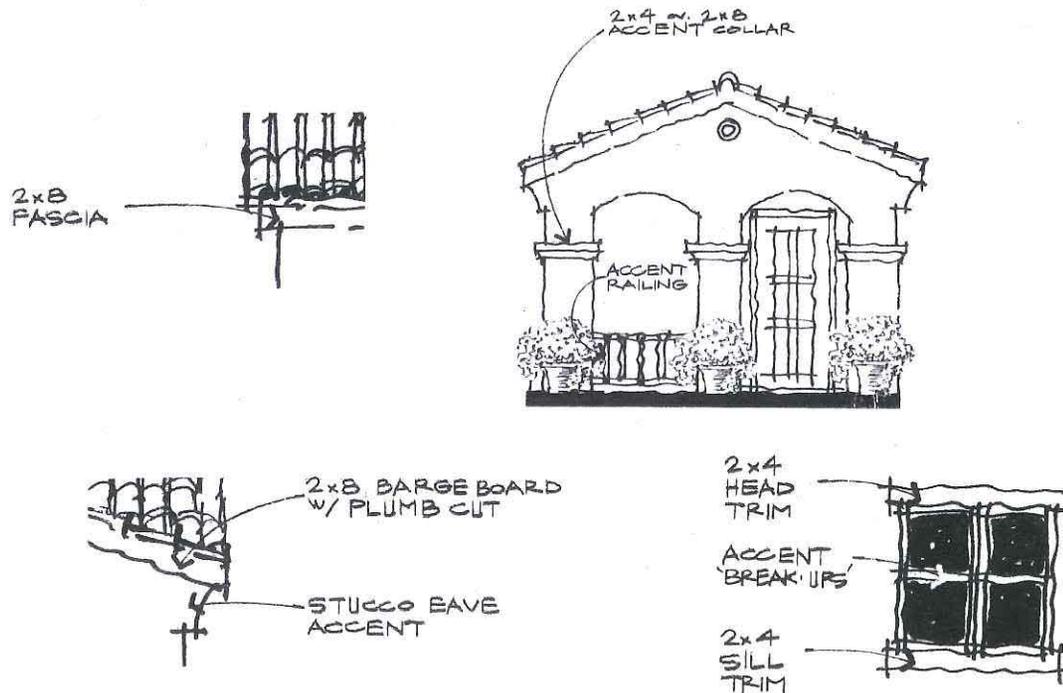
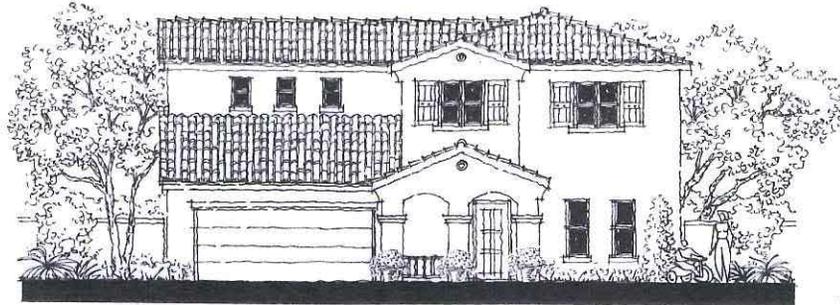
Architectural Style

Santa Barbara

Historical Characteristics

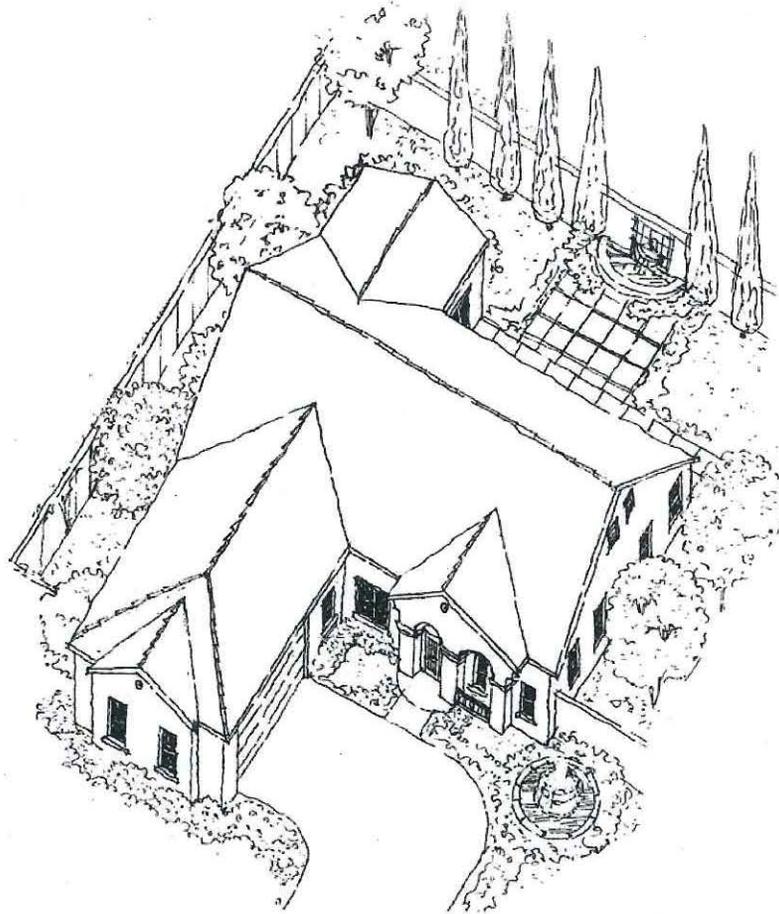
The Santa Barbara style is an adaptation of the original Spanish Colonial.

The style was popularized by the use of simple building forms. Roof framing features gable or hip conditions, along with shutters integral to the character. Windows feature wrought iron trim.



Architectural Style

Santa Barbara



Design Elements

Arched entry or architectural projection
Recessed arched windows
Window accent per style
Wrought iron railing accents
Stucco eave accent at gable end Accent
tile at gable end

'S' concrete tile
Roof pitch - 4:12
2 x 8 Fascia with 18" eave and 12" rake
2 x Wood trim
Paneled garage door per style
Accent lighting

Architectural Design Criteria

Accessory Structures

Any additional structure space shall conform to the design standards of the primary dwelling on the lot. Accessory structures shall meet the lot coverage and setback requirements for the appropriate zone.

Awnings

Fabric and / or metal awnings are prohibited.

Light Fixtures

Selection of light fixtures for highly visible locations (ie: entry areas, corner lots) shall be reviewed by the project design review committee for design standards and approval.

Address Fixtures

All address fixtures shall be of a size as approved by the Fire Department and shall be lit by photo-cell as standard features

Skylights

Skylights are prohibited

Gutters / Downspouts

Exposed gutters will be colored to match the roof or wall material. Exposed downspouts will be colored to match the surfaces to which they are attached.

Mailboxes

The type of box shall be submitted to the project design review committee and US Postal Service for review and approval.

Utility Meters

Both gas and electric meters and cable panels shall be screened from view on garage wall.

Mechanical Equipment

All air conditioning/heating equipment, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape/lighting shall be screened.

Patio Structures/Gazebos

The use of patio structures is encouraged. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. The details shall be submitted to the project design review committee and shall conform to setback requirements.

Roof Framing / Vents

All flashing and vents shall be colored to match the material to which it is attached.

Trash Containment

Space shall be provided in an adjacent sideyard or interior portion of garage to handle the size of at least two recycling containers.

With the Tres Cerritos Hills as a backdrop, the project site is an infill property located at the west end of the Valley. The surrounding residential developments are designed along a grid street pattern. To break up the monotony of rigid angular forms, the Specific Plan has incorporated these Design Guidelines. In addition to architectural design, these guidelines also address provisions for walking trails, internal recreational facilities, and project entry features. The Design Guidelines of Tres Cerritos East are intended as an expression of those guidelines to promote sustainable development.

- **Architectural Styles and Elements**

To be consistent with the Design Guidelines, and the original objectives of the development, a variety of architectural styles have been selected for each neighborhood product style that collectively form a broad selection of design options for the consumer. The selected styles for each product type are:

Tres Cerritos West:

- SFD 6000: French Country
English Country
American Country
- SFD 8000: Spanish Bungalow
California Ranch
Santa Barbara

Tres Cerritos East:

- SFD 4000: French Country, Monterey, & American Country
- SFD 4000 Alley-Loaded: French Country, Spanish Bungalow, American Country
- SFD 4500: French Country, Americana, Monterey
- SFD 6000: French Country, Spanish Bungalow, & American Country
- SFD 6000 Alley-Loaded: American Country, Spanish Bungalow, & Monterey
- SFD 7200: Americana, Tuscan, & Spanish Revival
- SFD 8000: Americana, Tuscan, & Spanish Revival
- SFD Garden Court: French Country and American Country.
- SFD Courtyard Homes: Monterey, Tuscan, French Country
- SFD Quad Homes: Spanish Revival, French Country, American Country
- Townhomes: Spanish Revival, French Country, Americana

From entry statements, to paving materials, to architecture the style of the project will emulate these design characteristics. These standards will outline the important and accepted design elements identified with the selected architectural styles. These elements include roof treatments, scale, materials, textures, color palettes, and significant architectural features indicative of each style.

D. LANDSCAPE DESIGN CHARACTER

- **Landscape Master Plans**

Tres Cerritos West

Tres Cerritos West is unique in the amount of open space retained within the development in the form of hillsides and vernal pools. Development will be restricted from slopes in excess of 25% that form the Tres Cerritos Hills in order to retain this highly visible resource from the west end of the valley. Additional open space is provided in the forms of paseo walking trails, that include two pocket parks, and a neighborhood park facility. The plan also features an expanded parkway to accommodate a meandering trail along the interior loop road. These features are presented in **Exhibit 7.1**

Tres Cerritos East

Tres Cerritos East will provide enriched landscaped treatments beyond the level typically found in the region as reflected in **Exhibit 7.2** (Master Landscape Coverage Plan). The components of this landscape program are as follows:

Linear Park

The 200'-wide Metropolitan Water District (MWD) easement will be developed in part as a linear park to create a promenade effect and a visual experience for those driving along Menlo Avenue. The Linear Park is approximately 7.91 acres and is bordered predominately by the proposed Menlo Avenue alignment traversing through the project. The Linear Park will also be bordered by "Alley-Load" single-family detached homes (Planning Area 5), where only front facades of adjoining homes will be visible from the Linear Park. Garages will be located at the rear of these homes. Guest parking areas are located within limited areas of the Linear Park to serve Planning Area 5.

A portion of the Linear Park, located between the northbound side of proposed Menlo Avenue and Planning Area 15, will be designed to act as a landscaped gateway to the Tres Cerritos East community. This portion of the Linear Park could be designed to integrate passive recreational use with the temporary detention basin (Planning Area 15). Usable landscaped open space, with benches for a viewing area overlooking the basin, would be constructed at the intersection of Devonshire Avenue and Myers Street to perpetuate access into the adjoining public park and soften the appearance of the basin from this intersection. A tubular steel fence will be erected around the interim detention basin. A twelve-foot-wide pedestrian trail would be constructed outside of the fence. Landscaping will be provided to blend the appearance of the basin with the adjoining park area. The channels, interim detention basin, and associated landscaping will be constructed by the developer and maintained by the City.

The linear park will be landscaped with drought tolerant plant material with a desert theme. It will include an intermittent use of shrubs and tree clusters designed to enrich pedestrian use along this easement. Some limited play amenities, such as a tot lot or half court basketball court may be included, as shown in **Exhibits 7.3** and **7.4**, subject to MWD approval. MWD restricts the level of improvements and landscape palette within the easement **Exhibit 7.5** provides photographic examples of a desert-themed landscape design.

The Linear park is part of a Tres Cerritos East community-wide system of pedestrian trails, bike paths, and neighborhood parks that serve the community. Linear park users will be able to park their vehicles along the southbound side of Menlo Avenue where there is parking designated. The Linear Park would be maintained and owned by the City of Hemet, through a Landscape and Lighting Maintenance District.

Recreation Center

The Tres Cerritos East Recreation Center is centrally located to serve as a focal point of the community for recreation and community events. The one-acre Recreation Center is planned to include a 4,000 square foot community center building, a junior-olympic size pool, a childrens' pool, and a spa. The facility could be a venue for swim meets. The facility is planned to include lounge and seating areas, limited grass areas and shade structures. The community center building will be designed to reflect the architectural theme of the community. It is intended that the Tres Cerritos East Master Homeowners' Association will own and maintain the Recreation Center for the private use of project residents and their guests. The system of pedetrain trails and paseos connect the Recreation Center to all areas within the project. Parking is provided along the "A" Street collector road as well as off-street parking within the one acre. **Exhibits 7.6** and **7.7** depict a conceptual site plan of the Recreation Center as well as pictoral examples of the building, and recreation area.

Active Public Sports Parks

A two-acre Sports Park is planned at the corner of Menlo Road (southbound side) and Celeste Road. The Sports Park is planned to accommodate a baseball field, a soccer field overlay, a tot lot and parking for the park. The park is designed to eventually be part of a larger regional sports park to be located in the neighboring property adjacent to the two-acre park, as approved by the City. In addition, there are two other half acre public parks planned at the corner of Devonshire Ave. and Cawston Ave., and on Celeste Road along the westerly project boundary.

Neighborhood Parks , Paseo Trails, Paseo Parks, and Paseo Linear Garden

A series of neighborhood parks are provided within residential planning areas as shown in **Exhibit 7.2** (Master Landscape Coverage Plan). In addition, a broad paseo park and paseo linear garden are planned within Planning Areas 4 and 5. The concept behind these localized parks is to place recreational amenities in close proximity to the home to promote pedestrian activity. These parks further serve the purpose of providing

recreational facilities for residential development with lots having less than 7200 square feet as required by the City. Each neighborhood park will include thematic uses that include tot lots, lawn games, and passive turf play areas.

Neighborhood Trails

A network of trails and paseos are planned throughout the project area to provide pedestrian access to the sports park, recreation center, neighborhood parks, the linear park, and the regional trail as part of a comprehensive system. Trails and paseos will be landscaped with appropriate pathway lighting. Elevated lights will be provided where paths intersect.

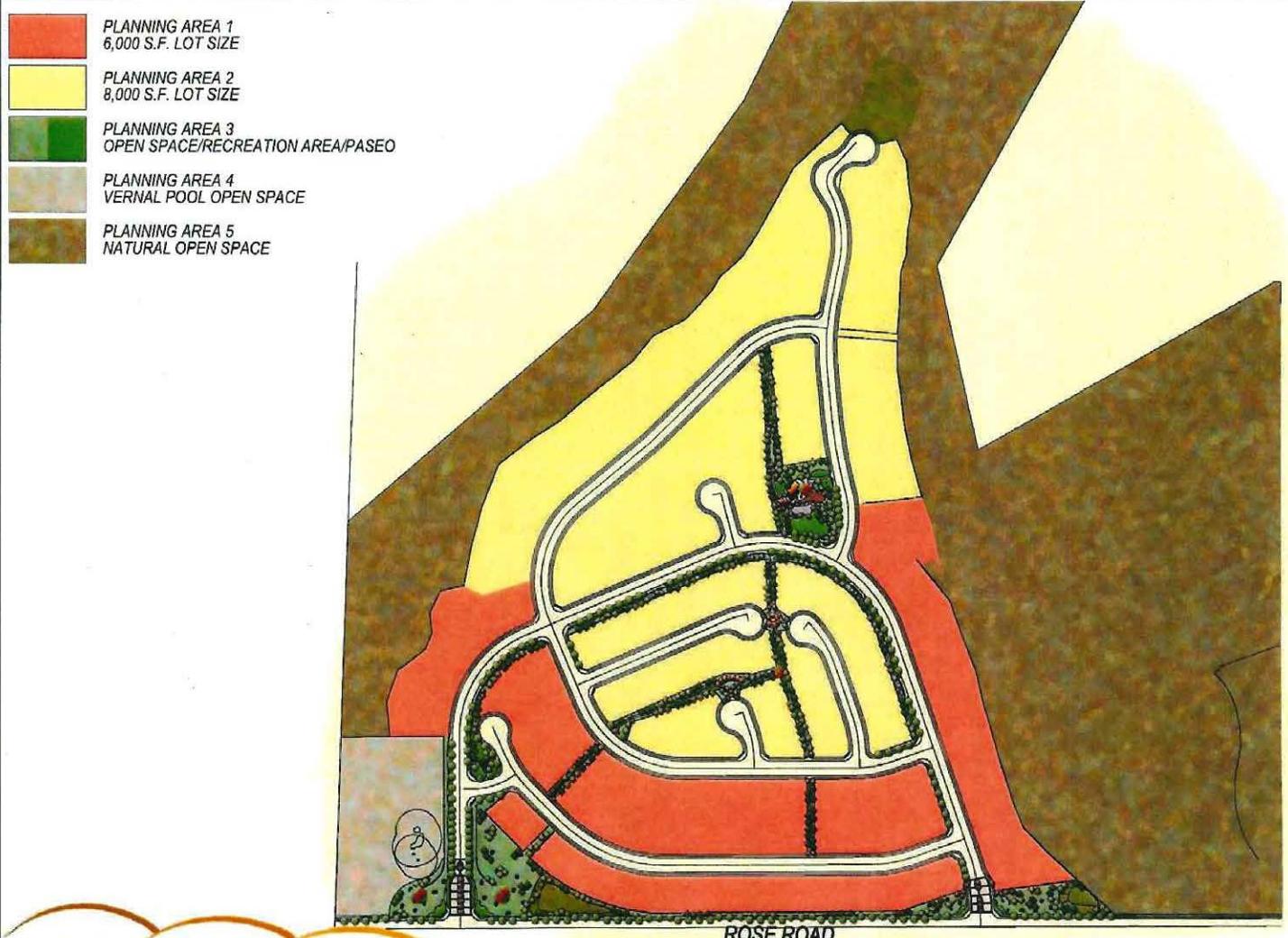
Regional Trails

Twelve foot-wide regional trails will be provided within the project along the naturalized drainage channel that extends along the east and west perimeters of the project and along the southbound side of Menlo Avenue, adjacent to the linear park. The trail adjoining the drainage channel will have a dual purpose as a maintenance road to service the drainage channel. The regional trail system will be accessible from areas outside of the project for community-level use and constructed of decomposed granite. **Exhibits 7.21** illustrates the cross sections of the regional trails.

Parkway Landscaping

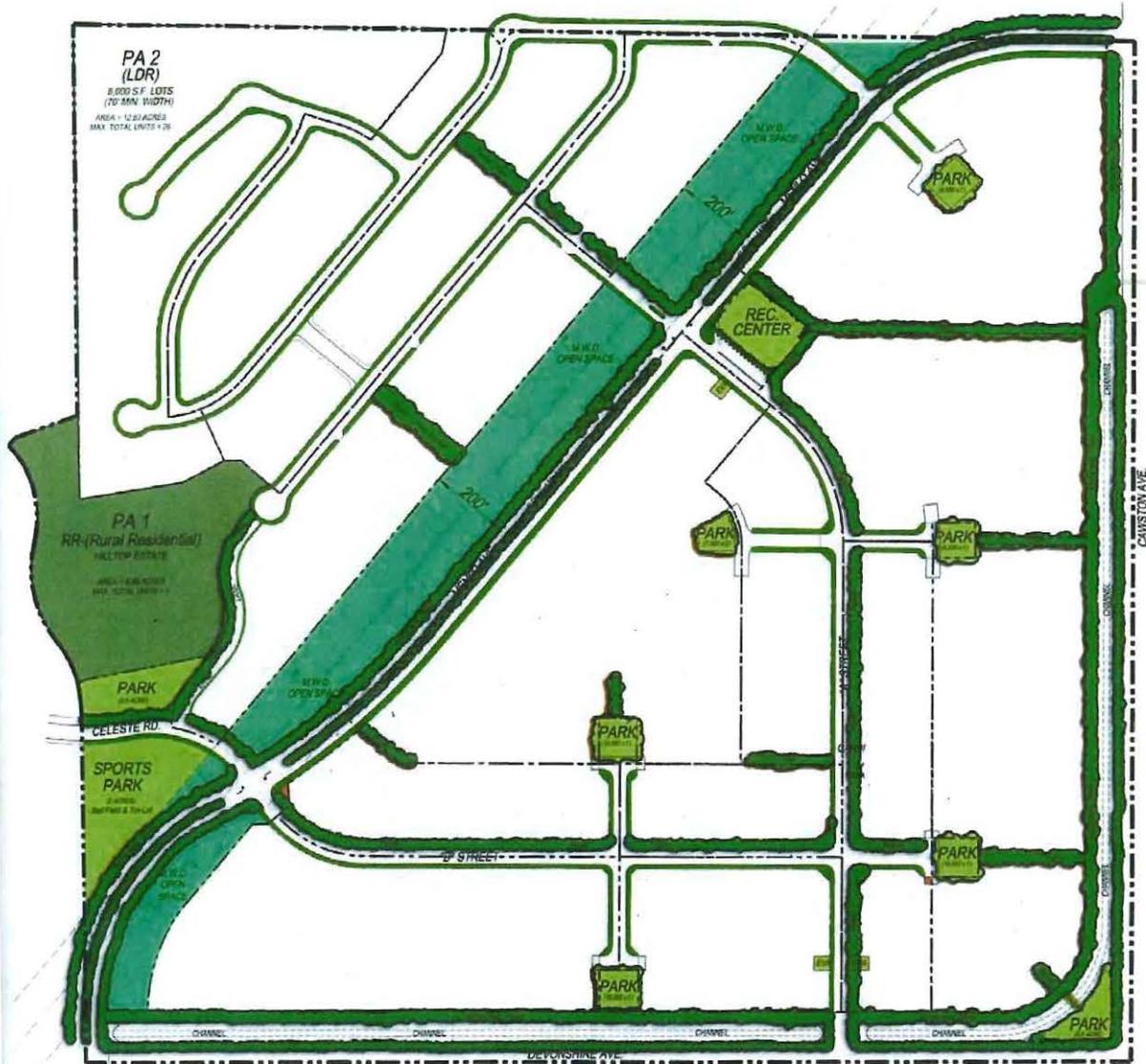
Landscape setbacks will be provided along Devonshire Avenue and Cawston Avenue in accordance with City standards to accommodate pedestrian traffic. An approximate one-half acre landscape area will be provided at the corner of Devonshire Avenue and Cawston Avenue.

Tres Cerritos East carries on the design concept of Tres Cerritos West by providing attractive active recreation and a system of trails to encourage interaction among residents and ease of access within the neighborhoods. The Master Landscape Coverage Plan is depicted in **Exhibit 7.2**.



**TRES CERRITOS WEST
 MASTER LANDSCAPE PLAN**

EXHIBIT 7.1



Master Landscape Coverage Plan
Tres Cerritos East **Exhibit 7.2**



***Linear Park Perspective
Exhibit 7.3***



*Linear Park Recreation Concept
Exhibit 7.4*



**Tres Cerritos East Linear Park
EXHIBIT 7.5**



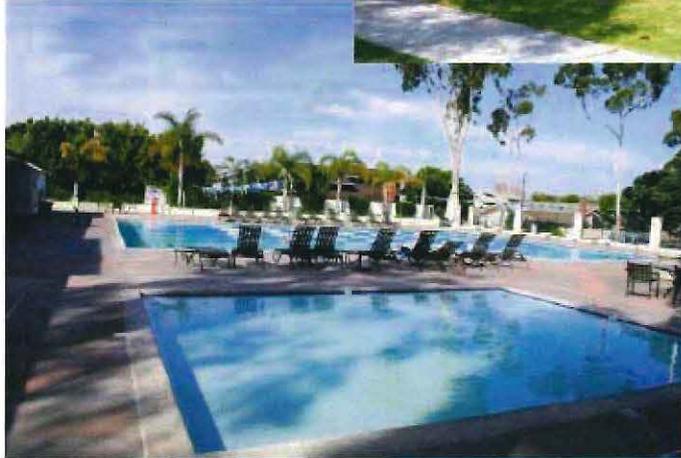
REC CENTER SITE SUMMARY:

AREA: 1.0 ACRES
 CLUB HOUSE BLDG: APPROX. 4,000 s.f.

PARKING SUMMARY:

14 DIAGONAL SPACES
 22 "A"-STREET SPACES
 36 PARKING SPACES TOTAL

ILLUSTRATIVE RECREATION CENTER PLAN
Tres Cerritos East **EXHIBIT 7.6**



IMAGES OF RECREATION CENTER CONCEPT
Tres Cerritos East **EXHIBIT 7.7**

- **Design Elements**

Tres Cerritos West

The Tres Cerritos Hills are preserved undeveloped and in natural vegetation in order to promote this resource that is highly visible from the west entry of the valley. To that end, many of the design elements within Tres Cerritos West have been developed to emulate the 'three hills' of Tres Cerritos.

Tres Cerritos East

Landscaping serves to unify a number of diverse features that include a major drainage facility that extends along two of the project boundaries, an easement in favor of Metropolitan Water District that contains regional water transmission pipes, and several distinctive neighborhoods that form the Tres Cerritos East portion of the project area.

The following exhibits, and their descriptive text, identify the landscape and recreational components proposed within the project that create a sense of arrival and promote neighborhood identity.

- **Project Entries**

Tres Cerritos West

The main entries into Tres Cerritos West are indicated in **Exhibits 7.8, 7.9, and 7.10**. The primary entry incorporates broad expanded parkways along Celeste Road to define the project identity and to relate thematically to the conditions at the entry. Tres Cerritos West is designed so that the throats of both entries increase significantly beyond the expanded parkways and introduce large theme walls designed to resemble the "three hills" of the Tres Cerritos theme. The entries again incorporate a loose and flowing plant palette, complete with boulder outcroppings and natural materials for driveway pavements, walkways, and entry pilasters. At the primary entry, the monument walls assist in protecting and screening the vernal pool areas from unwanted intrusions.

Tres Cerritos East

The project entries for Tres Cerritos East off of Devonshire Avenue address several conditions which converge that include bridges that cross the drainage channel for vehicular and non-vehicular traffic, a regional trail, entry monuments, and a rich landscaping palette to tie these elements together.

The main project entry, at Planning Areas 9 and 10, is located along Devonshire Avenue at proposed Street 'A', as shown in **Exhibit 7.11**. Access is gained over a bridge that crosses the drainage channel. The drainage channel is flanked by a combination maintenance road and regional trail on the north, and a standard city sidewalk along the south, adjacent to Devonshire Avenue. Extensive landscaping is provided along both pedestrian facilities. Pedestrian access is provided along both sides of Street 'A' over the theme bridge.



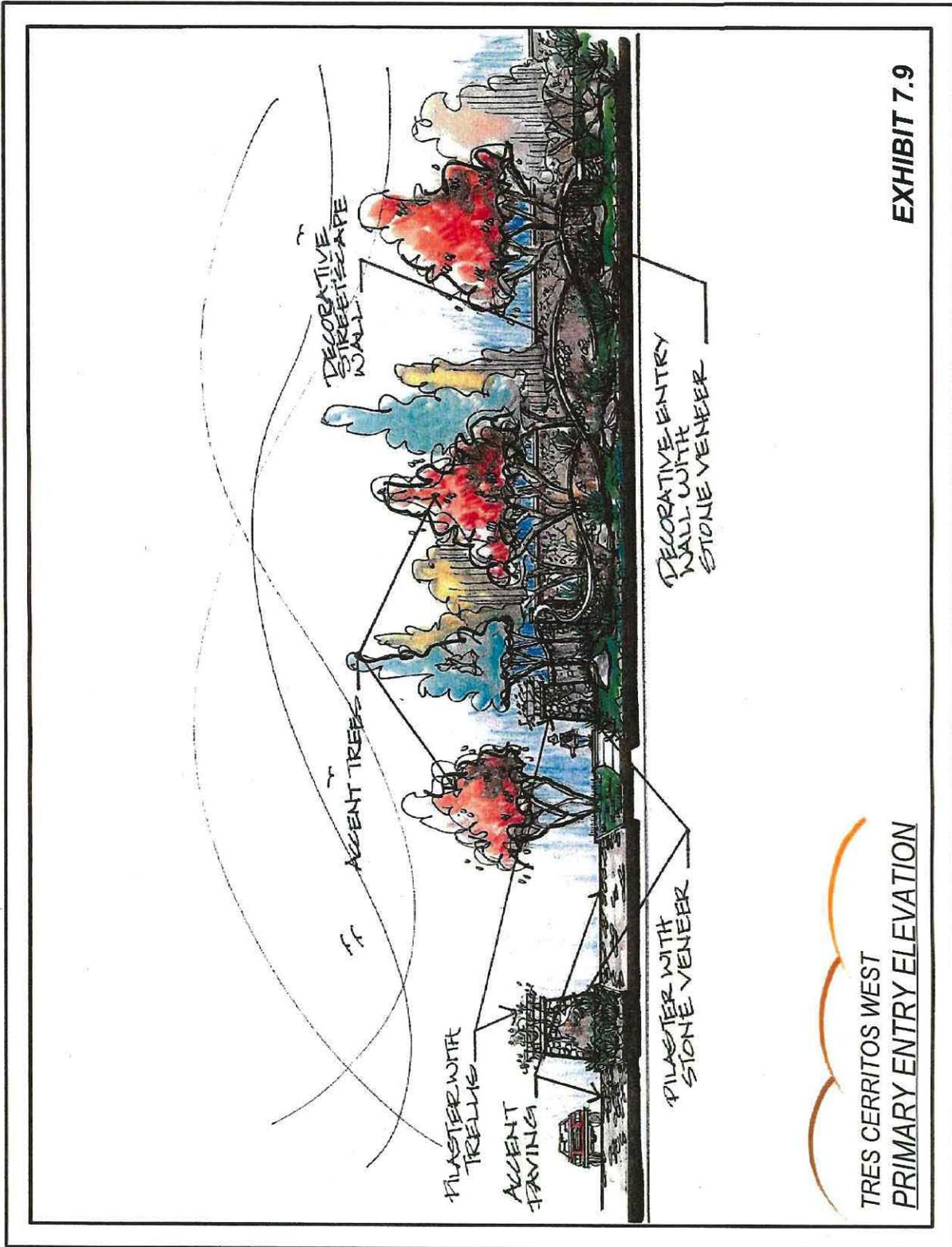
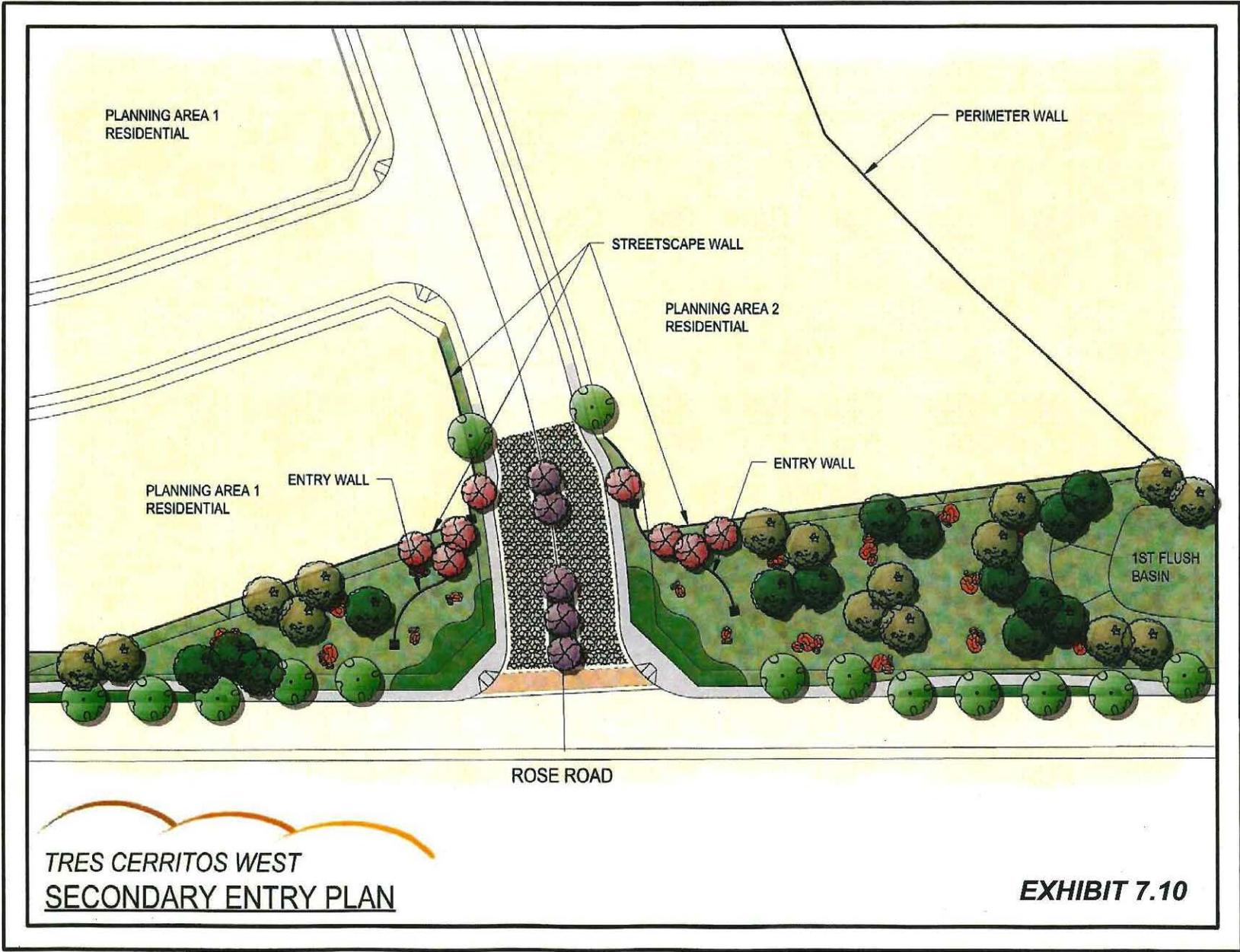
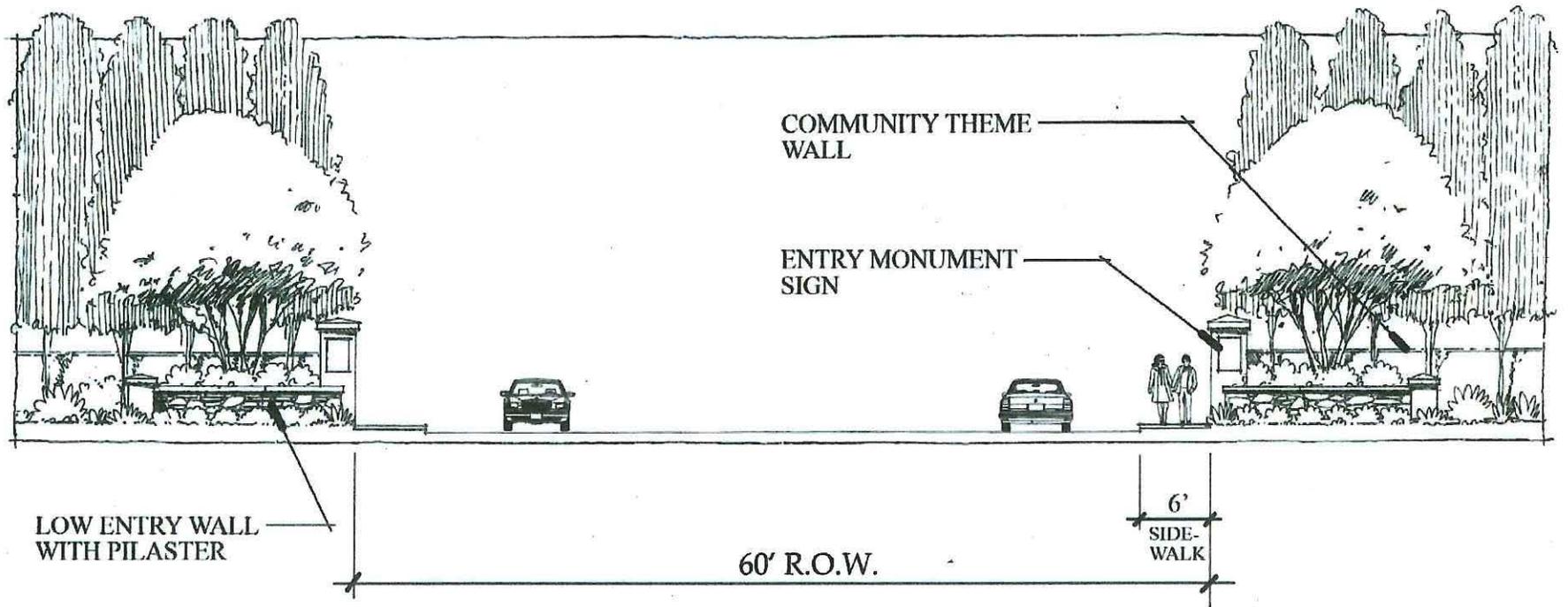


EXHIBIT 7.9





Entry Elevation
"A" Street

Tres Cerritos East
Devonshire Entry at 'A' Street Elevation
Exhibit 7.11

Park Plans

Tres Cerritos West

One other key element of continuing and expanding the open space theme is the park presented in **Exhibits 7.12 and 7.13**. The park incorporates a unique water play environment, tot lot, child play areas, recreation center, and turf play areas connected to a paseo system which incorporates a dry stream bed/drainage swale.

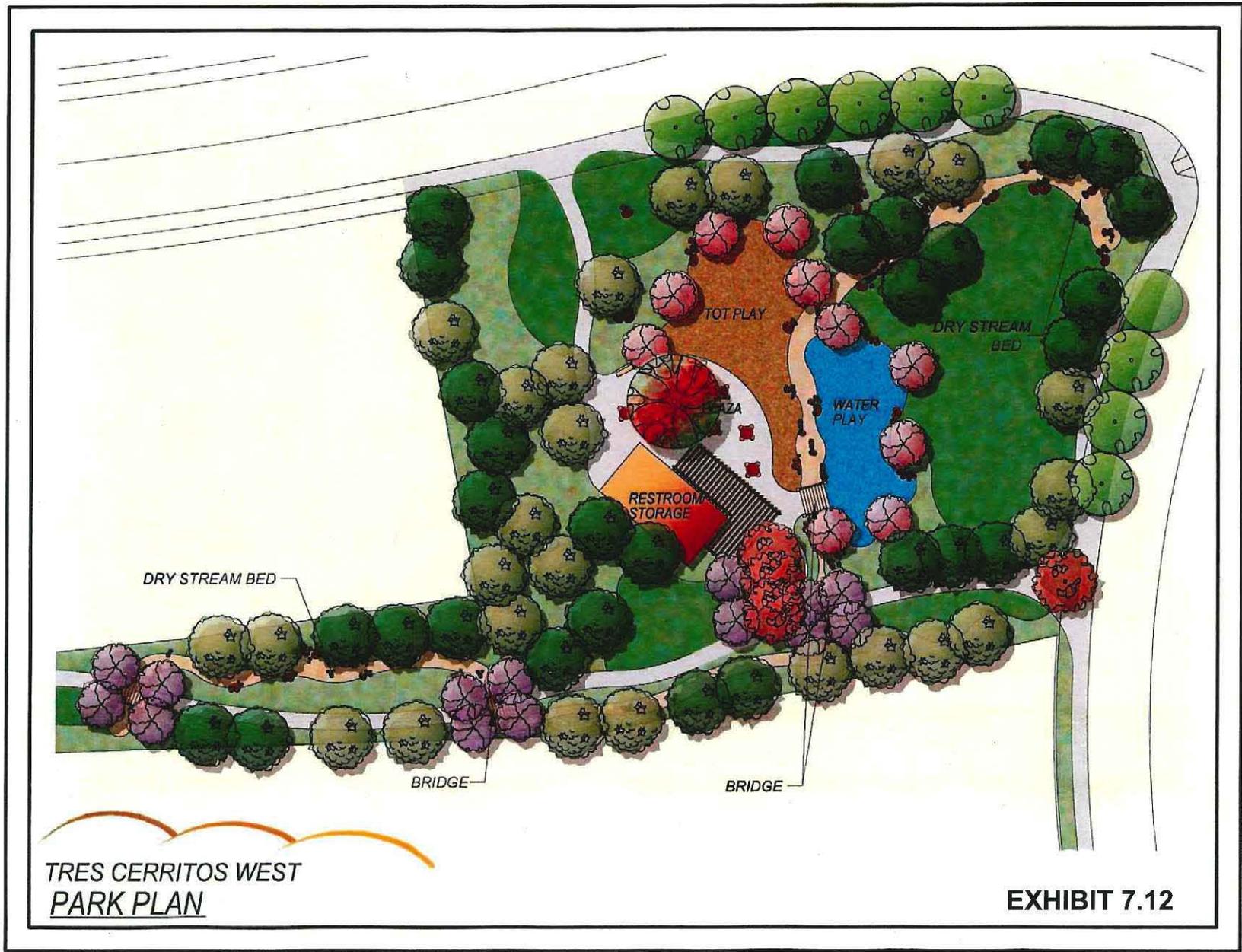
Tres Cerritos East

Tres Cerritos East contains over 25.6 acres of park facilities composed of public parks, private recreational facilities, and a linear park over the MWD easement. Parks are provided throughout the project area. They will be improved by the developer as part of any adjoining residential development, and could include basketball courts, picnic facilities, playground equipment, tot lot, and turf areas. The parks are located throughout the project for ease of access by project residents. There will be no restrictions on public access and use for public and linear parks. These parks would be maintained under a Landscape, Lighting and Maintenance District. **Exhibits 7.14 through 7.15** depict park images and amenities

Private recreational facilities are located within the Townhome area, (Planning Area 15). These facilities would each include a common area, restrooms, showers, pool, spa, and sunning area. These facilities will be owned and operated by a homeowners association for the exclusive use of residents and their guests.

The linear public park facility will include trails, picnic facilities, and limited active recreational uses as shown in **Exhibits 7.3 and 7.4**. This park also provides linkage to all areas with the specific plan project. The extent of improvements over the linear park must conform to the requirements and restrictions of Metropolitan Water District to assure protection of their pipeline facility. The linear park would be accessible by the public and maintained through a Landscape, Lighting and Maintenance District. **Exhibit 7.5** illustrates the linear park .

Exhibit 7.16 (Master Parks and Open Space Plan) provides an illustration and table outlining public and private park and opens spaces within the combined Tres Cerritos West and Tres Cerritos East Primary Planning Areas.





WATER PLAY AREA



WATER PLAY EQUIPMENT



TOT PLAY AREA EQUIPMENT



WATER PLAY EQUIPMENT



PLAY AREAS

**TRES CERRITOS WEST
PARK EQUIPMENT**

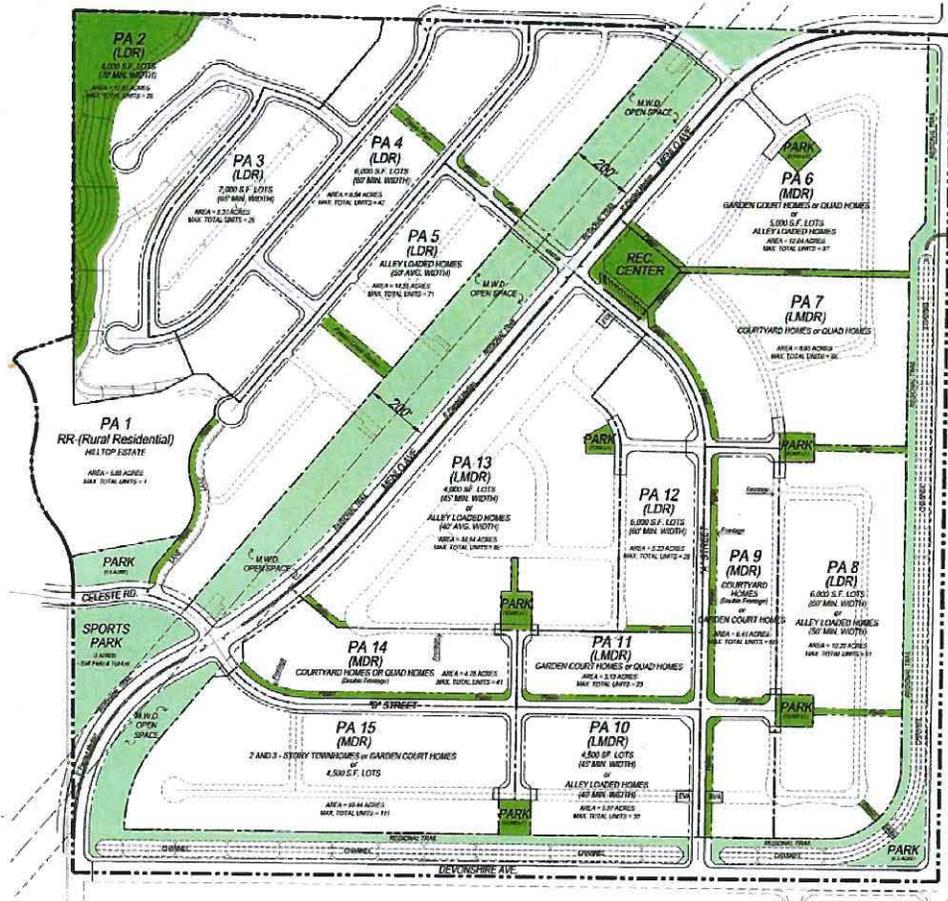
EXHIBIT 7.13





Park Equipment
Tres Cerritos

EXHIBIT 7.15



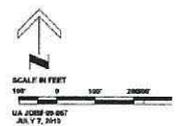
PARK AND OPEN SPACE TABULATION

OPEN SPACE AND ACTIVE PARK AREA MAINTAINED BY AREA H.O.A.

PA	APROX SIZE
2	3.5 Acs
6,7	1.0 Acs
6,8,10,13	1.5 Acs
	4.1 Acs
	10.1 Acs

OPEN SPACE AND PARK/TRAIL AREA MAINTAINED BY LLMD

LINEAR PARK AND TRAIL SYSTEM	7.9 Acs
PERIMETER TRAIL SYSTEM	4.1 Acs
ACTIVE PARK AREAS	3.0 Acs
	15.0 Acs



TRES CERRITOS EAST
CITY OF HEMET, CALIFORNIA



Master Parks and Open Space Plan
EXHIBIT 7.16

Pedestrian Amenities

Streetscapes

The landscape design guidelines for Tres Cerritos West and Tres Cerritos East are intended to enhance the natural environmental characteristics of the area. One such characteristic is the introduction of extensive common open space areas and streetscenes.

Streetscenes will incorporate natural flowing forms of native style vegetation. An expanded parkway incorporates a meandering sidewalk, berms, seating areas, low level lighting, and free flowing natural plant pallettes.

Paseos

Tres Cerritos West

The open space continues beyond the expanded street parkways to form paseos. The paseo system offers walking, exercize, picnicking, and social spaces throughout the project, and ties the complete development together both visually and physically. The paseos continue the theme of meandering sidewalks, seating areas, gardens, low level lighting, and flowing planting pallettes. Images of the streetscene and paseo system are shown in **Exhibits 7.17 and 7.18.**

Tres Cerritos East

Tres Cerritos East is a walking-oriented development composed of paseos, regional trails, and sidewalks. The paseo system offers walking, exercize, and social spaces throughout the project, and ties the complete development together both visually and physically. The paseos continue the theme of meandering sidewalks, seating areas, gardens, low level lighting, and flowing planting pallettes. A Paseo System Plan an Images of the paseo system are shown in **Exhibit 7.19 and 7.20.**

The paseo walkway system is designed to be accessible from residences throughout the project area. Paseos count toward the project open space requirement without dominating the overall square footage of the project open space component. Fences along paseos utilize a decorative block wall in order to retain privacy. Units within Planning Area 4 will face the paseo and no fencing is required.

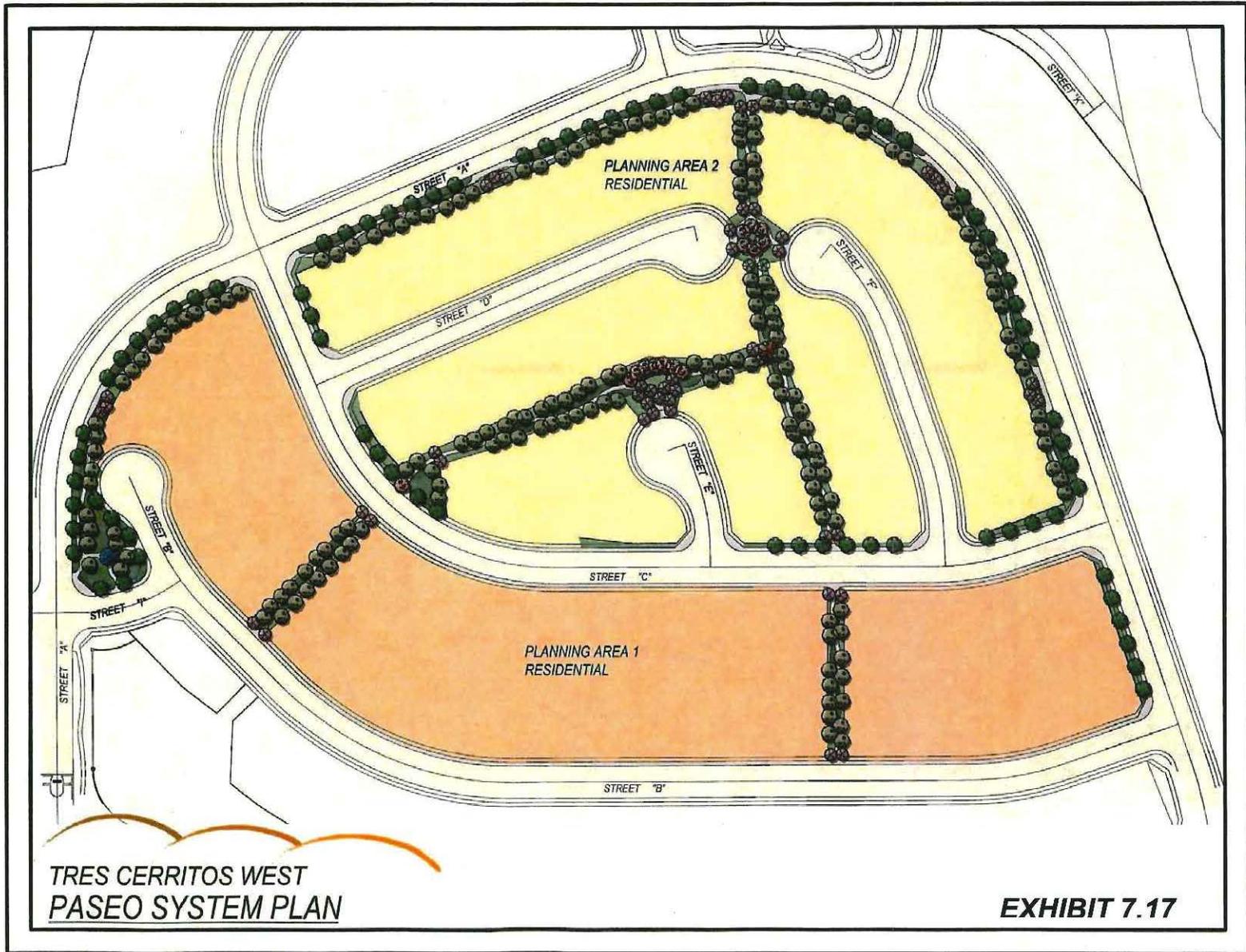
Paseos are designed to promote visibility, safety, and access. To that end, low profile pedestrian lights are provided to enhance pedestrian safety. Paseo sytems will be maintained by a homeowners association.

Regional Trails are associated with the drainage system along Devonshire Avenue and Cawston Avenue, and along the linear park within the MWD easement. These trails will offer linkage to areas beyond the project and have more of a community context. The

trails will be constructed for all-weather access while retaining a rustic charm. Regional trails are also designed to promote visibility, safety, and access. See **Exhibit 7.21** for further illustrations of the regional trail system.

Concrete sidewalks will be constructed along both sides of all public streets to complete the system of pedestrian access. Sidewalks along public streets will be placed at the property line to enable a landscaped parkway buffer between pedestrians and vehicles, and to enhance the aesthetic quality of the project. Images of sidewalks are shown in **Exhibit 7.22**.

As shown on Table VI-1, sidewalks and adjoining parkways will be maintained under a Landscape, Lighting, and Maintenance District. The paseos and regional trails will be owned and maintained by the Master Homeowners Association.





PASEO BETWEEN LOTS



PASEO-FRONT YARD INTERFACE



EXPANDED PARKWAY



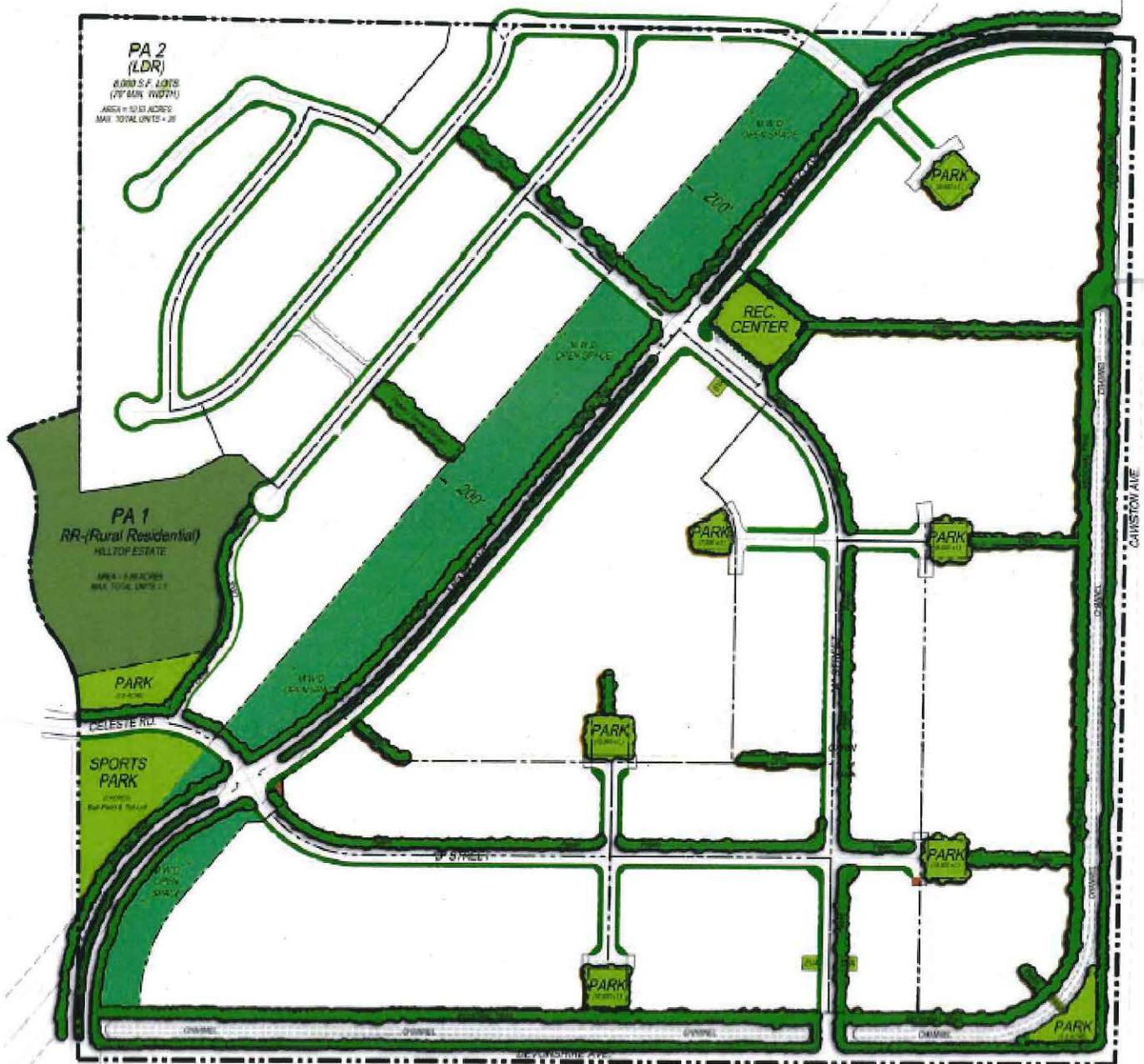
PASEO-STREET INTERFACE



EXPANDED PARKWAY

**TRES CERRITOS WEST
PASEO IMAGES**

EXHIBIT 7.18

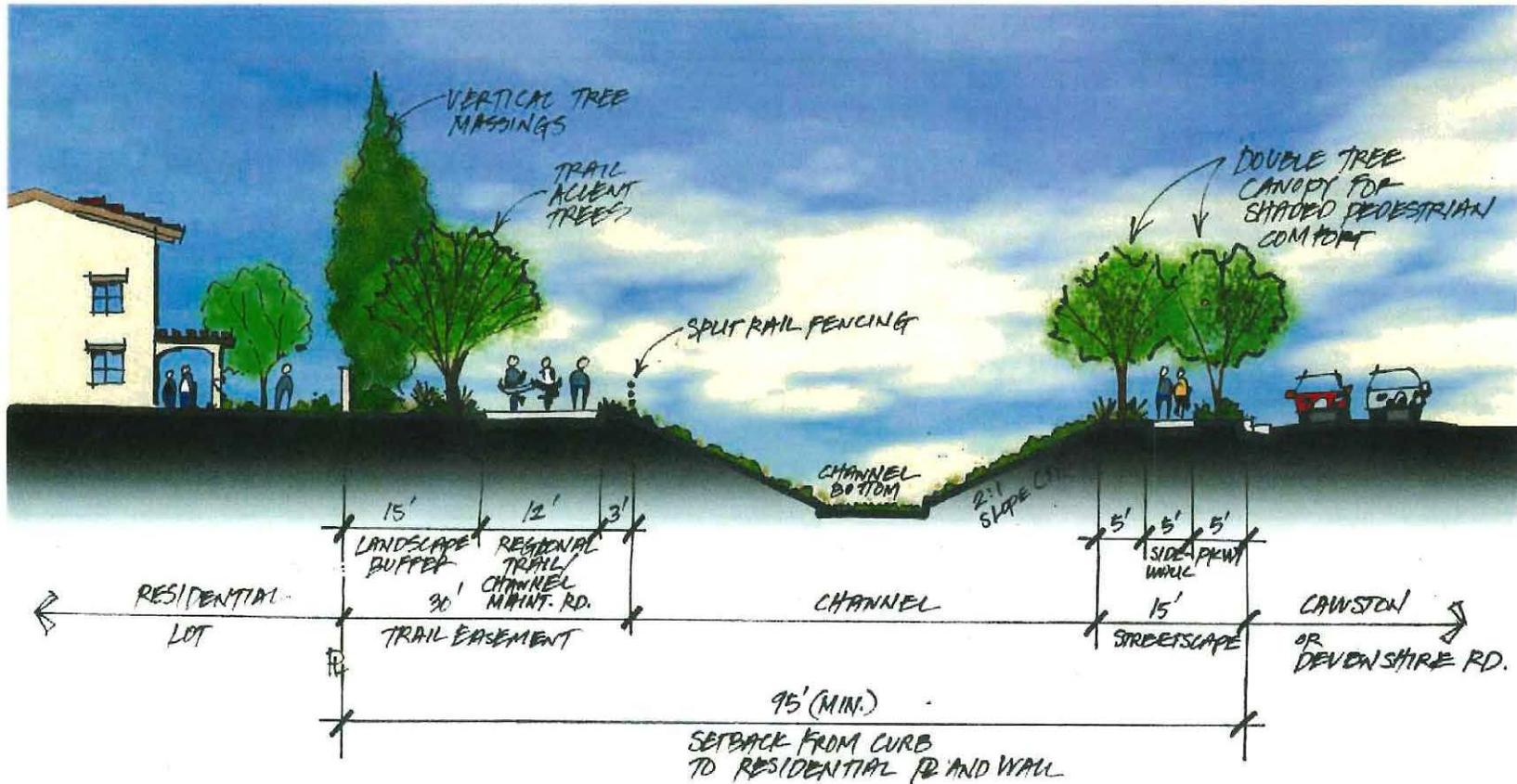


PEDESTRIAN CIRCULATION PLAN
Tres Cerritos East
Exhibit 7.19



Paseo / Streetscape
Tres Cerritos

EXHIBIT 7.20



TRES CERRITOS EAST
REGIONAL TRAIL / CHANNEL SECTION

SCALE 1"=10'



EXHIBIT 7.21

- **Fencing and Walls**

Tres Cerritos West

A map of the fencing plan is provided in **Exhibit 7.22** that illustrates the type and extent of fencing throughout the project area. Elevations of the types of fencing to be used is provided in **Exhibit 7.23**. The intent of the fencing design is to place the appropriate type of fence in a location to either enable views or to blend with the natural environment.

Streetscape: a project theme wall of contrasting tan block with brown split face block and a brown block cap to emulate the hills of Tres Cerritos.

Perimeter wall: tan block with a brown block cap used along the side and rear lot lines of individual lots, including lots adjoining natural open space, that will be complemented by vine plant material to assist with graffiti control as well as to soften the streetscene.

Tubular Steel: to provide views into key areas as well as incorporating portions of non-climbable/pest control fencing for the vernal pools.

Tres Cerritos East

The project will be enclosed by a perimeter theme wall, except at the linear park/MWD easement and along the Tres Cerritos hillside. The perimeter wall is designed as tan split face block, with two courses of accent brown split face block, as shown in **Exhibit 7.25**. The top will be capped by a brown block cap. The perimeter wall will also be used in limited instances along street-oriented side yards

A streetscape wall will be provided along the rear of lots that adjoin public streets. The streetscape wall is designed as tan split face block with a brown split face course and block cap at the top. Brown pilasters will be placed every 75 feet on center or at intersecting property lines.

A combination of tubular steel and block wall will be used along paseos and at the interface between multiple family residential space and the linear park.

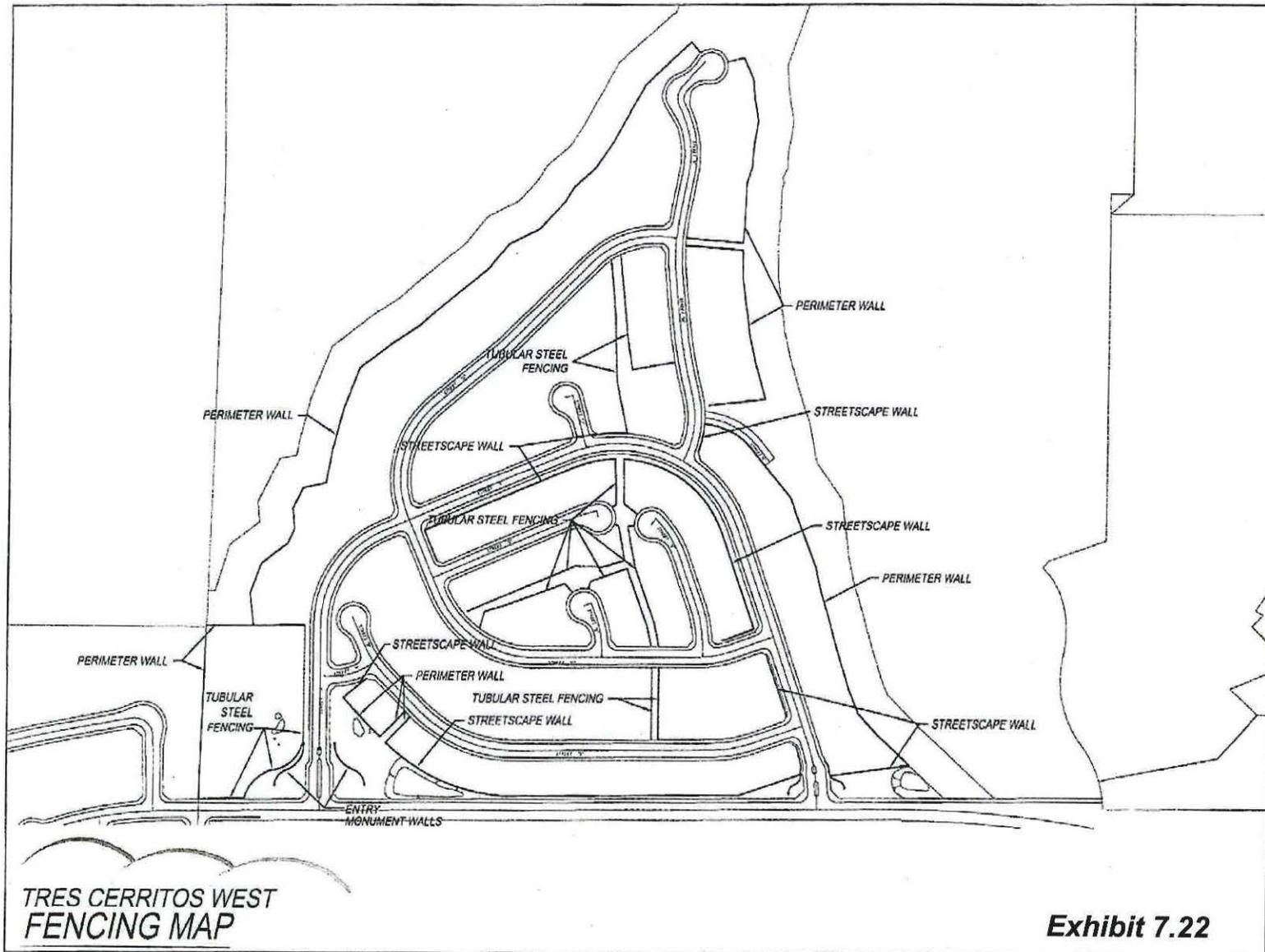
Tubular steel fencing will be provided at the rear of lots adjoining the Tres Cerritos hills, and adjoining public parks in some instances. Tubular steel will also be used as the fencing separating the public sidewalk from the drainage channel along Cawston Avenue and Devonshire Avenue.

Wood fencing will be provided between single family residential lots where yard areas are not oriented to a street. Gates visible from public view shall be wood or wrought

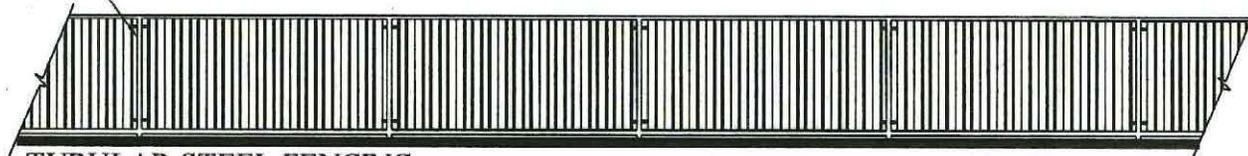
iron. Chain link fencing and gates are prohibited. If wooden gated are used, they shall be painted the same color as the adjoining home.

Fencing along paseos and neighborhood parks will vary depending on the orientation of adjoining uses, the type of residential use, and other factors in order to balance security with aesthetics.

The proposed fencing plan and fencing elevations that have been selected for use in Tres Cerritos East are depicted in **Exhibits 7.24 and 7.25**.



TUBULAR STEEL PAINTED
TAN TO MATCH WALL



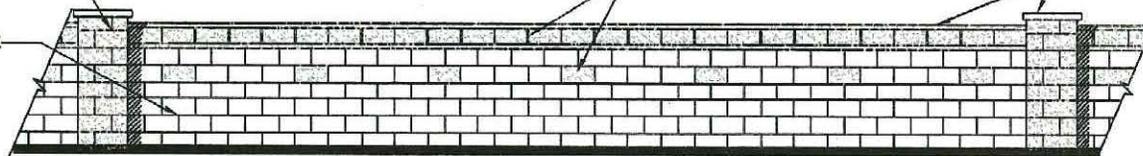
TUBULAR STEEL FENCING

BROWN SPLIT-FACE COLUMN
AT 7' ON CENTER

TAN SPLIT FACE BLOCK

BROWN SPLIT FACE BLOCK ACCENT

BROWN SPLIT FACE BLOCK CAP



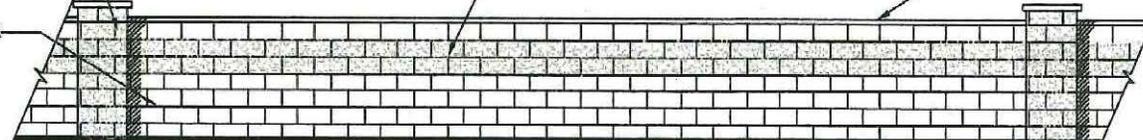
STREETSCAPE WALL

BROWN SPLIT-FACE COLUMN
AT 7' ON CENTER

TAN SPLIT FACE BLOCK

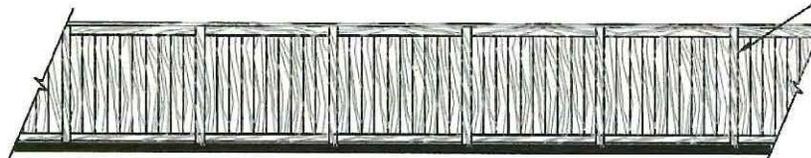
2 COURSES BROWN SPLIT-FACE BLOCK

BROWN SPLIT FACE BLOCK CAP



PERIMETER WALL

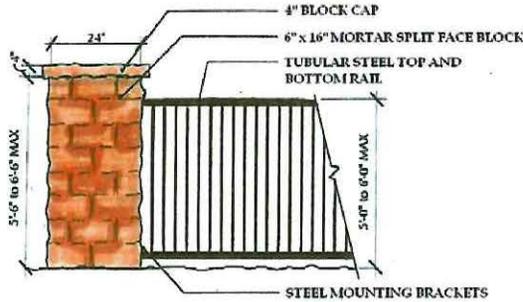
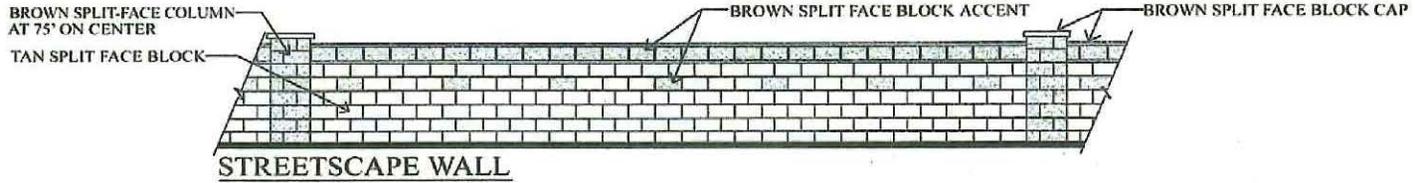
4X4 WOOD POST AT 8' O.C.



WOOD FENCING

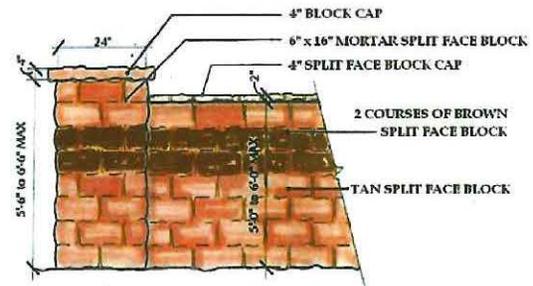
Wall & Fences Elevation
Tres Cerritos

Exhibit 7.23



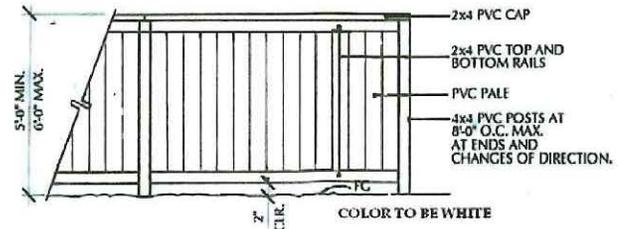
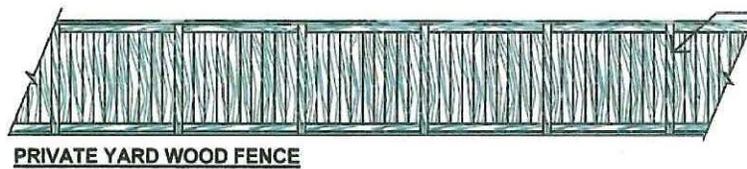
FILASTERS TO BE SET ONLY AT THE CORNER PROPERTY LINES AT THE REAR OF EACH LOT
 TUBULAR STEEL PAINTED TAN TO MATCH WALL

OPEN TUBULAR STEEL FENCE



FILASTERS TO BE SET ONLY AT THE CORNER PROPERTY LINES AT THE REAR OF EACH LOT

SOLID MASONARY THEME WALL



PRIVATE YARD VINYL FENCE

Walls & Fences Elevations ***Tres Cerritos East Exhibit 7.25***

E. ALTERATIONS / DEVIATIONS FROM THE DESIGN ELEMENTS:

Over the life of the project, alterations or deviations in the design elements may be desirable and are acceptable provided they are determined not to be significant, (i.e: important or relevant to the overall character, scale or appearance of the project) and contribute to the diversity of the project.

A Development Review Committee composed of the City staff, developer, and his consultants shall review all proposed revisions or deviations and shall determine whether proposed alterations are significant or insignificant. Insignificant alterations/deviations shall be reviewed by an appointee of the Development Review Committee and when approved, documentation of the approved revisions/deviations shall be forwarded to the Planning Department for inclusion into the plan.

Revisions or deviations from the **design/aesthetic** intent for the project shall require an amendment to the Specific Plan when determined to be significant.

F . LANDSCAPE GUIDELINES: (Project-wide)

The following table lists the landscape materials selected to enhance the unique environment of Tres Cerritos. This palette is intended to provide year round color and foliage. In addition several plants have been selected based upon their aromatic scent at times throughout the blooming season.

Tres Cerritos Project Area – City of Hemet
Preliminary Planting Palette

Botanic Name	Common Name	Height/Spread
TREES:		
ARBUTUS MARINA	NCN	40'/40'
BRACHYCHITON POPULNEUS	BOTTLE TREE	30'-50'/30'
CEDRUS DEODARA	DEODAR CEDAR	80'/40'
CINNAMOMUM CAMPHORA	CAMPHOR TREE	50'/60'
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	30'/20'
HYMENOSPORUM FLAVUM	SWEET SHADE TREE	40'/20'
LAGERSTROEMIA INDICA 'MUSKOGEE'	GRAPE MYRTLE – MULTI TRUNK	15'/15'
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	40'/40'
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	60'/40'
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA	20'/15'
MELALEUCA QUINQUENERVIA	PAPERBARK TREE	30'/20'
PINUS ELDARICA	AFGHAN PINE	60'/25'
PINUS HALEPENSIS	ALEPPO PINE	60'/40'
PISTACIA CHINENSIS	CHINESE PISTACHE	40'/40'
PODOCARPUS GRACILIOR	FERN PINE	40'/20'
PRUNUS CERASIFERA	PURPLE LEAF PLUM	15'/15'
PYRUS KAWAKAMII	EVERGREEN PEAR	30'/30'
QUERCUS ILEX	HOLLY OAK	50'/50'
QUERCUS SUBER	CORK OAK	50'/50'
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	60'/60'
RHUS LANCEA	AFRICAN SUMAC	30'/30'
SCHINUS MOLLE	CALIFORNIA PEPPER	40'/40'

SHRUBS:

ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	5'5'
AGAPANTHUS AFRICANUS 'PETER PAN'	LILY-OF-THE-NILE	18"/18"
ARBUTUS UNEDO	STRAWBERRY TREE	10'/10'
BOUGAINVILLEA SPP.	BOUGAINVILLEA	VARIES
CEANOTHUS SP.	WILD LILAC	VARIES
CISTUS 'SUNSET'	ROCKROSE	3'/6'
COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5'/5'
DIETES VEGETA	FORTNIGHT LILY	3'/2'
ESCALLONIA FRADESII	ESCALLONIA	5'/5'
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	8'/8'
GREVILLEA 'NOELLII'	GREVILLEA	4'/4'
JASMINUM MESNYI	PRIMROSE JASMINE	6'/6'
HEMEROCALLIS HYBRIDS	DAYLILY	18"/18"
ILEX CORNUTA	CHINESE HOLLY	7'/7'
LAVANDULA OFFICINALIS	ENGLISH LAVENDER	18"/18"
LAVANDULA STOECHAS	SPANISH LAVENDER	18"/18"
MAHONIA 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE	6'/5'
NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	3'/3'
OSMANTHUS FRAGRANS	SWEET OLIVE	8'/8'
PHILADELPHUS MEXICANUS	EVERGREN MACK ORANGE	5'/5'
PHORMIUM TENAX 'CHOCOLATE'	NEW ZEALAND FLAX	4'/4'
PHORMIUM TENAX 'PINK STRIPE'	NEW ZEALAND FLAX	3'/4'
PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	5'/5'
PHOTINIA FRASERI	PHOTINIA	8'/8'
PITTOSPORUM TOBIRA 'VARIEGATA'	TOBIRA	7'/7'
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF TOBIRA	3'/3'
RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5'/5'
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	6'/3'
SALVIA GREGGII	AUTMUN SAGE	18"/18"
TULBAGHIA VIOLACEA 'SILVER LACE'	SOCIETY GARLIC	18"/18"
XYLOSMA CONGESTUM	SHINY XYLOSMA	8'/8'

VINES:

CALLIANDRA HAEMATOCEPHALA 'ESPALLIER'	PINK POWDER PUFF	VARIES
DISTICTUS BUCCINATORIA 'ESPALLIER'	BLOOD RED TRUMPET VINE	VARIES
FICUS REPENS	CREEPING FIG	VARIES
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	VARIES

GROUNDCOVERS:

CONVOLVULUS SABATICUS	GROUND MORNING GLORY	18"
HYPERICUM CALYGINUM	AARON'S BEARD	18"
LONICERA JAPONICA 'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	24"
MYOPORUM PARVIFOLIUM 'PINK'	MYOPORUM	12"
ROSA 'JOYFUL JUBILEE'	CARPET ROSE	24"
ROSMARINUS OFFICINALIS - 'HUNTINGTON CARPET'	ROSEMARY	24"
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	24"
VERBENA PULCHELLA 'GRACILIOR'	MOSS VERBENA	12"

i Ibid., II General Plan, A.4.a., Residential Districts, pg. II-A-23

ii Ibid., II General Plan, A.4.a., Residential Districts, pg. II-A-23

iii Ibid., II General Plan, A. 4.e., Open Space Districts, Open Space, pg II-A-26