Tres Cerritos Specific Plan
Specific Plan No. 90-9

As amended by Specific Plan Amendment No. 24-003

CITY OF HEMET

2nd Screencheck DRAFT
Redline Version
AUGUST 2025

Prepared for:
D.R. HORTON

Prepared by:
T&B PLANNING, INC.
3200 El Camino Real, Suite 100, Irvine, CA, 92602
Contact: Lance Retuya
Phone: (714) 505-6360 x 110

In Collaboration With:

SP2 Engineering – *Civil Engineer*

WHA – *Residential Architect*

BMLA – *Landscape Architect*

TRES CERRITOS SPECIFIC PLAN No. 90-9

as amended by

Specific Plan Amendment 24-003

TABLE OF CONTENTS

EXHIBITS

TABLES

SUMMARY OF CHANGES

Amendment No. 4 to Specific Plan 90-009 (SPA 24-003) modifies the 190.1-acre western portion of the TRES CERRITOS Specific Plan to reflect revisions to the uses, configuration, acreages, lot counts and sizes, densities and General Plan land use designations of Project Planning Areas. Tres Cerritos West (TCW) includes 68.8 acres of open space owned by the City of Hemet that will remain undisturbed and are not a part of the proposed project's development envelope.

SPA 24-003 introduces a mix of residential lot sizes to provide more attainable housing choices designed for current and future City of Hemet residents of various age demographics and income levels. The revisions proposed by this Amendment would increase the number of homes by 92 homes, from 177 homes to 269 homes, and accommodate residential densities of up to 7.8 dwelling units per acre (du/ac). SPA 24-003 would reduce the minimum lot size from 6,000 and 8,000 square feet to 3,600, 4,500, and 5,000 square feet. This Amendment also redesignates open space and nonresidential land uses to accurately reflect the land use designations of the City's 2030 General Plan. No changes to Planning Area 4, Planning Area 5, or to the total project acreage within the TRES CERRITOS Specific Plan are proposed as part of this Amendment.

In response to changing market conditions and housing needs in the regional area, ~~Specifically, this Amendment No.~~SPA 24-003 would:

1. Establish the Low Medium Density Residential (LMDR) land use designation in Planning Areas 1 and 2 as follows:
    a. Planning Area 1 allocates 193 homes (3,600 square-foot minimum lot area) with a density of 7.8 du/ac on 24.83 acres.
    b. Planning Area 2 allocates 39 homes (4,500 square-foot minimum lot area) with a density of 5.7 du/ac on 6.87 acres.

2. Establish the Low Density Residential (LDR) land use designation in Planning Area 3 as follows:
    a. Planning Area 3 allocates 37 homes (5,000 square-foot minimum lot area) with a density of 4.0 du/ac on ~~9.31~~9.35 acres.

3. Modify the Parks and Paseo land uses as follows:
    a. Establish ~~4.91~~4.87 acres of Park/Outdoor Recreation uses, including a 1.5~~66~~-acre park in Planning Area 6A, a 0.69-acre park in Planning Area 6B, and a 1.61-acre park in Planning Area 6C, and a 1-acre paseo network in Planning Area 7.
    b. Establish 3.32 acres of Open Space/Natural Resources uses within Planning Areas 8 and 9A-9D, including open space lots and slopes.
    c. Establish 2.84 acres of Public Facility uses, including a 0.94-acre basin in Planning Area 10A, a 0.91-acre basin in Planning Area 10B, and a 0.99-acre basin in Planning Area 10C.

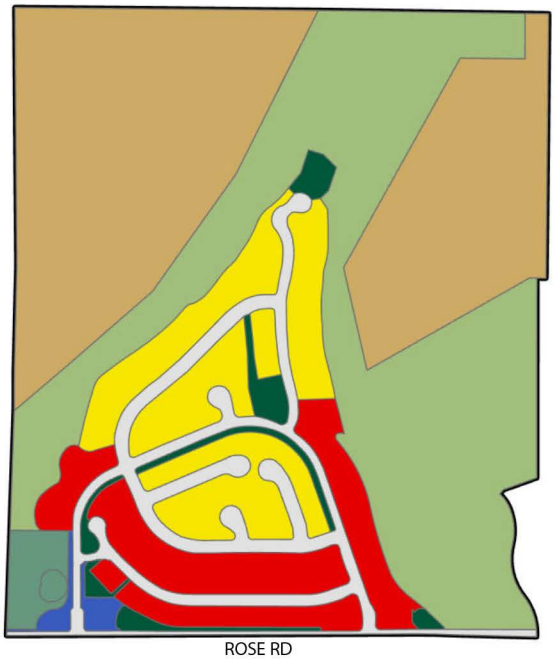
4. Establish 6.46 acres of roadway infrastructure, including Celeste Road and internal streets.

The modifications proposed by this Amendment are summarized in Table i-1, *Summary of Changes - Land Uses* and illustrated on Exhibit SC-1, Comparison of Approved SPA 03-2 (2004) and Proposed SPA 24-003 Land Uses.

Table i-1. Summary of Changes - Land Uses

Approved Specific Plan Amendment No. 06-001 (Amendment No. 3)				Proposed Specific Plan Amendment No. 24-003, (Amendment No. 4)			
Land Use Designation	Planning Area	Target Units	Acres	Land Use Designation	Planning Area	Target Units	Acres
Low Density Residential (LDR)	1	89	21.7	Low Density Residential (LDR)	3	37	9.35~~1~~
	2	88	31.4				
LDR Subtotal		**177**	**53.1**	**LDR Subtotal**		**37**	**~~9.31~~9.35**
Low Medium Density Residential (LMDR)	--	--	--	Low Medium Density Residential (LMDR)	1	193	24.83
					2	39	6.87
LMDR Subtotal		**--**	**--**	**LMDR Subtotal**		**232**	**31.70**
Park (P)	3	--	5.6	Park (P)	6A	--	~~1.60~~1.56
				Park (P)	6B	--	0.69
				Park (P)	6C	--	1.61
				Park (P)	7	--	1.00
Park Subtotal		**--**	**5.6**	**Park Subtotal**		**--**	**4.87~~91~~**
Vernal Pool Reserve	4	--	3.5	Open Space – Environmental Management (OS-EM)	4	--	3.49
Vernal Pool Subtotal		**--**	**3.5**	**OS-EM (Vernal Pool) Subtotal**		**--**	**3.49**
Upland Conservation Area	5	--	59.1	Open Space – Environmental Management (OS-EM)	5	--	59.23
Upland Conservation Area Subtotal		**--**	**59.1**	**OS-EM (Conservation) Subtotal**		**--**	**59.23**
Open Space/Natural Resources (OS)	--	--	--	Open Space/Natural Resources (OS)	8	--	0.70
	--	--	--		9A	--	0.89
	--	--	--		9B	--	0.51
	--	--	--		9C	--	0.79
	--	--	--		9D	--	0.43
OS Subtotal		**--**	**--**	**OS Subtotal**		**--**	**3.32**
Public Facility (PF)	--	--	--	Public Facility (PF)	10A	--	0.94
	--	--	--		10B	--	0.91
	--	--	--		10C	--	0.99
PF Subtotal		**--**	**--**	**PF Subtotal**		**--**	**2.84**
Circulation	--	--	--	Circulation	--	--	6.46
Circulation Subtotal		**--**	**--**	**Circulation Subtotal**		**--**	**6.46**
City-Owned Open Space	--	--	**68.8**	City-Owned Open Space	--	--	**68.8**
PROJECT TOTAL		**177**	**190.1**	**PROJECT TOTAL**		**269**	**190.1**

Approved Tres Cerritos West Conceptual Land Use Plan



Proposed Tres Cerritos West Conceptual Land Use Plan

Approved Specific Plan No. 90-009 (Amendment No. 3)						Proposed Specific Plan Amendment No. 24-003 (Amendment No. 4)					
Planning Area	Units	Acres	Density	Type	Land Use Designation	Planning Area	Units	Acres	Density	Type	Land Use Designation
Residential						**Residential**					
1	89	21.7	4.1	SFD 6000	LDR	1	193	24.83	7.8	SFD 3600	LMDR
2	88	31.4	2.8	SFD 8000	LDR	2	39	6.87	5.7	SFD 4500	LMDR
						3	37	9.35	4.0	SFD 5000	LDR
Residential Subtotal	**177**	**53.1**	**3.3**			**Residential Subtotal**	**269**	**41.05**	**6.55**		
Non-Residential						**Non-Residential**					
3	--	5.6	--	Private Park, Paseos, Common Area	--	6A	--	1.56	--	Park	P
						6B	--	0.69	--	Park	P
						6C	--	1.61	--	Park	P
						7	--	1.00	--	Paseo	P
4	--	3.5	--	Vernal Pool Reserve	--	4	--	3.49	--	Vernal Pool Reserve	OS-EM
5	--	59.1	--	Upland Conservation Area to be Dedicated	--	5	--	59.23	--	Conservation Area	OS-EM
						8	--	0.70	--	Open Space	OS
						9A	--	0.89	--	Open Space/Slopes	OS
						9B	--	0.51	--	Open Space/Slopes	OS
						9C	--	0.79	--	Open Space/Slopes	OS
						9D	--	0.43	--	Open Space/Slopes	OS
						10A	--	0.94	--	Basin	PF
						10B	--	0.91	--	Basin	PF
						10C	--	0.99	--	Basin	PF
						Circulation	--	6.46	--	Roadways	
Non-Residential Subtotal	--	68.2	--			**Non-Residential Subtotal**	--	80.20	--		
Project Subtotal	--	121.3	--	Open Space	--						
Prior Dedication to City	--	68.8	--	Open Space	--	**Prior Dedication to City**	--	68.8	--	Open Space	--
TOTAL	**177**	**190.1**	**--**			**TOTAL**	**269**	**121.25**	**--**		

Exhibit SC-1

Not to Scale

Comparison of Approved SPA 03-2 (2004) and Proposed SPA 24-003 Land Uses

I. Project History

A. Tres Cerritos Country Club ~~Original~~ Specific Plan (1991)

The original Tres Cerritos Country Club (TCCC) Specific Plan No. 90-009, adopted by the City of Hemet on November 11, 1991, encompassed 336 acres with 641 dwelling units and a golf course, 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 Avenue~~.~~ on the east to the Lakeview Mountains at the west entrance to the Valley.

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. Table I-1, Land Use Summary - Original Specific Plan (1991) summarizes the land uses contemplated in the original 1991 Specific Plan approval.

Table I-1. Land Use Summary - Original Specific Plan (1991)

Tres Cerritos Country Club Specific Plan No. 90-009 (1991)					
Planning Area	**Units**	**Acres**	**Density (du/ac)**	**Type**	**Land Use Category**
Residential					
--	641	336.0	2.0	Resort - Residential	
Total	**641**	**336.0**	**2.0**		

B. Hemet Valley Country Club Estates ~~Tres Cerritos~~ Specific Plan - Amendment No. 1 (1999)

The TCCC Specific Plan was subsequently amended in 1999 (under Ordinance No. 1608) and renamed the Hemet Valley Country Club Estates Specific Plan~~,~~ (HVCCESP). ~~That amendment~~The HVCCESP increased the number of residential units from 641 to 710 units~~. 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~~, and increased the maximum allowable residential densities from 4 dwelling units per acre (du/ac) to 18 du/ac, of which 200 units were in the higher density (17-18 du/ac) range, 285 were in the mid density (7 du/ac) range, and 229 were in the lower density (4 du/ac) range.

Following approval of ~~the Specific Plan Amendment~~the HVCCESP~~, (SPA 90-09a) the project~~ property owners at ~~that~~ the time recorded Tract 29550 and~~.~~ t~~T~~he City subsequently issued grading permits for the eastern portion of the ~~project~~ HVCCESP site. Grading ~~was started~~activities commenced in January 2000~~,~~ but~~.~~ o~~O~~n 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. Based on avoidance and mitigation requirements identified by the Wildlife Agencies, the land

uses approved as part of the HVCCESP were rendered infeasible, and ultimately approximately 68.8 acres of the HVCCESP site were dedicated to the City of Hemet for long-term preservation as hillside open space.

~~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 runoff 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.~~ Table I-2, Land Use Summary – Amendment No. 1 (1999) summarizes the land use modifications from the original Specific Plan.

Table I-2. Land Use Summary – Amendment No. 1 (1999)

Hemet Valley Country Club Estates Specific Plan Amendment No. 1 (Ord. 1608) (1999)					
Planning Area	**Units**	**Acres**	**Density (du/ac)**	**Type**	**Land Use Category**
Residential					
--	710	226.5	4-18.0	Residential	
Residential Subtotal	**710**	**226.5**	**--**		
Non-Residential					
--	--	40.70	--	Golf Course/Club House/Other Uses	
Non-Residential Subtotal	**--**	**40.70**	**--**		
Prior Dedication to City	--	68.8	--	Open Space	
Total	**710**	**336.0**	**--**		

C. Tres Cerritos Specific Plan ~~West~~ – Amendment No. 2 (2005)

On January 11, 2005, the City of Hemet City Council adopted Amendment No. 2 to the original HVCCESP for the western 121.3 acres of the site, which also renamed the Specific Plan as the Tres Cerritos Specific Plan (TCSP). Concurrent with its approval of the TCSP, the City also adopted Resolution No. 3865 approving Environmental Assessment No. 04-15 and adopting a Mitigated Negative Declaration (EA/MND 04-15) along with a Mitigation Monitoring and Reporting Program (MMRP).

The western 121.3 acres affected by Amendment No. 2 a total of 177 residential lots over 53.1 acres; 59.1 acre of natural open space; 5.6 acres of landscaped areas (inclusive of a 4.26-acre active park), pedestrian paseos, and landscaped entry areas; and 3.5 acres of vernal pool conservation areas. Amendment No. 2 did not change the number of approved dwelling units within the TCSP site, which remained limited to a maximum of 710 dwelling units. MND EA/MND 04-15 determined that development of the Tres Cerritos West portion of the TCSP as proposed by Amendment No. 2 would result in less-than-significant impacts to the environment with the implementation of the mitigation measures that were included as part of the Conditions of Approval imposed on Amendment No. 2. The adopted master plan and Land Use Plan approved by Amendment No. 2 are provided on Exhibit I-1, Adopted Master Plan (Amendment No. 2) and Figure I-2, Land Use Plan (Amendment No. 2). Table I-3, Land Use Summary Amendment No. 2 (2004), provides a summary of the land use modifications approved by Amendment No. 2.

The remaining eastern 145.8 acres~~area~~ of the ~~HVCCE~~ TCSP ~~is~~ are known as Tres Cerritos East.

Table I-3. Land Use Summary Amendment No. 2 (2004)

Tres Cerritos West Specific Plan Amendment No. 03-2 (2004)						
Primary Planning Area (PPA)		**Units**	**Acres**	**Density (du/ac)**	**Type**	**Land Use Category**
	Residential					
TRES CERRITOS WEST	PA 1	89	21.7	4.1	SFD 6000	
	PA 2	88	31.4	2.8	SFD 8000	
	Non-Residential					
	PA3	--	5.6	--	Private Park, Paseos, Common Area	
	PA 4	--	3.5	--	Vernal Pool Reserve	
	PA 5	--	59.1	--	Upland Conservation Area to be dedicated	
	Prior dedication to City		68.8	--	Open Space	
TCW TOTAL		**177**	**190.1**	**--**		
TRES CERRITOS EAST	**Residential**					
	--	12	2.6	4.6	Villas	
	--	285	46.2	6.2	Cottages	
TCE TOTAL		**297**	**48.8**	**--**		
PROJECT TOTAL		**710**	**210.8**	**--**		

~~The Tres Cerritos West Specific Plan Amendment No. 03-2, adopted on January 11, 2005, consisted of the incorporation 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 featured 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 included 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.~~

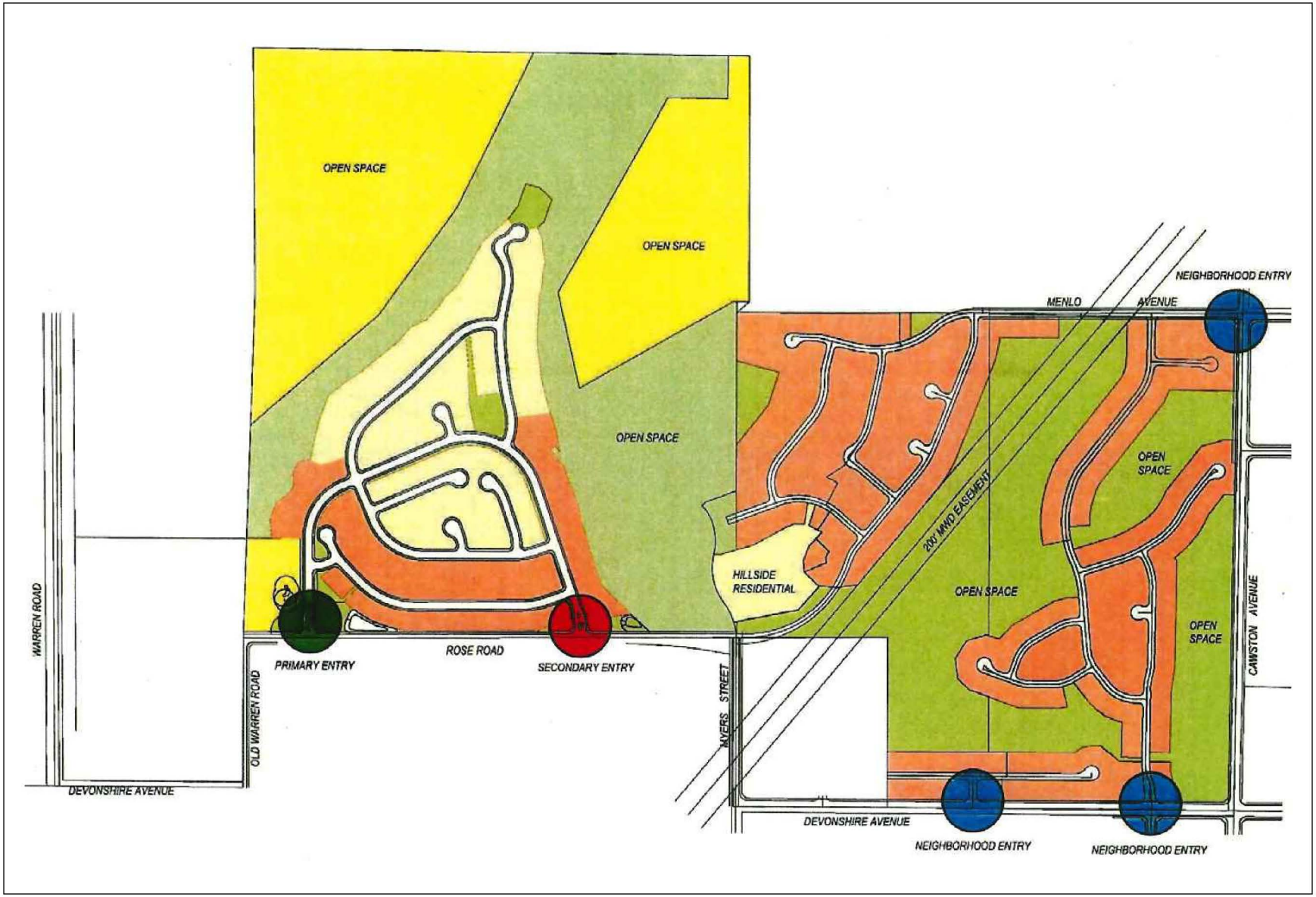
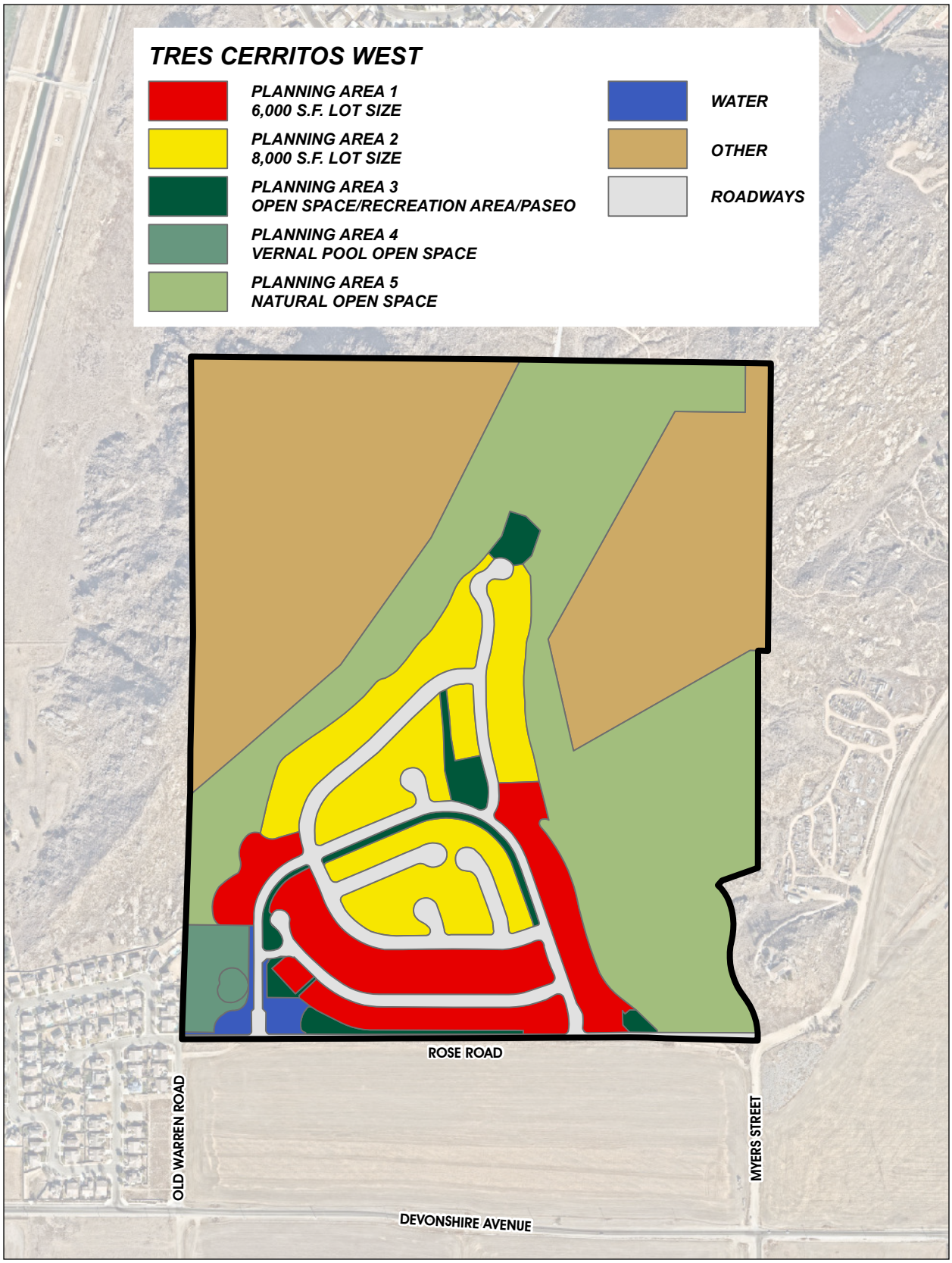


Exhibit I-1

Not to Scale

Adopted Master Plan (Amendment No. 2)



Source(s): ESRI, Nearmap Imagery (May 2025), RCIT (2025)

Exhibit I-2

0 187.5 375 750 Feet

Land Use Plan (Amendment No. 2)

D. Tres Cerritos ~~East~~ Specific Plan – Amendment No. 3 (2011)

In 2011, Tres Cerritos Specific Plan Amendment No. 06-001 was approved by the City of Hemet City Council, which pertained to the eastern 145.8 remaining acres within the TCSP as well as an additional 17.0 acres located outside of and adjacent to the HVCCESP boundary, known as the "Gravage" property, for a total of 162.8 acres, identified as "Tres Cerritos East or TCE". Amendment No. 3 also eliminated 50.89 acres of golf course uses, and increased areas proposed for residential development by approximately 64.1 acres. Amendment No. 3 increased the maximum number of residential dwelling units allowed within the HVCCESP by 44 units, from 710 units to 754 units, and provided a mixture of parks, open space, and drainage facilities.

~~Tres Cerritos East Specific Plan Amendment No. 06-001 was approved in 2011. The project area for SPA 06-001 was 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 Cerritos Hills complex along the west. Exhibit 1-1, *Regional Map*, provides a perspective of the location. Exhibit 1-2 provides a Vicinity Map of the site that relates the project to adjoining streets and improvements.~~

~~Tres Cerritos East Amendment #3 included the remaining original project area, 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. The plan further removed 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 added 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, Amendment #3 accommodated a total of 754 dwelling units supported by parks, open space, and drainage facilities~~

In 2003, the City of Hemet began the process of revising its Master Plan for Drainage. Of particular concern was the movement of flows from the Seattle Basin at Cawston & Seattle, through the eastern portion of the HVCCE Specific Plan area, to the northeast corner of Devonshire and Myers, in a manner that would assist in providing hydrologic support to off-site vernal pool complex(es) located southwesterly of Florida Avenue and Warren Road. Completion of the City's Master Plan will ultimately allow for the final design of drainage facilities within the eastern portion of the HVCCE (Tres Cerritos East) Specific Plan area.

Under Amendment No. 3 (06-001), the remaining golf course uses were eliminated pursuant to the requirements of federal & state environmental agencies, but ~~Despite the absence of the golf course, a significant amount of open space, about~~ approximately 50% of the original Tres Cerritos Specific Plan project area~~, will remain~~ remained open space, as illustrated on Exhibit I-3, Open Space Profile (Amendment No. 3). A map of the ownership is provided as Exhibit I-4, Existing Ownership (TCE).

The adopted Land Use Plan approved by Amendment No. 3 is provided on Exhibit III-2, Conceptual Land Use Plan (TCE). Table I-4, Land Use Summary Amendment No. 3 (2006), provides a summary of the land use modifications approved by Amendment No. 3.

Table I-4. Land Use Summary Amendment No. 3 (2006)

Tres Cerritos East Specific Plan Amendment No. 06-001 (2006)						
Primary Planning Area (PPA)	**Planning Area**	**Units**	**Acres**	**Density (du/ac)**	**Type**	**Land Use Category**
TRES CERRITOS WEST	**Residential**					
	PA 1	89	21.7	4.1	SFD 6000	
	PA 2	88	31.4	2.8	SFD 6000	
	Open Space					
	PA3	--	5.6	--	Private Park, Paseos, Common Area	
	PA 4	--	3.5	--	Vernal Pool Reserve	
	PA 5	--	59.1	--	Upland Conservation Area to be dedicated	
	Prior dedication to City		68.8	--	Open Space	
TCW Subtotal		**177**	**190.1**	**--**		
TRES CERRITOS EAST	**Residential**					
	PA 1	1	5.9	5.0	Hilltop Residential	
	PA 2	26	12.5	2.5	SFD 8000	
	PA 3	25	6.4	4.0	SFD 7000	
	PA 4	42	8.5	5.0	SFD 6000	
	PA 5	71	14.5	5.0	SFD 6000-Alley Loaded	
	PA 6	97	12.0	8.5	Garden Court SFD Quad Homes SFD 5000-Alley Loaded	
	PA 7	66	8.7	8.0	Garden Court SFD Quad Homes SFD	
	PA 8	51	10.2	5.0	SFD 6000 SFD 6000-Alley Loaded	
	PA 9	58	6.4	9.5	Courtyard Homes SFD Garden Court SFD	
	PA 10	30	5.1	6.0	SFD 4500 SFD 4000-Alley Loaded	
	PA 11	23	3.1	7.5	Courtyard Homes SFD Quad Homes SFD	
	PA 12	26	5.2	5.0	SFD 6000	
	PA 13	86	14.9	6.0	SFD 4000 SFD 4000-Alley Loaded	
	PA 14	41	4.8	9.0	Courtyard Homes SFD Quad Homes SFD	
	PA 15	111	10.4	11.0	Townhomes Garden Court SFD SFD 4500	
	Open Space					
	--	--	15.5	--	Public Parks/Trail	
	--	--	6.6	--	Private Parks	
	--	--	3.5	--	Open Space	
	Infrastructure					
	--	--	4.0	--	Collector Streets	
	--	--	4.5	--	Drainage Channel	
TCE Subtotal		**754**	**162.8**	**--**		
Project Totals		**931**	**352.9**	**--**		

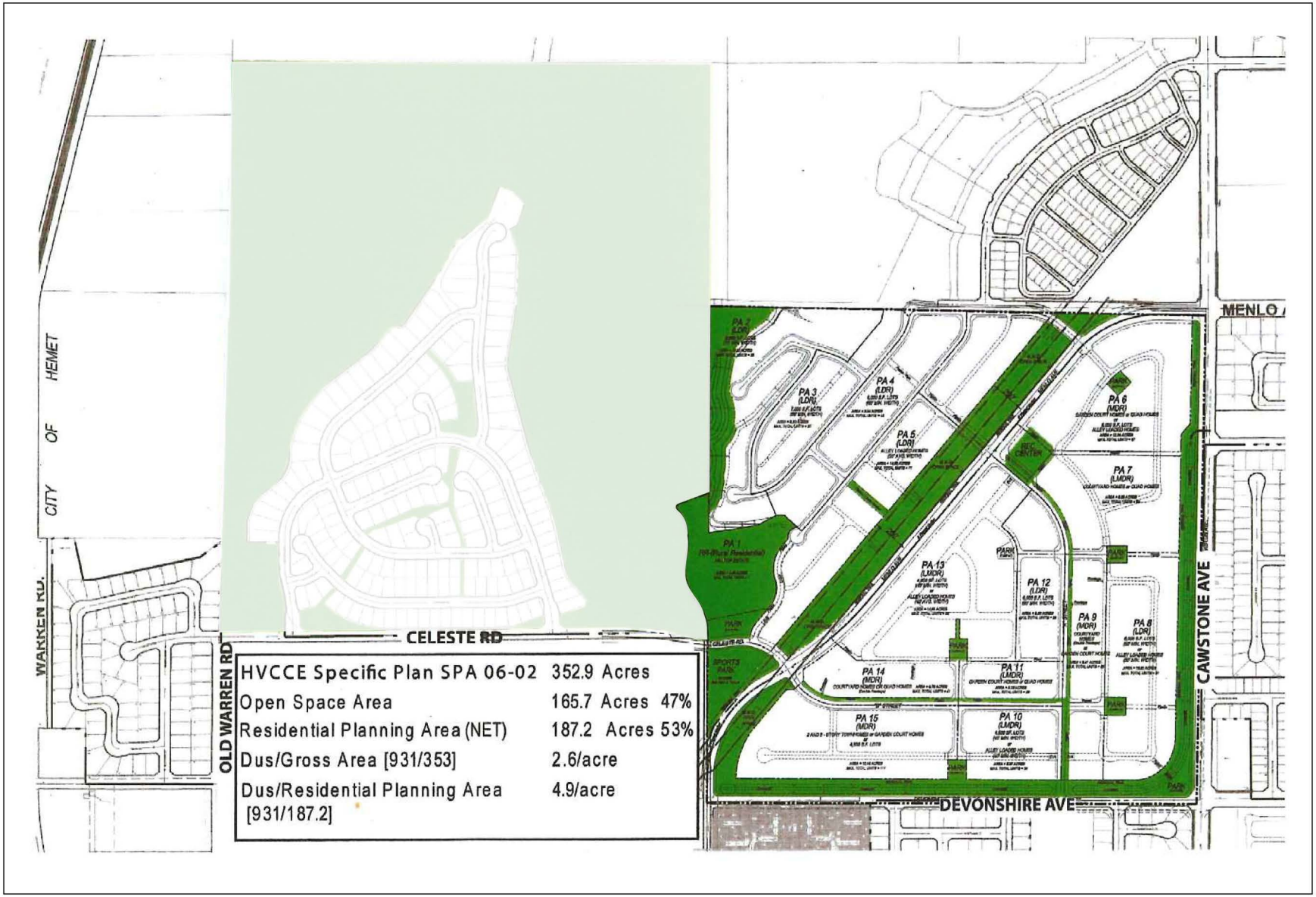


Exhibit I-3

Not to Scale

Open Space Profile (Amendment No. 3)

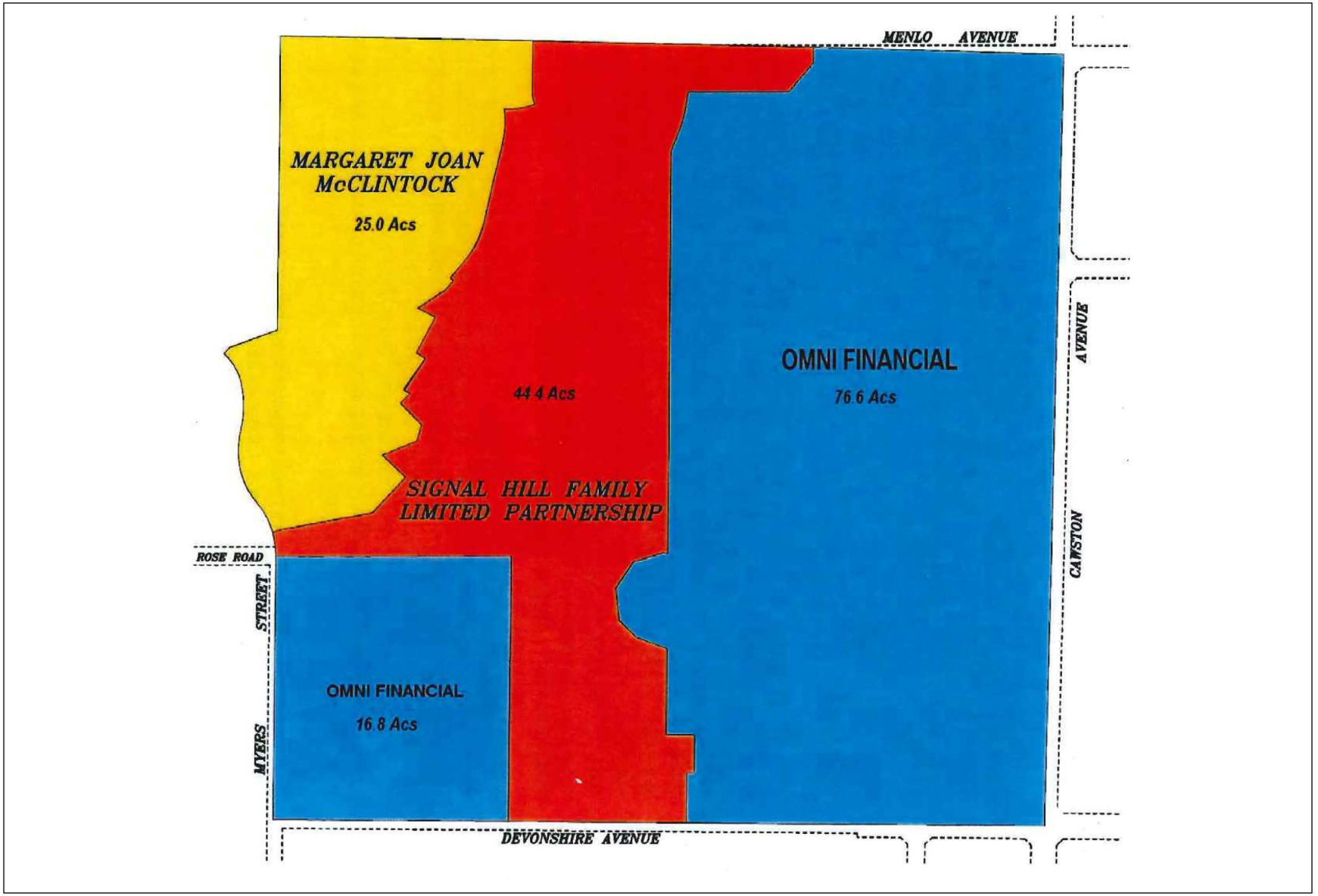


Exhibit I-4

Not to Scale

Existing Ownership (TCE)

E. Tres Cerritos ~~West~~ Specific Plan~~P~~ No. 24-003 – Amendment No. 4 (2025)

In response to evolving market conditions in the project area, this Fourth Amendment to the Tres Cerritos Specific Plan (TCSP),~~–~~ would affect the 190.1-acre portion of the Tres Cerritos Specific Plan area (Tres Cerritos West or TCW). Tres Cerritos West is located north of Celeste Road, east of (Old) Warren Road, and west of Myers Street, and Amendment No. 4 would modify the Planning Area configurations, acreages, lot counts and sizes, densities, and land use designations in order to accommodate an increase in residential density within TCW. This Amendment proposes to provide 269 single-family detached homes on ~~41.01~~41.05 acres, as well as 59.23 acres of nature reserve open space, ~~4.91~~4.87 acres of active parks, pedestrian paseos, 3.32 acres of open space and landscaped areas, 2.84 acres of basin uses, and 3.49 acres of vernal pool conservation areas. The 68.8 acres of city-owned open space area will remain unchanged. Public improvements associated with the Amendment No. 4 area includes included 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.

A detailed summary of the modifications proposed by Amendment No. 4 is provided in the *Summary of Changes* of this Specific Plan. The conceptual Land Use Plan is illustrated on Exhibit III-1, and a summary of the land use modifications proposed by Amendment No. 4 are provided on Table I-5, Land Use Summary Amendment No. 4 (2025). The spatial relationship between the Tres Cerritos West and the Tres Cerritos East areas of the TCSP is illustrated on Exhibit I-5, TCE and TCW Location Map.

Table I-5. Land Use Summary Amendment No. 4 (2025)

Tres Cerritos West Specific Plan Amendment No. 24-003 (2025)						
Primary Planning Area (PPA)	**Planning Area**	**Units**	**Acres**	**Density (du/ac)**	**Type**	**Land Use Category**
TRES CERRITOS WEST	**Residential**					
	PA 1	193	24.83	7.8	SFD 3600	LMDR 5.1-8.0 du/ac
	PA 2	39	6.87	5.7	SFD 4500	LMDR 5.1-8.0 du/ac
	PA 3	37	9.3~~51~~	4.0	SFD 5000	LDR 2.1-5.0 du/ac
	Open Space					
	PA 4	--	3.49	--	Vernal Pool Reserve	Open Space/Natural Resources - EM
	PA 5	--	59.23	--	Natural Open Space	Open Space/Natural Resources - EM
	PA 6A	--	~~1.60~~1.56	--	Park	Park/Outdoor Recreation
	PA 6B	--	0.69	--	Park	Park/Outdoor Recreation
	PA 6C	--	1.61	--	Park	Park/Outdoor Recreation
	PA 7	--	1.00	--	Paseo	Park/Outdoor Recreation
	PA 8	--	0.70	--	Open Space	Open Space/Natural Resources
	PA 9A	--	0.89	--	Open Space/Slopes	Open Space/Natural Resources
	PA 9B	--	0.51	--	Open Space/Slopes	Open Space/Natural Resources
	PA 9C	--	0.79	--	Open Space/Slopes	Open Space/Natural Resources

Tres Cerritos West Specific Plan Amendment No. 24-003 (2025)						
Primary Planning Area (PPA)	**Planning Area**	**Units**	**Acres**	**Density (du/ac)**	**Type**	**Land Use Category**
	PA 9D	--	0.43	--	Open Space/Slopes	Open Space/Natural Resources
	PA 10A	--	0.94	--	Basin	Public Facility
	PA 10B	--	0.91	--	Basin	Public Facility
	PA 10C	--	0.99	--	Basin	Public Facility
	--	--	6.46	--	Roadways	--
	Prior dedication to City		68.8	--	Open Space	
TCW Subtotal		**269**	**190.1**	**--**		
TRES CERRITOS EAST	**Residential**					
	PA 1	1	5.9	5.0	Hilltop Residential	
	PA 2	26	12.5	2.5	SFD 8000	
	PA 3	25	6.4	4.0	SFD 7000	
	PA 4	42	8.5	5.0	SFD 6000	
	PA 5	71	14.5	5.0	SFD 6000-Alley Loaded	
	PA 6	97	12.0	8.5	Garden Court SFD Quad Homes SFD 5000-Alley Loaded	
	PA 7	66	8.7	8.0	Garden Court SFD Quad Homes SFD	
	PA 8	51	10.2	5.0	SFD 6000 SFD 6000-Alley Loaded	
	PA 9	58	6.4	9.5	Courtyard Homes SFD Garden Court SFD	
	PA 10	30	5.1	6.0	SFD 4500 SFD 4000-Alley Loaded	
	PA 11	23	3.1	7.5	Courtyard Homes SFD Quad Homes SFD	
	PA 12	26	5.2	5.0	SFD 6000	
	PA 13	86	14.9	6.0	SFD 4000 SFD 4000-Alley Loaded	
	PA 14	41	4.8	9.0	Courtyard Homes SFD Quad Homes SFD	
	PA 15	111	10.4	11.0	Townhomes Garden Court SFD SFD 4500	
	Open Space					
	--	--	15.5	--	Public Parks/Trail	
	--	--	6.6	--	Private Parks	
	--	--	3.5	--	Open Space	
	Infrastructure					
	--	--	4.0	--	Collector Streets	
	--	--	4.5	--	Drainage Channel	
TCE Subtotal		**754**	**162.8**	**--**		
Project Totals		**1,023**	**352.9**	**--**		

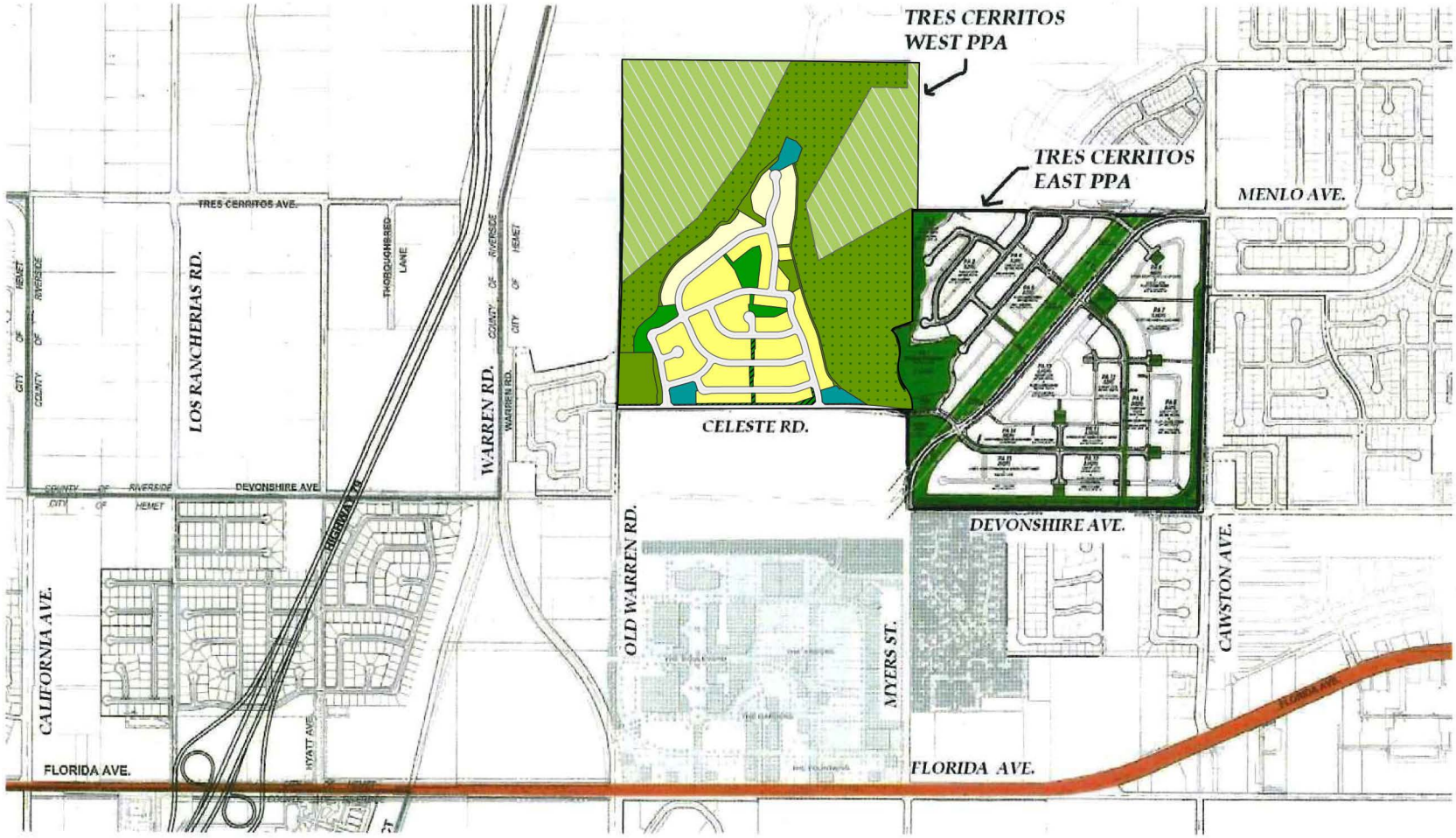


Exhibit I-5

Not to Scale

TCE and TCW Location Map

F. Historical Project Issues

1. Community-Wide

❖ **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.

❖ **Drainage and Flood Control Special Issues**

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.

2. Tres Cerritos West

❖ **Traffic Circulation/Tres Cerritos West**

The on-site internal streets within TCW 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 via in-lieu fees.
- Improvement of Myers Street between Celeste Road and Devonshire 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

3. Tres Cerritos East

❖ **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

II. Introduction

A. Project Context

The Tres Cerritos Specific Plan (TCSP) serves as a long-range plan for the development of a high-quality 352.9-acre master-planned residential community located in the northwest portion of the City of Hemet, California. As shown on Exhibit II-1, Regional Map, the City of Hemet is located east of the City of Menifee and directly south of the City of San Jacinto, within Riverside County. Regional access to the TCSP area is primarily provided via Highway 74 (Florida Avenue), as shown on Exhibit II-2, Vicinity Map, and Exhibit I-5, TCE and TCW Location Map. The TCSP is comprised of two (2) areas: Tres Cerritos East (TCE) and Tres Cerritos West (TCW).

1. Tres Cerritos West (TCW)

The TCSP provides for six (6) land uses within TCW. The residential neighborhoods within TCW accommodate 269 single-family homes on minimum 3600, 4500, and 5000 square foot lots, with three (3) distinct architectural styles including, Santa Barbara, American Country, and Craftsman. Direct access into TCW is provided by Rose Road (Celeste Road). City-owned hillsides surround the TCW residential community to the west, north, and east, and will remain undisturbed to preserve 59.23 acres of open space. TCW also allocates 3.49 acres of Open Space consisting of a vernal pool reserve. Active and passive recreation uses are established within ~~4.91~~4.87 acres of Park/Outdoor Recreation land uses, which include three (3) public parks and a paseo that connects the southern portion of the community to the central parks. The TCW community creates 3.32 acres of open space lots and perimeter slopes to enhance the safety of residents and reduce pet intrusion into the natural open space. Lastly, 2.84 acres of Basin land use are provided for debris and stormwater treatment. The TCW land uses are summarized in Table II-1, Conceptual Land Use Summary (Tres Cerritos West). The TCW is intended to establish a harmonious combination of residential and open space uses to create a relaxing and active community where people can live and spend leisure time within a walkable radius.

Table II-1 Conceptual Land Use Summary (Tres Cerritos West SPA24-003)

PA	Land Use Designation	Type	Units	Acres	Density
RESIDENTIAL					
1	Low Medium Density Residential - (LMDR 5.1-8.0 du/ac)	SFD 3600	193	24.83	7.8
2	Low Medium Density Residential - (LMDR 5.1-8.0 du/ac)	SFD 4500	39	6.87	5.7
3	Low Density Residential - (LDR 2.1-5.0 du/ac)	SFD 5000	37	~~9.31~~9.35	4.0
		Residential Subtotal:	***269***	***~~41.014~~ 1.05***	***6.6***
NON-RESIDENTIAL					
4	Open Space/Natural Resources - Environmental Management	Vernal Pool	--	3.49	--
5	Open Space/Natural Resources - Environmental Management	Conservation Area	--	59.23	--
6A-6C, 7	Park/Outdoor Recreation	Parks and Paseos	--	~~4.91~~4.87	--
~~8 &~~ 9A-9D	Open Space/Natural Resources -	Open Space/Slopes	--	3.32	--
~~8, 9A-9D~~10A-10C	Public Facility	Basins~~Open Space/Slopes~~	--	2.84~~3.32~~	--
10A-10C	Circulation	Celeste Road and Internal Roads	--	6.46	--
		Non-Residential Subtotal:	--	***80.21~~4~~***	**--**
		Prior Dedication to the City of Hemet	--	***68.8***	**--**
		PROJECT TOTAL:	**269**	**190.1**	**--**

2. Tres Cerritos East (TCE)

~~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 Cerritos Hills complex along the west. Exhibit II-1 provides a Regional Map perspective of the location. Exhibit II-2 provides a Vicinity Map of the site. Exhibit ~~1.3~~I-5 provides a Site Location Map that relates the project to adjoining streets and improvements.

~~The proposed Tres Cerritos East Amendment~~TCE includes the ~~remaining original~~eastern portion of the ~~project~~ TCSP 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 ownership for TCE~~s~~ is provided as Exhibit ~~1.4~~I-5. The plan further remove~~d~~s 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 added 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~~TCE has a total of 754 dwelling units supported by parks, open space, and drainage facilities.

Table II-2 Specific Land Use Plan (Tres Cerritos East SPA 06-001)

Land Use	Type	Acres	Density	Units
Original Area in TCE		145.9		
Acreage added: Gravage Property		16.9		
Subtotal		162.8		
TCE				
Residential				
PA **1**	Hilltop Residential	5.89	5.0 Ac min	1
PA2	SFD 8,000	12.53	2.5 du/ac	26
PA3	SFD 7000	6.37	4.0 du/ac	25
PA4	SFD 6000	8.54	5.0 du/ac	42
PA5	SFD 6000-Alley Loaded	14.5	5.0 du/ac	71
PA6	Multiple products	12.04	8.5 du/ac	97
PA 7	Multiple products	8.65	8.0 du/ac	66
PA8	Multiple SFD 6000 products	10.2	5.0 du/ac	51
PA9	Multiple products	6.41	9.5 du/ac	58
PA 10	Multiple products	5.07	6.0 du/ac	30
PA 11	Multiple products	3.13	7.5 du/ac	23
PA 12	SFD 6000	5.23	5.0 du/ac	26
PA 13	Multiple SFD 4000 products	14.94	6.0 du/ac	86
PA 14	Multiple products	4.78	9.0 du/ac	41
PA 15	Multiple products	10.44	11.0 du/ac	111
Open Space				
	Public Parks/Trail	15.51		None
	Private Parks	6.6		None
	Open Space	3.5		None
Infrastructure				
	Collector Streets	4.0		None
	Drainage Channel	4.5		None
	TCE Total:	**162.8**		**754**

B. Existing Conditions

1. Tres Cerritos West (TCW)

TCW consists of approximately ~~121.25~~190.1 acres, including 68.8 acres of previously city-dedicated open space, and is bounded on the south by 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 an existing residential development. TCW is geographically isolated from ~~TCE~~ Tres Cerritos East by the Tres Cerritos hills which extend out to Celeste Road ~~at~~ on the TCW's eastern boundary. The topography creates a separate watershed within ~~the PPA~~TCW with flows moving in a south/southwesterly direction.

T~~he~~ TCW ~~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~~TCW'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 of TCW. There is an existing EMWD ~~has an~~ easement ~~through the property~~on the TCW site, which con~~tain~~sists~~ing~~ of water lines leading to and from ~~its~~ EMWD 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 intermittent drainages within the upper and central portions of the site.

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. Approximately 3.49 acres of land within TCW has been set aside as a vernal pool reserve area for the preservation, restoration and enhancement of vernal pool habitat. As discussed in this Specific Plan, TCW accommodates a high-quality residential community comprised of mix of single-family residential units consisting of 3,600, 4,500, and 5,000 square foot lots, along with paseos, private parks and open space areas~~, including an approximately 3.49-acre vernal pool reserve~~.

2. Tres Cerritos East (TCE)

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~~TCW and ~~Tres Cerritos East~~TCE. The ~~Tres Cerritos Specific Plan~~ TCSP area has a varied topography consisting of a hilly area in the northwest that graduates into flatter land in the remainder of the site. ~~Tres Cerritos East~~TCE 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.

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 Road, 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~~TCE's easterly boundary, at Cawston Avenue at Seattle, Street, south of Menlo Avenue. The channel stops abruptly at ~~the PPA's~~ TCE'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~~TCE at Devonshire Avenue & Cawston Avenue and flows west along the north side of Devonshire Avenue. Flows converge at Devonshire Avenue/Meyers Street and continue south beyond the boundaries of the project area within drainage ditches located on the east and west sides of Myers Street to Florida Avenue.

The Southern California Metropolitan Water District has a 200-foot-wide easement that runs diagonally from Devonshire Avenue and Myers Street through ~~the~~ TCE ~~site~~ to the intersection of Menlo Avenue and Cawston Avenue~~s~~. 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 EMWD, other paved areas, and limited recreation.

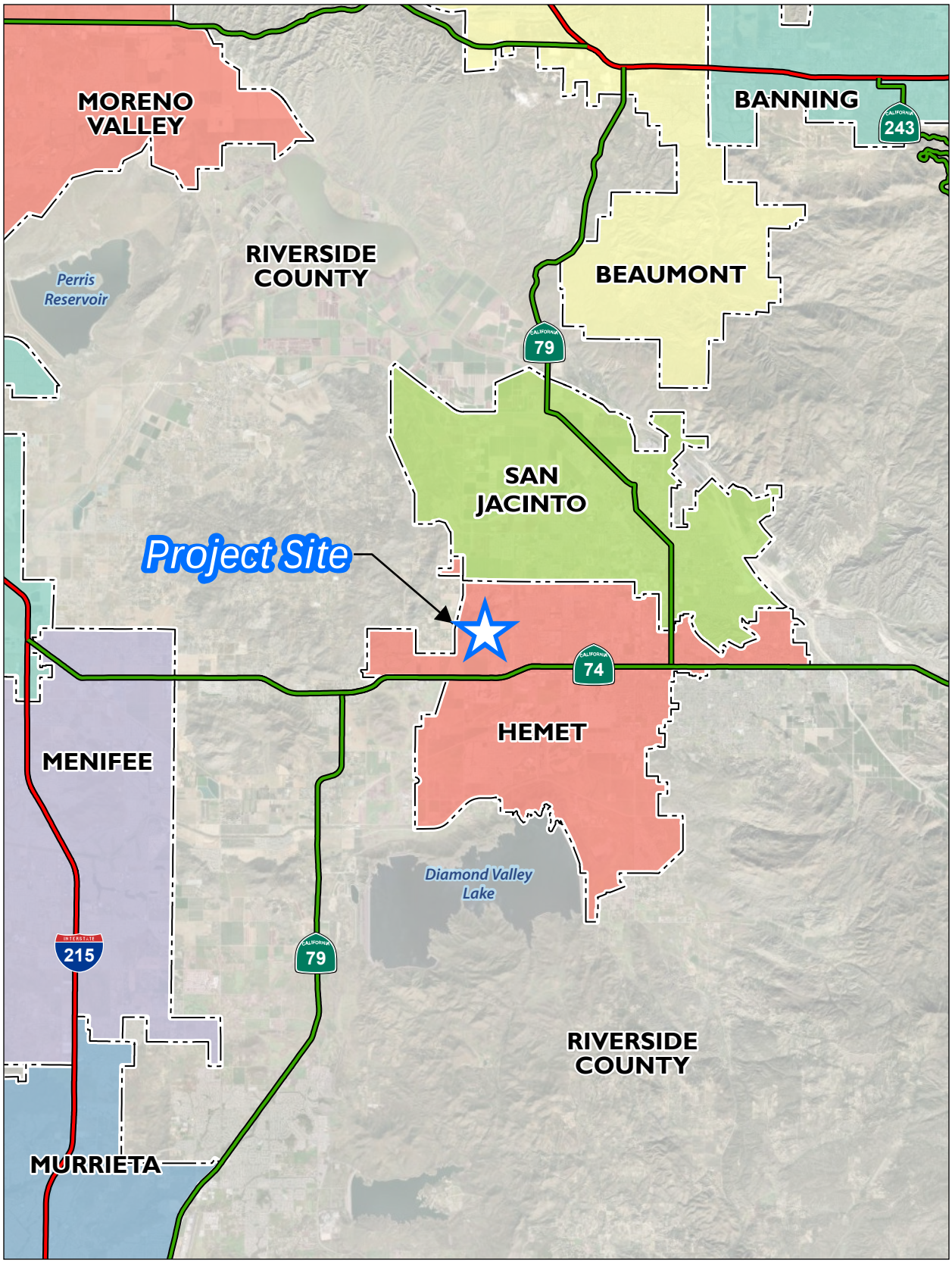
Development within TCE~~the Tres Cerritos East Specific Plan~~ is constrained by both the EMWD easement and the need to safely transfer drainage flows through the site from both the Seattle Channel and drainage east of the project site along the north side of Devonshire Avenue. Development of ~~the PPA~~TCE 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~~ in this Specific Plan, will accommodate interim and ultimate flood control improvements for the TCE~~res Cerritos East~~

~~PPA~~.

C. Surrounding Development

As shown on Exhibit II-3, Surrounding Development ~~T~~the TSCSP area is at an interface between open space and existing subdivisions of single-family homes. ~~T~~EMWD storage tanks and t~~T~~he Peppertree Specific Plan development ~~for seniors~~ are~~is~~ located north of the ~~Specific Plan~~TCSP ~~boundary~~area~~, along the north of Menlo Avenue, west of Cawson~~. ~~Cawston Elementary School is located east of the Specific Plan boundary~~. Single-family homes and the Garrett Ranch Specific Plan are located south of the TCSP area. ~~E southwesterly of the intersection of Celeste Road and Myers~~. Vacant land designated Low Density Residential and~~-~~ existing single-family homes as part of the JP Ranch development are located west of the TCSP area. Existing single-family homes are located east of the TCSP area. The residential and open space land uses within the TCSP provide a logical pattern of growth with the surrounding area.

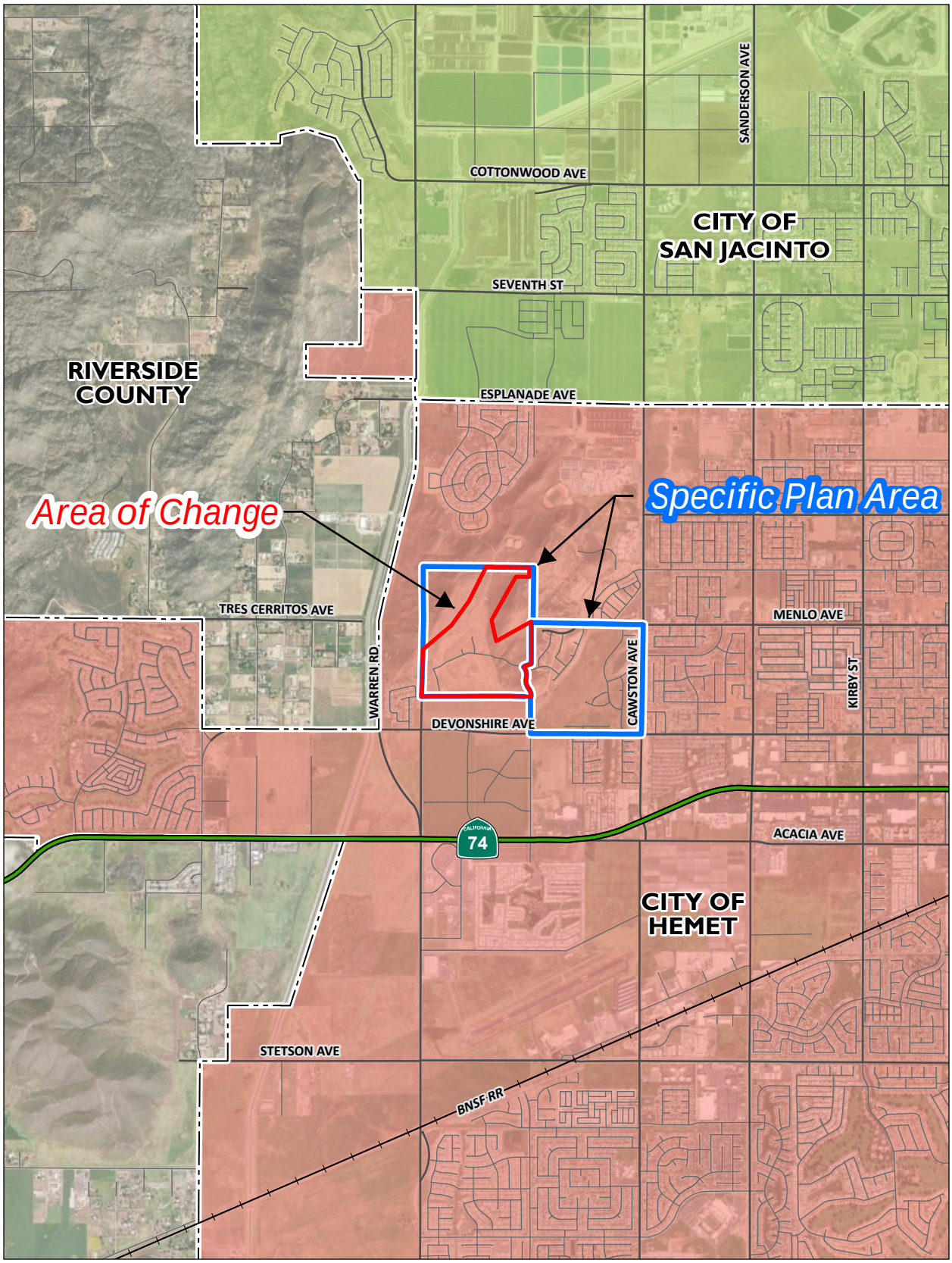


Source(s): ESRI, RCIT (2025)

0 0.75 1.5 3 Miles

Exhibit II-1

Regional Map

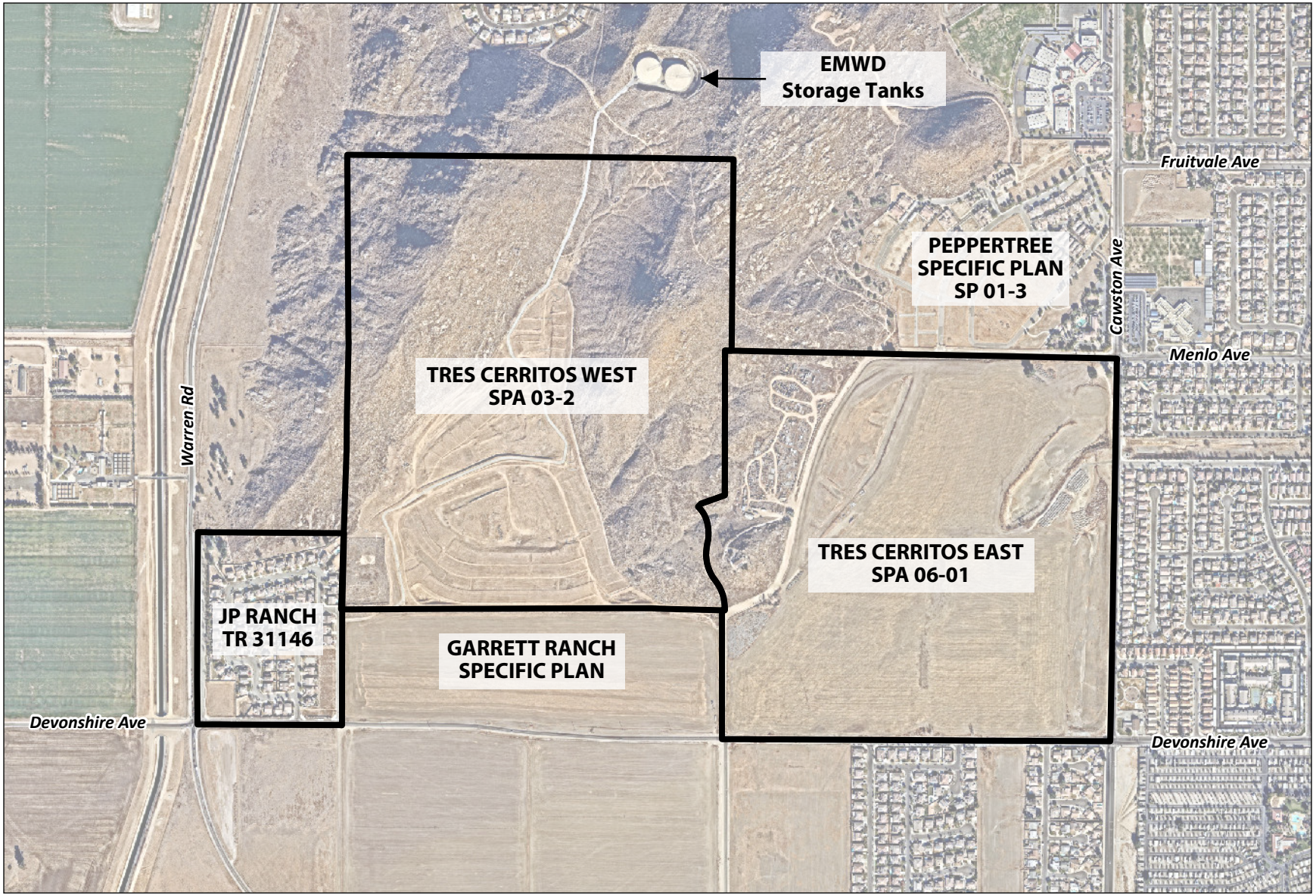


Source(s): ESRI, RCIT (2025)

0 875 1,750 3,500 Feet

Exhibit II-2

Vicinity Map



Source(s): ESRI, Nearmap Imagery (May 2025)

0 250 500 1,000 Feet

Exhibit II-3

Surrounding Development

D. Document Purpose

The ~~TRES CERRITOS Specific Plan~~ TCSP establishes standards and guidelines for the development of a master-planned community comprised of residential, open space, and recreational uses within the City of Hemet. Specific Plans are tools authorized by California Government Code §65450 et seq. for the systematic implementation of General Plans for a defined portion of a community's planning area. This document provides the City of Hemet with a defined set of plans, policies, and regulations to ensure efficient, orderly development of the site in accordance with the City's adopted General Plan. The State of California (under California Government Code §65450 et seq.) encourages jurisdictions to adopt Specific Plans either by resolution to establish a policy document or by ordinance to establish a regulatory document. This Specific Plan document is intended to be a regulatory document and, therefore, is adopted by ordinance and subject to City of Hemet Planning Commission review and City Council approval.

The ~~TRES CERRITOS Specific Plan~~TCSP includes regulations ~~relative~~related to land uses, site planning, and building intensity, as well as design guidelines that are intended to allow for innovation in architecture, landscaping, and building arrangements as future tentative maps and entitlement applications are submitted to implement the Specific Plan. The subsequent approval of Site Development Review is required by the City, which will show specific buildings, architecture, parking, landscape details, and other particulars consistent with the direction given in this Specific Plan.

All future implementing actions (site development review, tract maps, site plans, and other entitlements) for the property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable City regulations, unless directed by the Community Development Director. Furthermore, all regulations, conditions, standards, and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Specific Plan.

E. Severability

This Specific Plan document enables the City of Hemet to facilitate the processing and approval of implementing permits and approvals necessary for development in the TCSP. If any regulation, condition, program, clause, phrase, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining provisions contained in this Specific Plan.

~~E.~~F. Relationship to the General Plan

This Specific Plan defines the methods and requirements for development of the TRES CERRITOS community to ensure that applicable policies from the City of Hemet General Plan are implemented and to ensure that development envisioned by this Specific Plan is consistent with applicable provisions of General Plan. The General Plan sets forth long-term goals for the City's growth and development as mandated by State law, covering topics of land use, housing, parks and recreation, environmental resources, community economics, safety, mobility, community design, and social resources. The Specific Plan's consistency with General Plan policies ~~are~~is discussed below. A General Plan Consistency Matrix for TCW is provided as Appendix A of this Specific Plan.

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 residential standards and design to provide a variety of housing types and choices to meet the needs of ~~a variety of socio-economic groups~~different age demographics and income levels;
- ❖ Facilitate community traffic and pedestrian circulation; and Implement General Plan goals, concepts and strategies for an identified area of the community.

Low Density Residential (LDR – 2.1-5.0 du/ac)
General Plan Concept: The Low Density Residential (LDR) 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: 2.1 to 5.0 du/ac;

Low Medium Density Residential (LMDR – 5.1-8.0 du/ac)
General Plan Concept: This designation is typified by single family detached homes on small lots having and area less than 7200 square feet. *Land Use Intensity: 5.1 to 8.0 du/ac.*

Open Space (OS)
The primary purpose of the Open Space General Plan Land Use designation is for 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 ordinances.

Park/Outdoor Recreation
Areas designated Parks/Outdoor Recreation typically provide scenic areas, parks and recreation spaces, and areas that link major recreation and open space lands.

Public Facility
The Public Facility General Plan Land Use designation primarily accommodates facilities and areas supporting public and institutional activities such as, public and private utilities, drainage facilities, and facilities owned by public agencies and jurisdictions.

G. Relationship to the City's Zoning Code

This Specific Plan provides development standards in Chapter 5, *Permitted Uses and Development Standards*, intended to serve as zoning for the TCSP area. Items on which this Specific Plan is silent, applicable provisions of the City of Hemet Zoning Code apply. Where a conflict exists between the standards contained herein and those found in the City of Hemet Zoning Code, the standards in this document apply. Refer to Chapter 6, *Administration and Implementation*, for more details regarding interpretations, authority, and administration of the Specific Plan.

~~F.~~H. Specific Plan Format and Goals

The purpose of this Specific Plan is to establish a comprehensive plan that addresses conditions that have changed since the original approval of the TCSP~~Tres Cerritos Specific Plan (formerly 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.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscape design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the City of Hemet General Plan. By functioning as a regulatory policy document, the ~~Tres Cerritos Specific Plan~~ TCSP provides a means of implementing the City's General Plan and tailoring its policies to the subject property, and ensures that new development meets or exceeds City standards for environmental protection, infrastructure, site planning, and aesthetic quality.

III. LAND USE PLAN

~~When the TRES CERRITOS Specific Plan (TCSP) was originally 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, 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 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, known as TCW.~~

The Land Use Plans for TCW and TCE locate, in general terms, the land use and density of the components of the Plan and their relationship to the surrounding area. As shown on Exhibit III-2, Conceptual Land Use Plan (TCE), the third Specific Plan Amendment (SPA 06-02), addressed changes to the ~~remainder~~ eastern portion of the ~~Tres Cerritos Specific Plan project area~~TCSP, known as Tres Cerritos East (TCE).

SPA 24-003 addresses modifications to the number of units and lot sizes accommodated within Tres Cerritos West (TCW), featuring 269 single-family homes, ~~3.91~~4.87 acres of park area, a 1-acre paseo network, 59.23 acres of conservation area, a 3.49-acre vernal pool area, and 2.84 acres of water quality management as shown on Exhibit III-1, Conceptual Land Use Plan (TCW).

An overview of the uses contemplated for TCW and TCE by the TCSP is provided by Planning Area in Table III-1, Detailed Planning Area Summary. Overall, the ~~Tres Cerritos Specific Plan~~TCSP produces a balance of uses comprised of residential, key circulation and drainage facilities, natural open space, and recreation ~~which;~~to:

- Complement 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 lifestyle 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.

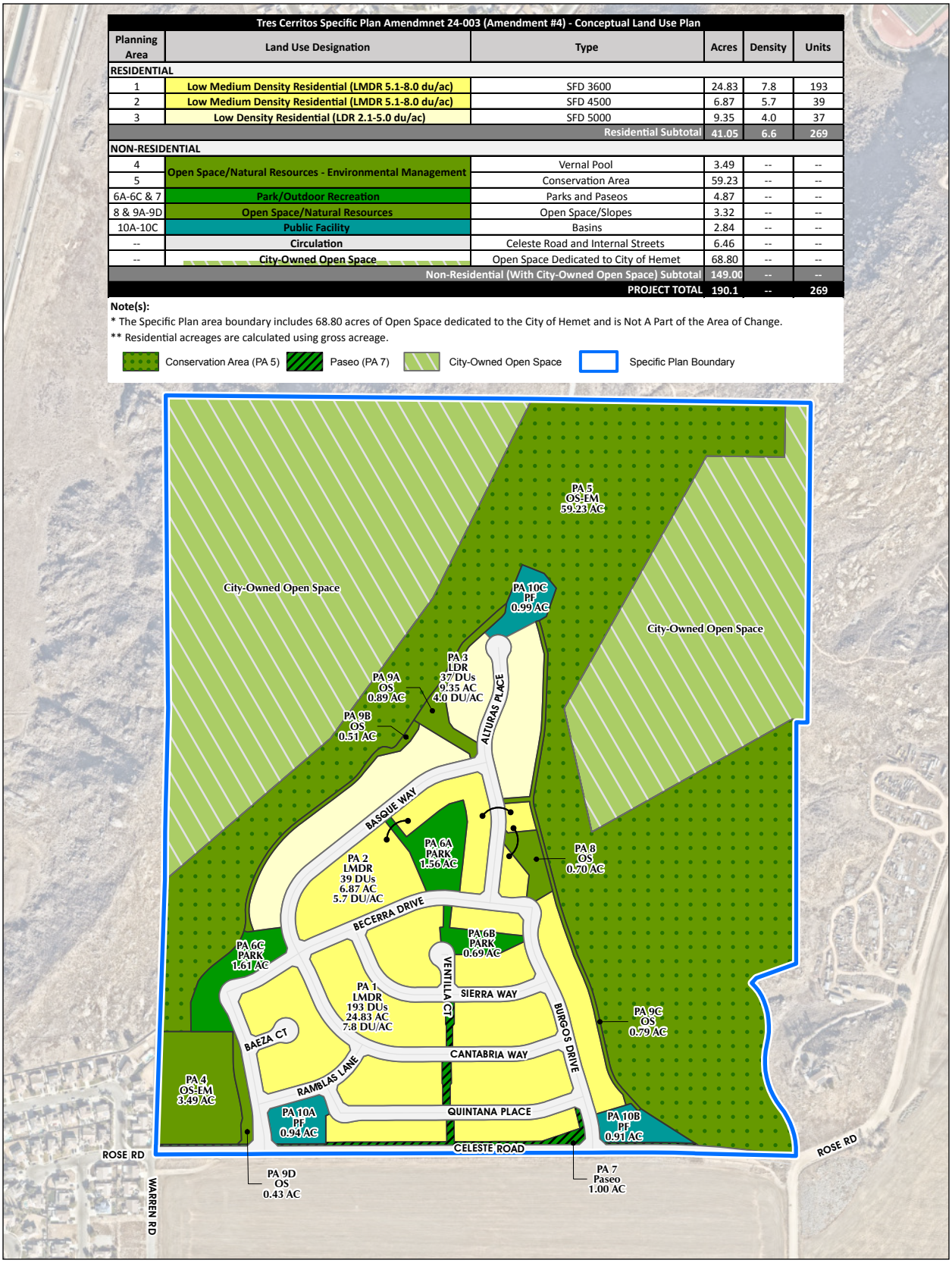
Tres Cerritos Specific Plan Amendmnet 24-003 (Amendment #4) - Conceptual Land Use Plan					
Planning Area	Land Use Designation	Type	Acres	Density	Units
RESIDENTIAL					
1	Low Medium Density Residential (LMDR 5.1-8.0 du/ac)	SFD 3600	24.83	7.8	193
2	Low Medium Density Residential (LMDR 5.1-8.0 du/ac)	SFD 4500	6.87	5.7	39
3	Low Density Residential (LDR 2.1-5.0 du/ac)	SFD 5000	9.35	4.0	37
		Residential Subtotal	41.05	6.6	269
NON-RESIDENTIAL					
4	Open Space/Natural Resources - Environmental Management	Vernal Pool	3.49	--	--
5		Conservation Area	59.23	--	--
6A-6C & 7	Park/Outdoor Recreation	Parks and Paseos	4.87	--	--
8 & 9A-9D	Open Space/Natural Resources	Open Space/Slopes	3.32	--	--
10A-10C	Public Facility	Basins	2.84	--	--
--	Circulation	Celeste Road and Internal Streets	6.46	--	--
--	City-Owned Open Space	Open Space Dedicated to City of Hemet	68.80	--	--
		Non-Residential (With City-Owned Open Space) Subtotal	149.00	--	--
		PROJECT TOTAL	190.1	--	269

Note(s):

* The Specific Plan area boundary includes 68.80 acres of Open Space dedicated to the City of Hemet and is Not A Part of the Area of Change.

** Residential acreages are calculated using gross acreage.

Conservation Area (PA 5) | Paseo (PA 7) | City-Owned Open Space | Specific Plan Boundary

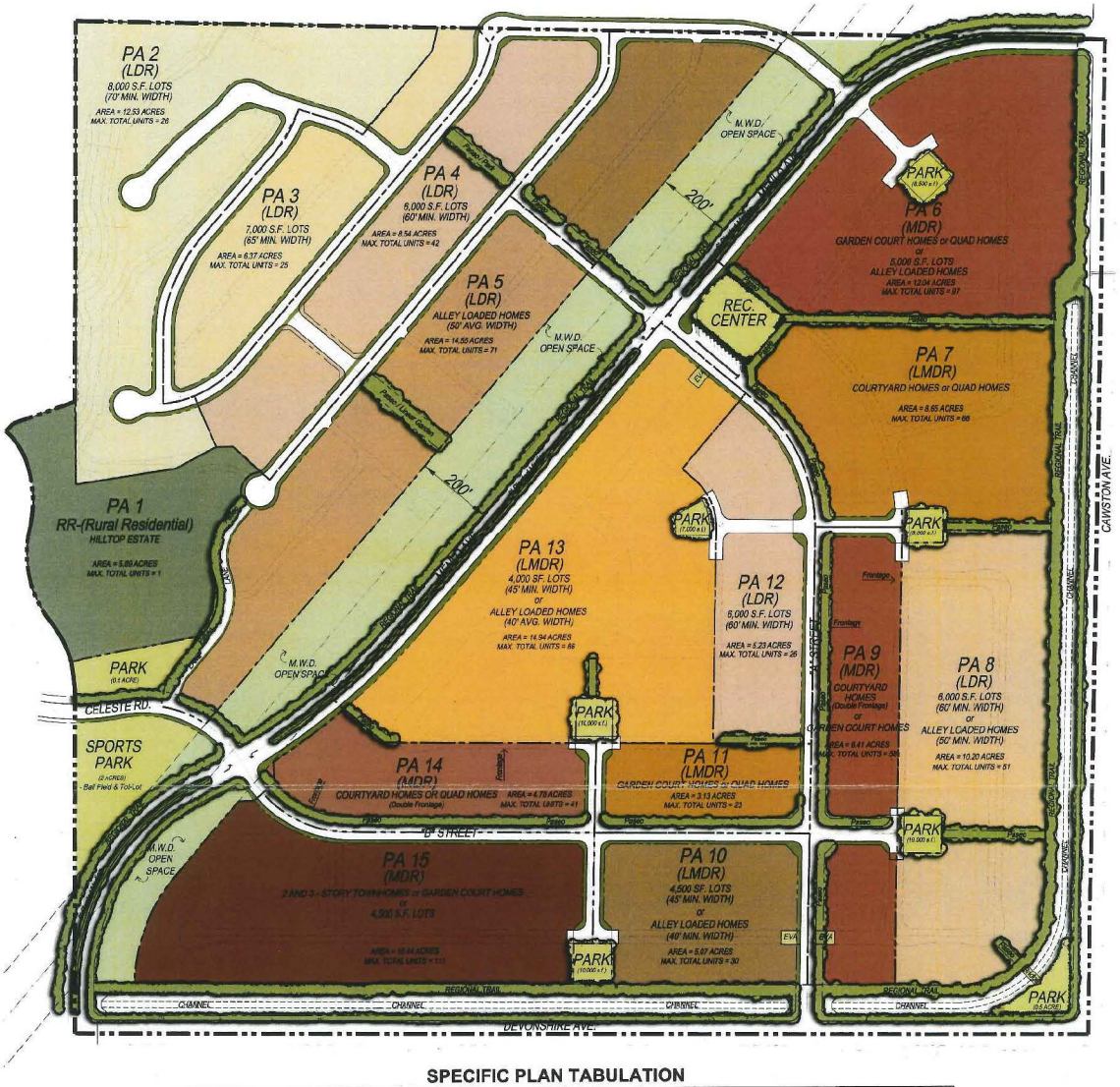


Source(s): ESRI, Nearmap Imagery (May 2025), RCIT (2025)

Exhibit III-1

0 150 300 600 Feet

Conceptual Land Use Plan (TCW)



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	8.41
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 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	4.78	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
							NEIGHBORHOOD PARKS		6.60
							CHANNEL/TRAIL SYSTEM		8.72
ZONE COLOR							CIRCULATION		4.30
									162.80

SCALE IN FEET
100' 0 100' 200'300'

UA JOB# 09-067
JULY 7, 2010

TRES CERRITOS EAST

CITY OF HEMET, CALIFORNIA

URBAN ARENA

Exhibit III-2

Not to Scale

Conceptual Land Use Plan (TCE)

Source(s): ESRI, Nearmap Imagery

Exhibit III-3

Not to Scale

TCW and TCE Site

Table III-1 Detailed Planning Area Summary

Planning Area	Land Use Category	Type	Acres	Units
TRES CERRITOS WEST				
Residential				
PA 1	LMDR	SFD 3,600	24.83	193
PA 2	LMDR	SFD 4,500	6.87	39
PA 3	LDR	SFD 5,000	~~9.31~~9.35	37
		Residential Subtotal	**~~41.01~~41.05**	**269**
Open Space				
PA 4	OS/Natural Resources – Environmental Management	Vernal Pool	3.49	--
PA 5	OS/Natural Resources – Environmental Management	Conservation Area	59.23	--
PA 6A	Park/Outdoor Recreation	Park	~~1.60~~1.56	--
PA 6B	Park/Outdoor Recreation	Park	0.69	--
PA 6C	Park/Outdoor Recreation	Park	1.61	--
PA 7	Park/Outdoor Recreation	Paseo	1.00	--
PA 8	OS/Natural Resources	Open Space/Slopes	0.70	--
PA 9A	OS/Natural Resources	Open Space/Slopes	0.89	--
PA 9B	OS/Natural Resources	Open Space/Slopes	0.51	--
PA 9C	OS/Natural Resources	Open Space/Slopes	0.79	--
PA 9D	OS/Natural Resources	Open Space/Slopes	0.43	--
PA 10A	Public Facility	Basin	0.94	--
PA 10B	Public Facility	Basin	0.91	--
PA 10C	Public Facility	Basin	0.99	--
		Open Space Subtotal	**73.7~~48~~**	**--**
Circulation		Roadways	**6.46**	**--**
		TRES CERRITOS WEST TOTAL	**121.25**	**269**
--	*City-Owned Open Space*	Open Space	**68.80**	**--**
TRES CERRITOS EAST				
Residential				
PA 1		Hilltop Residential	5.9	1
PA 2	LDR	SFD 8,000	12.5	26
PA 3	LDR	SFD 7,000	6.4	25
PA 4	LDR	SFD 6,000	8.5	42
PA 5	LDR	SFD 6,000 – 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-WIDE TOTAL	**352.9**	**1,023**

A. Planning Area Summary

1. Tres Cerritos West (TCW)

TCW accommodates a total of 269 detached single-family residential units, three (3) public parks on ~~3.91~~4.87 acres, 1 acre of paseos, 3.32 acres of open space lots and landscaped areas, a 3.49-acre vernal pool reserve, 2.84 acres of water quality management basins, and 59.23 acres of upland conservation area.

TCW creates three (3) neighborhoods within the Low Density Residential (2.1-5.0 du/ac) and Low Medium Density Residential (5.1-8.0 du/ac) range to provide an increase in housing choices. The average density, factoring in open space acreage, is 2.22 units/gross acres. The average residential lot size is approximately 6,550 square feet. The acreages stated below include home sites and some paseo areas.

Planning Area 1: Single Family Detached: (3600 s.f.)

Target Density:	7.8 units/acre, totaling 193 units
Area:	24.83 acres
Minimum Lot Area:	3,600 square feet
Average Lot Size:	4,288square feet
Lot Size:	40 X 90 minimum
Housing Type	Single-family detached units
Location Factors:	These units are located within Planning Area 1, bounded by Celeste Road and Becerra Drive. This neighborhood features a 0.69-acre park and a paseo network.

Planning Area 2: Single Family Detached: 4500 (s.f.)

Target Density:	5.7 units/acre, totaling 39 units
Area:	6.87 acres
Minimum Lot Area:	4,500 square feet
Average Lot Size:	6,378 square feet
Lot Size:	45 x 100 minimum
Housing Type	Single-family detached units
Location Factors:	These units are centrally located within Planning Area 2 and features a 1.60-acre park.

Planning Area 3: Single-Family Detached (5000 s.f.)

Density Range:	4.0 units/acre, totaling 37 units
Area:	~~9.31~~9.35 acres
Minimum Lot Area:	5,000 square feet
Average Lot Size:	8,983 square feet
Lot Size:	50 X 100 minimum
Housing Type	Single-family detached units
Location Factors:	These units are located within Planning Area 3 and will abut the natural open space area, as well as a 1.61-acre park to the south.

Open-Space/Recreation: There are 14 Planning Areas within TCW for open-space and/or recreational area use:

Planning Area 4: Vernal Pool

Area:	3.49 acres
Location:	This area is located within Planning Area 4, at the intersection of Warren Road and Celeste Road.
Use:	Preservation of vernal pools and associated habitat.
Ownership:	To Be Determined

Planning Area 5: Hillside Open Space - Tres Cerritos Conservation Area

Area:	59.23 acres
Location:	Tres Cerritos Hills
Use:	Open Space/Wildlife Habitat
Ownership:	To Be Dedicated by Developer

Planning Area 6A: Park

Area:	~~1.60~~1.56 acres
Location:	Public park located within PA 6A and may feature lawn areas, walkways, playground, and picnic areas.
Use:	Neighborhood recreational areas with features such as playgrounds, covered picnic area and walkways.
Ownership:	Homeowner's Association

Planning Area 6B: Park

Area:	0.69 acres
Location:	Public park located within PA 6B and may feature walkways, and seating areas.
Use:	Neighborhood recreational areas with features such as playgrounds, covered picnic area and walkways.
Ownership:	Homeowner's Association

Planning Area 6C: Park

Area:	1.61 acres
Location:	Public park is located within PA 6C and may feature lawn areas, walkways, fitness equipment, and picnic areas.
Use:	Neighborhood recreational areas with features such as playgrounds, covered picnic area and walkways.
Ownership:	Homeowner's Association

Planning Area 7: Paseos

Area:	1.0 acre
Location:	The paseo network is provided within PA 7 extending from the southern portion of Planning Area 1 and terminating at Sierra Way. The paseos are intended to provide pedestrian linkage between and within the TCW community to the PA 6B park.
Use:	Walking, biking, par course, and entry monument areas
Ownership:	Homeowner's Association

Planning Areas 9A – 9D: Tres Cerritos West Open Space Areas and Slopes

Area:	3.32 acres
Location:	The Tres Cerritos community also features perimeter slopes and open space areas to buffer homes from the conservation area and provide noise attenuation.
Use:	Landscape slopes and open space lots
Ownership:	Homeowner's Association

Planning Areas 10A – 10C: Tres Cerritos West Basins

Area:	2.84 acres
Location:	A 0.94-acre basin is located within PA 10A at the southwest portion of the development. A 0.91-acre basin is located within PA 10B at the southeast portion of the development. A 0.99-acre basin is located within PA 10C at the northern portion of the development.
Use:	Water Quality Management and storm conveyance
Ownership:	Homeowner's Association

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

2. Tres Cerritos East (TCE)

❖ 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

Area:	5.89 acres, totaling 1 unit
Density Range:	Minimum Five Acres
Housing Type	Single-Family Detached
Location Factors:	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 Factors:	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 Factors:	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 Factors:	Transitional area between PA 3 (7000 sf lots) to PA 5 (6000 sf lots)

Planning Area 5

Area:	14.55 acres
Density Range:	5-8 units per acre totaling 97 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 Factors:	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	• 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 access gained from private alleys
Location Factors:	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:	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 Factors:	Transitional area between PA 2 (8000 sf lots) to PA 4 (6000 sf lots) with views of project area

Planning Area 8

Area:	6.37 acres
Density Range:	5-8 units per acre totaling 66 units
Housing Type	Courtyard Homes SFD and Quad Homes SFD: cluster single family units served by a common driveway
Location Factors:	Direct access to a neighborhood park, the rec center, 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	Courtyard Homes SFD and Garden Court SFD: cluster single family units served by a common driveway
Location Factors:	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 Range:	5-8 units per acre totaling 30 units

Housing Type	• 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 minimum of 4000 square feet, min. 40 feet width, with access gained from private alleys
Location Factors:	Southerly project gateway into the project with direct access to a neighborhood park and regional trail

Planning Area 11

Area:	3.13 acres
Density Range:	5-8 units per acre totaling 23 units
Housing Type	Garden Court SFD and Quad Homes SFD: cluster single family units served by a common driveway
Location Factors:	Direct access to a neighborhood park and paseo system.

Planning Area 12

Area:	5.23 acres
Density Range:	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 Factors:	Direct access to a neighborhood park and the paseo system

Planning Area 13

Area:	14.94 acres
Density Range:	8-18 units per acre totaling 86 units
Housing Type	• 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 Factors:	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 acres
Density Range:	8-18 units per acre totaling 41 units
Housing Type	Courtyard Homes SFD and Quad Homes SFD: cluster single family units served by a common driveway
Location Factors:	Direct access to a neighborhood park and paseo system

Planning Area 15

Area:	10.44 acres
Density Range:	8-18 units per acre totaling 111 units
Housing Type	• 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 acres
Location:	PA 2
Use:	Open Space
Ownership:	City of Hemet or Open pace Conservancy
Maintenance:	Neighborhood Homeowner's Association

Public Active Parks

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

Linear Parks

Area:	7.91 acres
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 and Landscape Maintenance District

Neighborhood Parks/Neighborhood Paseos

Area:	5.6 acres
Location:	Disturbed 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 acre
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 acres
Location:	Along Cawston Ave and Devonshire Ave
Use:	Active trail system and storm water facility
Ownership:	City of Hemet
Maintenance:	Lighting and Landscape Maintenance District

IV. INFRASTRUCTURE PLAN

A. Circulation

1. Tres Cerritos West (TCW)

The Tres Cerritos West (TCW) area provides for the construction of more than six (6) acres of roadways, with Celeste Road linking the community from Warren Road to the west and Myers Street to the east. Primary access to the TCW area is provided from Celeste Road, as shown in Exhibit IV-1, Conceptual Master Circulation Plan. Within the TCW area, local traffic is accommodated by a looped system of internal streets, which are 56'-60' in width.

Development within the TCW area will contribute to funding the construction of the Devonshire extension between Myers Street and Warren Road. TCW is adjacent to one (1) General Plan road. The City's 2030 General Plan designates Myers Street as a "Secondary 4U" with a 94' right-of-way (R.O.W.). Cross sections for each type of street within the TCW area are shown in Exhibit IV-5, Cross Sections A-A through D-D (TCW). All streets shall be improved in accordance with City standards, unless otherwise noted in this Specific Plan.

2. Tres Cerritos East (TCE)

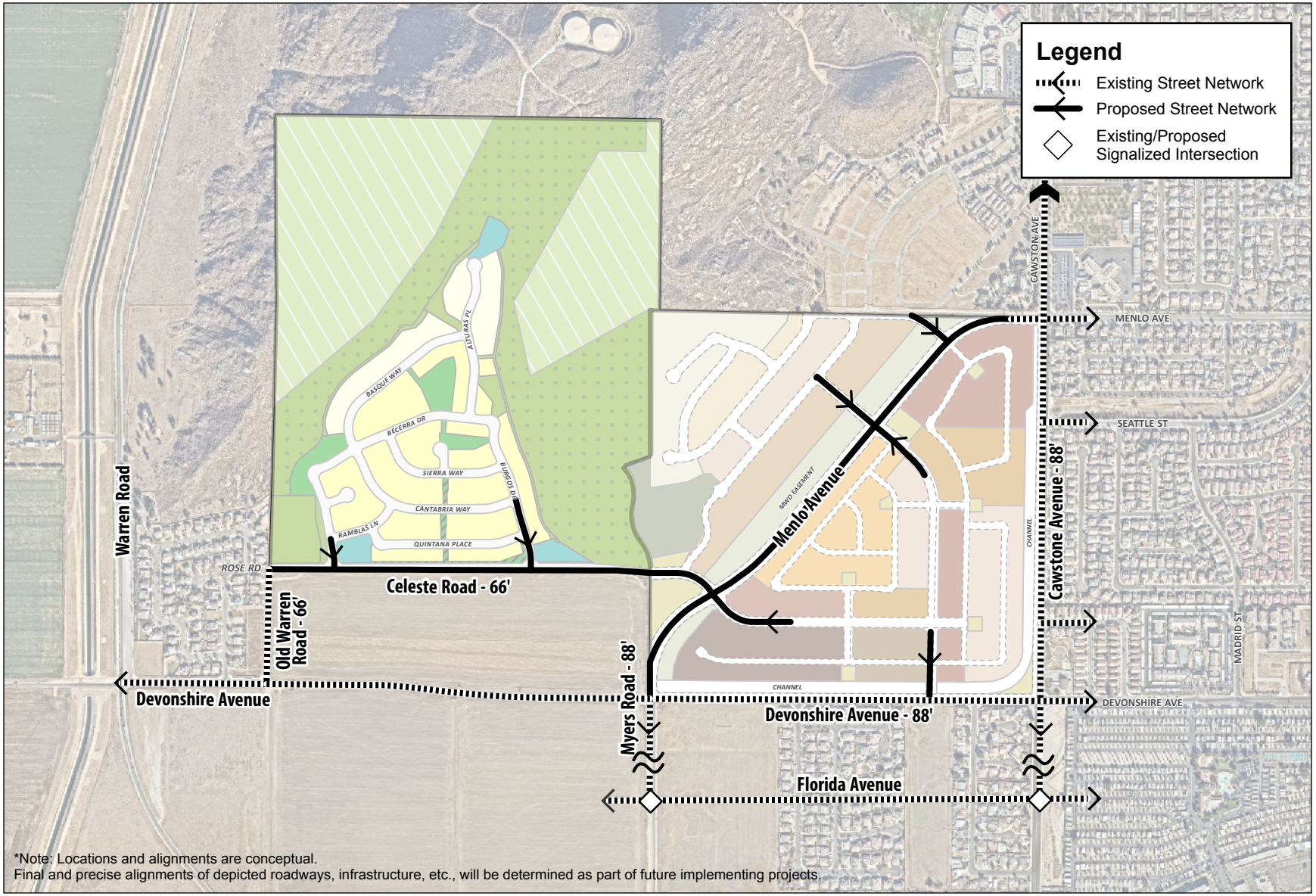
❖ *Existing Vehicular Traffic Circulation - Perimeter Streets:*

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 Road presently terminates at the western boundary of the site at Myers Street.

Menlo Avenue extends to Myers Street and Celeste Road terminates at Menlo Avenue as shown in Exhibit IV-1, Conceptual Master Circulation Plan. This completes the east-west roadway system within the community while providing access through the project area. The extended alignment of Menlo Avenue is designated as a Modified Secondary Highway. As a Modified Secondary Highway, Menlo Avenue has 64 feet of paving within 99 feet of right-of-way, as shown in Section D-D, Exhibit IV-2, Index Map of Street Cross Sections (TCE). The City Circulation Element designates Myers St. as a secondary street south of Devonshire having 88' R.O.W., Celeste Rd. is 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 IV-1, Conceptual Master Circulation Plan. 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 IV-2, Index Map of Street Cross Sections (TCE). Cross sections for each type of street are shown in Exhibit IV-3, Street Cross Sections A-A through E-E (TCE) and Exhibit IV-4, Street Cross Sections F-F through I-I (TCE).

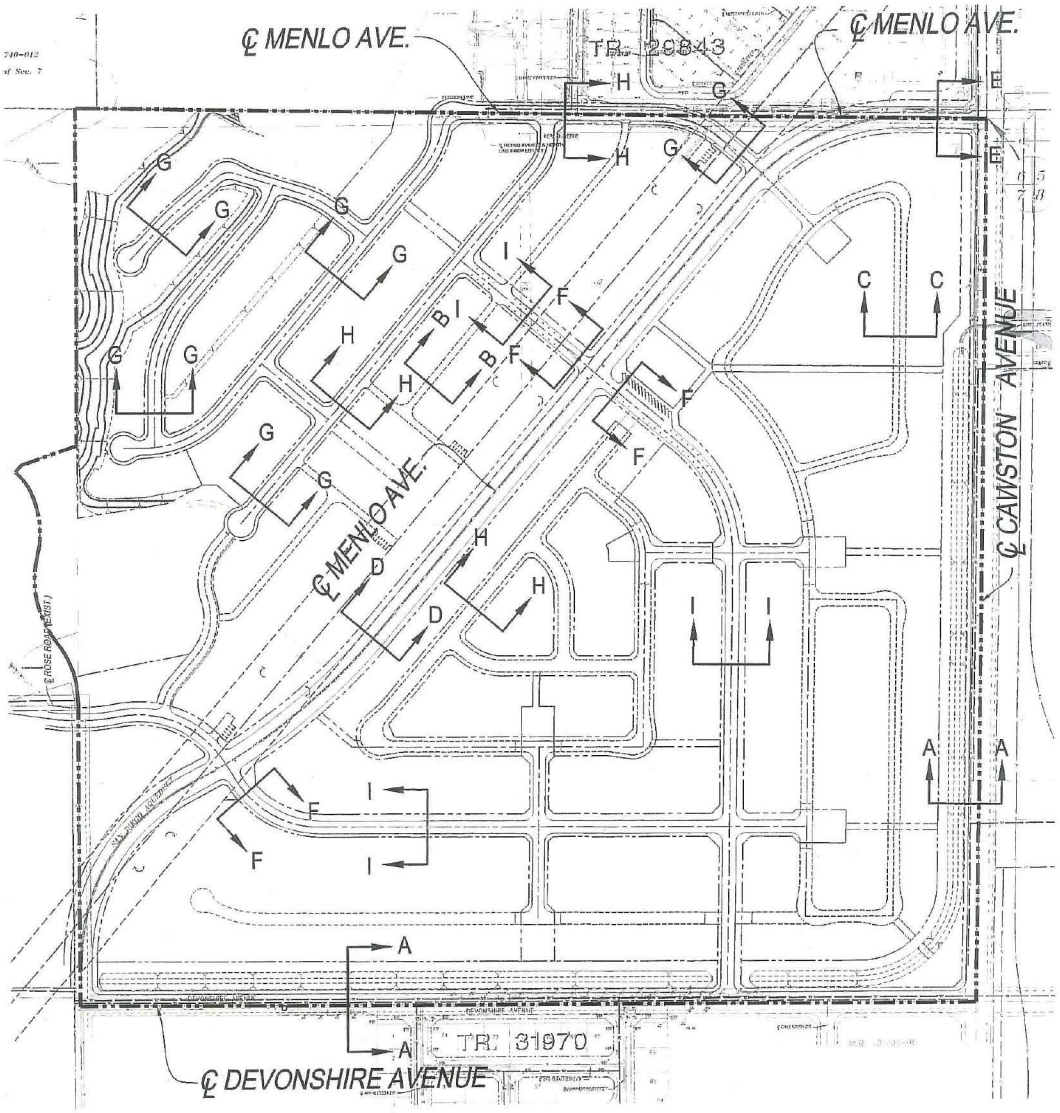


Source(s): ESRI, Nearmap Imagery (May 2025)

0 250 500 1,000 Feet

Exhibit IV-1

Conceptual Master Circulation Plan



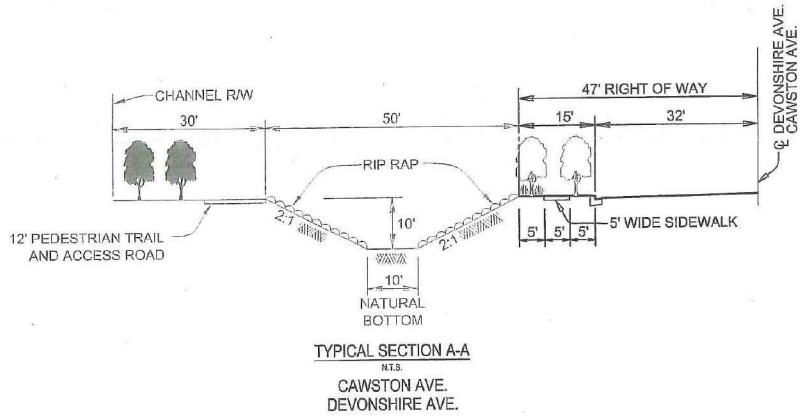
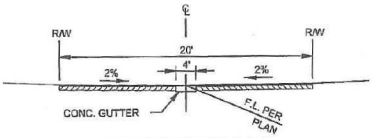


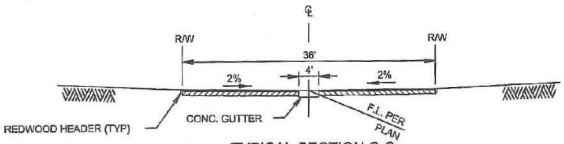
Exhibit IV-2

Not to Scale

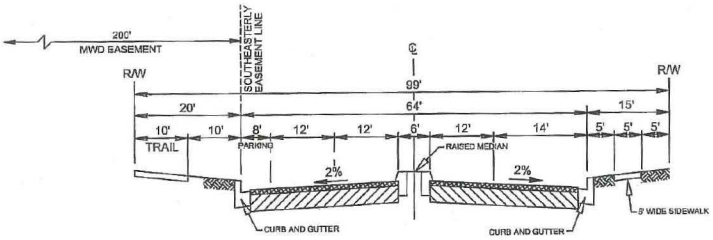
Index Map of Street Cross Sections (TCE)



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

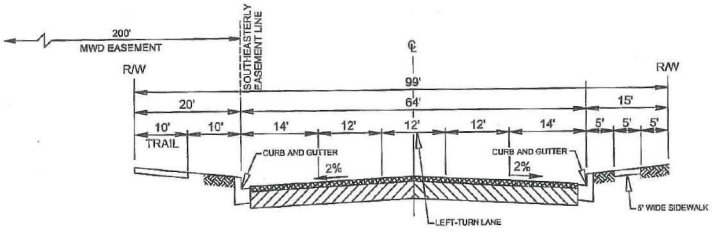


TYPICAL SECTION C-C
N.T.S.
PRIVATE DRIVES



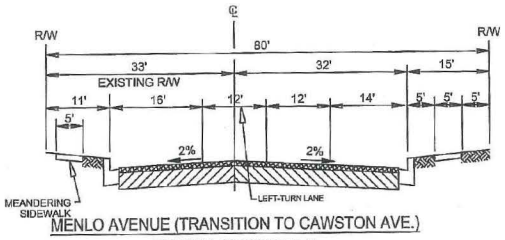
NOTE: ALL UNDERGROUND UTILITIES WITHIN THE MENLO AVENUE R/W TO BE LOCATED OUTSIDE THE MWD EASEMENT WHEREVER POSSIBLE.

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)

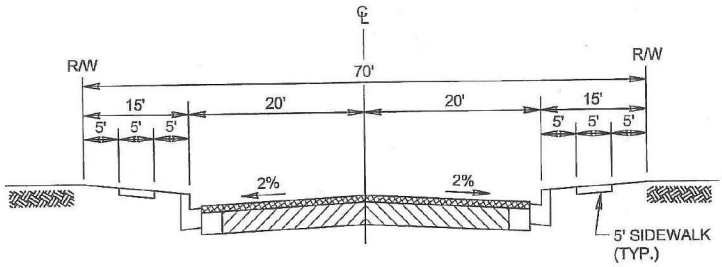


MENLO AVENUE (TRANSITION TO CAWSTON AVE.)
TYPICAL SECTION E-E
N.T.S.

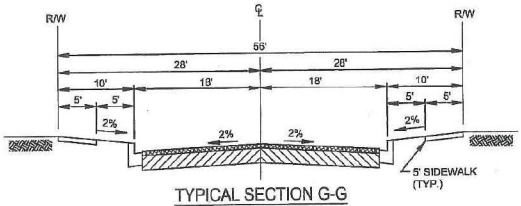
Exhibit IV-3

Not to Scale

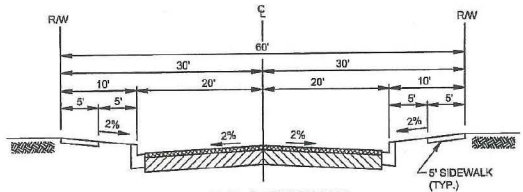
Street Cross Sections A-A through E-E (TCE)



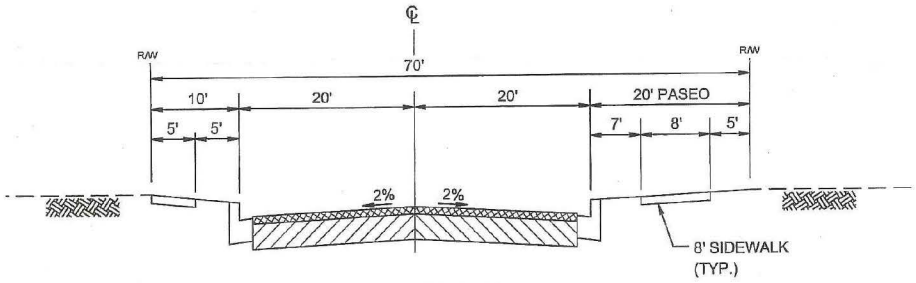
TYPICAL ENTRY SECTION F-F
N.T.S.



TYPICAL SECTION G-G
N.T.S.
LOCAL STREET
(STD. NO. 106 MODIFIED)



TYPICAL SECTION H-H
N.T.S.
LOCAL STREET
(STD. NO. 104 MODIFIED)

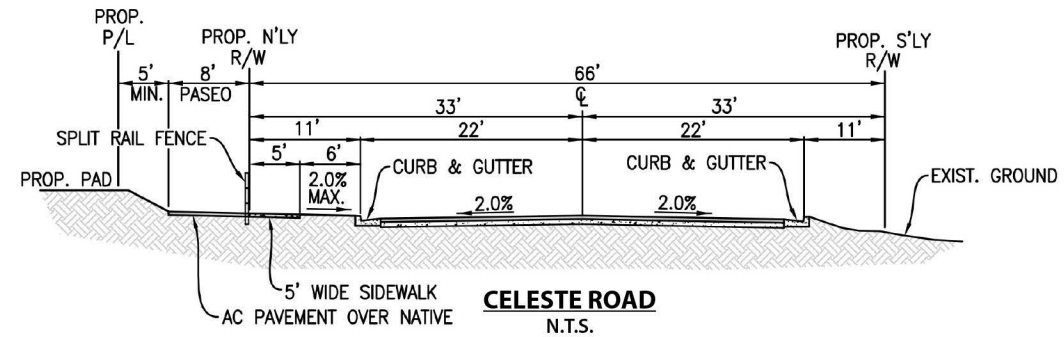


TYPICAL SECTION I-I
N.T.S.
LOCAL STREET W/ PASEO
(STD. NO. 103 MODIFIED)

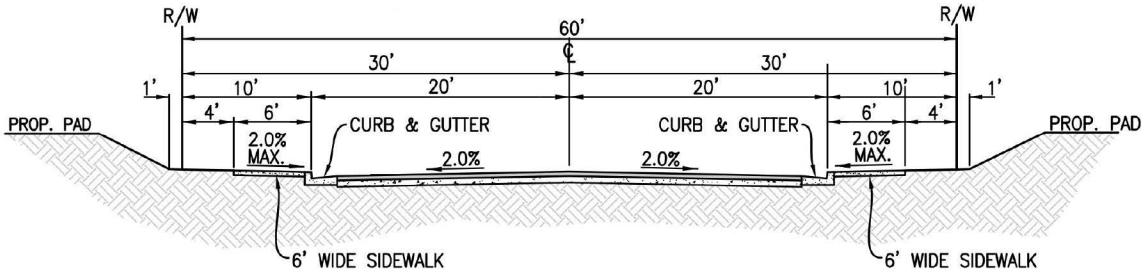
Exhibit IV-4

Not to Scale

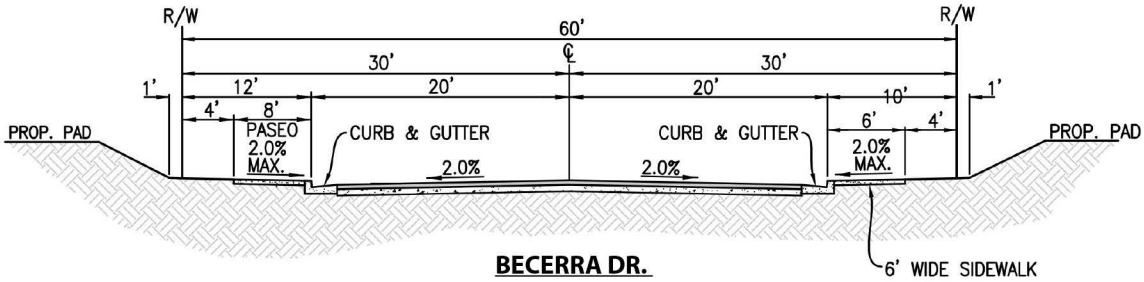
Street Cross Sections F-F through I-I (TCE)



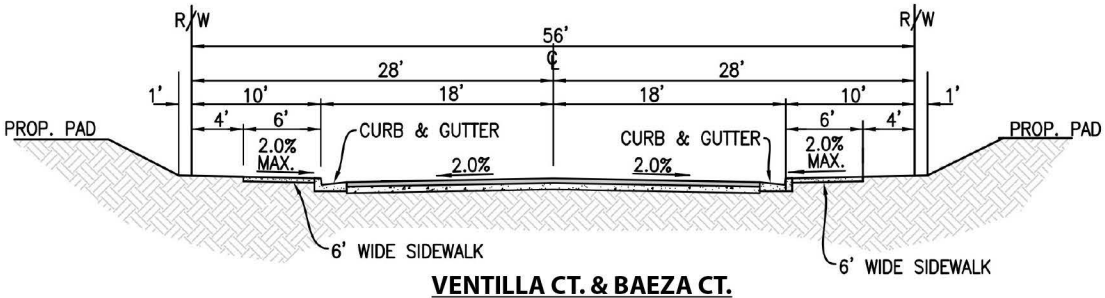
CELESTE ROAD
N.T.S.
(PUBLIC ST.-CITY OF HEMET STD. ST-104)



CANTABRIA WAY, QUINTANA PL., ROTA DR. ALTURAS PL., BURGOS DR., RAMBLAS LN., SIERRA WAY, BECERRA DR . & BASQUE WAY N.T.S.
N.T.S.
(PUBLIC ST. -CITY OF HEMET STD. ST-106A)



BECERRA DR.
(eastern boundary of Planning Area 6A to eastern boundary of Planning Area 6C)
N.T.S.
(PUBLIC ST. -CITY OF HEMET STD. ST-106A)



VENTILLA CT. & BAEZA CT.
N.T.S.
(PUBLIC ST.-CITY OF HEMET STD. ST-106)

Exhibit IV-5

Not to Scale

Cross Sections A-A through D-D (TCW)

B. Water

1. Tres Cerritos West (TCW)

❖ *Potable Water*

Eastern Municipal Water District (EMWD) provides water service to the TCW area and surrounding area. Two (2) EMWD tanks with a storage capacity of 1.5 million gallons are located just north of the TCW area. The storage tanks are supplied by an existing 36" transmission line that conveys flows from Celeste Road and traverses through the TCW area to the EMWD tanks. The existing 36" transmission line also serves the proposed project, though not directly. Individual house service must be connected by smaller service lines rather than connecting directly to the existing transmission line.

The TCW area proposes a potable water system within internal streets comprised of 8" lines which convey flows to a point of connection (POC) at an existing 36" water main line in Celeste Road. A secondary POC is located at Becerra and Burgos Drive. The potable water system is depicted on Exhibit IV-6, Existing and Proposed Waterline Exhibit.

Fire hydrants are located throughout TCW community as required by the Fire Department. Flows will be met within the current capacity of the 1.5-million-gallon tanks.

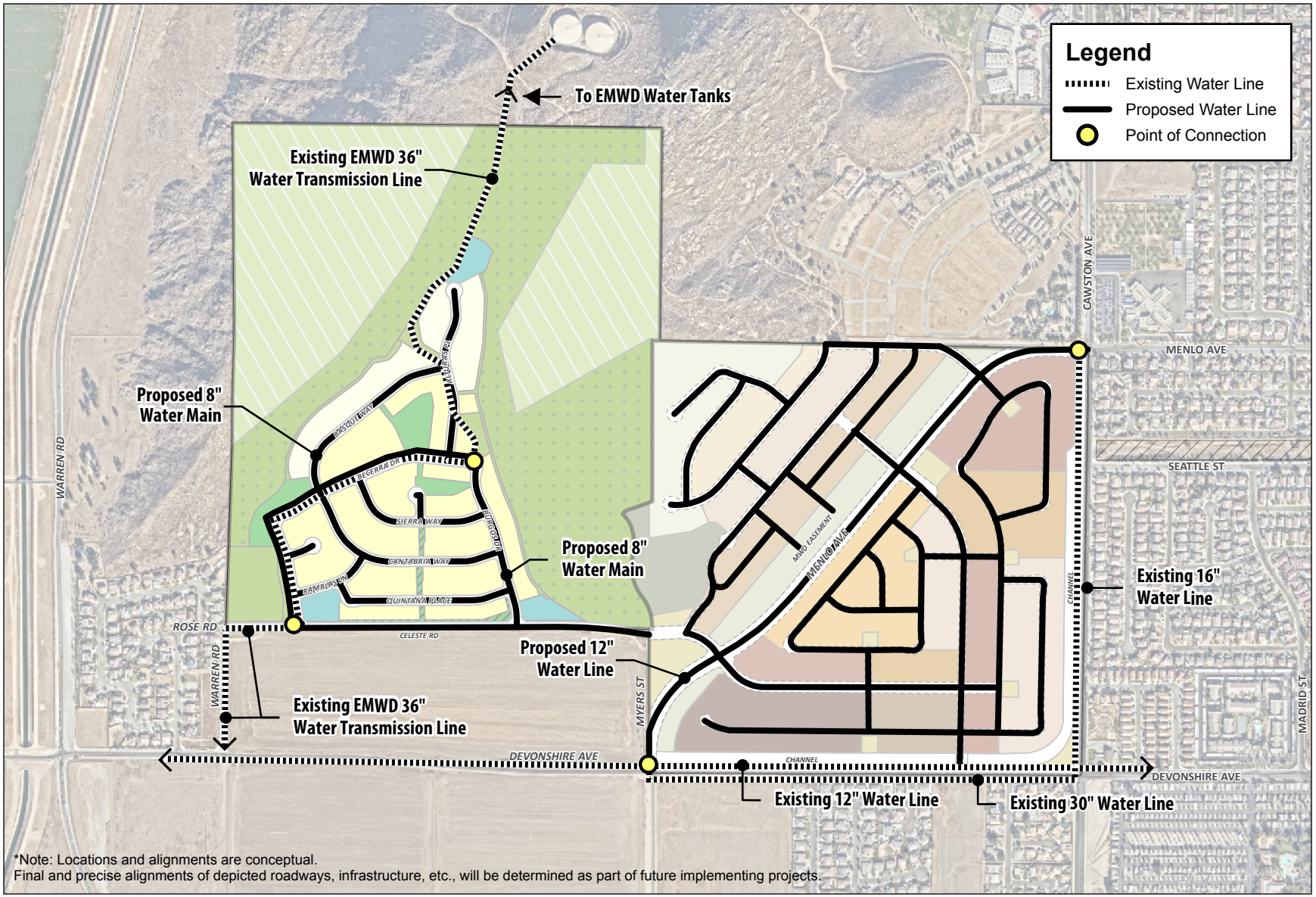
❖ *Recycled Water*

EMWD provides recycled water service to the TCW area and surrounding area. The TCW area utilizes recycled water for irrigation of the proposed parks within the development envelope. Recycled water will be primarily provided by the existing recycled water line in Devonshire Avenue, which connects to an existing line in Myers Road. The existing recycled water line continues north to Celeste Road and continues west.

As shown on Exhibit IV-7, Existing and Proposed Recycled Water Line Plan (TCW), the TCW area proposes an 8" recycled water line at the intersection of Devonshire Avenue and Myers Road. This 8" line continues north to Celeste Road, and then west to a point of connection at Burgos Drive. The line continues north in Burgos Drive and ends at the park in PA 6B.

2. Tres Cerritos East (TCE)

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 Exhibit IV-6, Existing and Proposed Waterline Exhibit, for an illustration of the existing EMWD water utilities adjacent to the Tres Cerritos East project site.

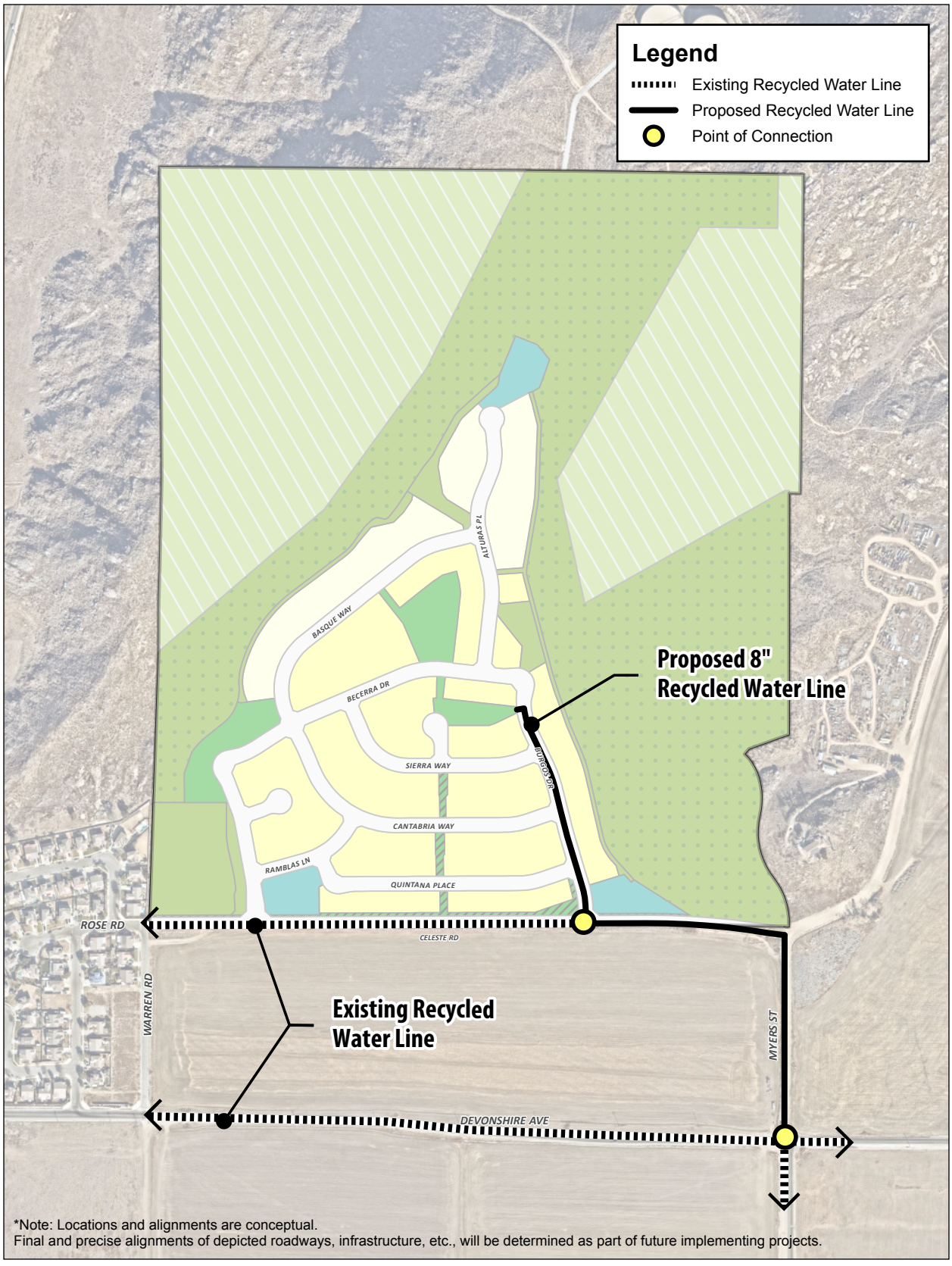


Source(s): ESRI, Nearmap Imagery (May 2025)

0 225 450 900 Feet

Exhibit IV-6

Existing and Proposed Waterline Exhibit



Source(s): ESRI, Nearmap Imagery (May 2025)

0 150 300 600 Feet

Exhibit IV-7

Existing and Proposed Recycled Water Line Plan (TCW)

C. Sewer

1. Tres Cerritos West (TCW)

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 Road and Watson Road 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.

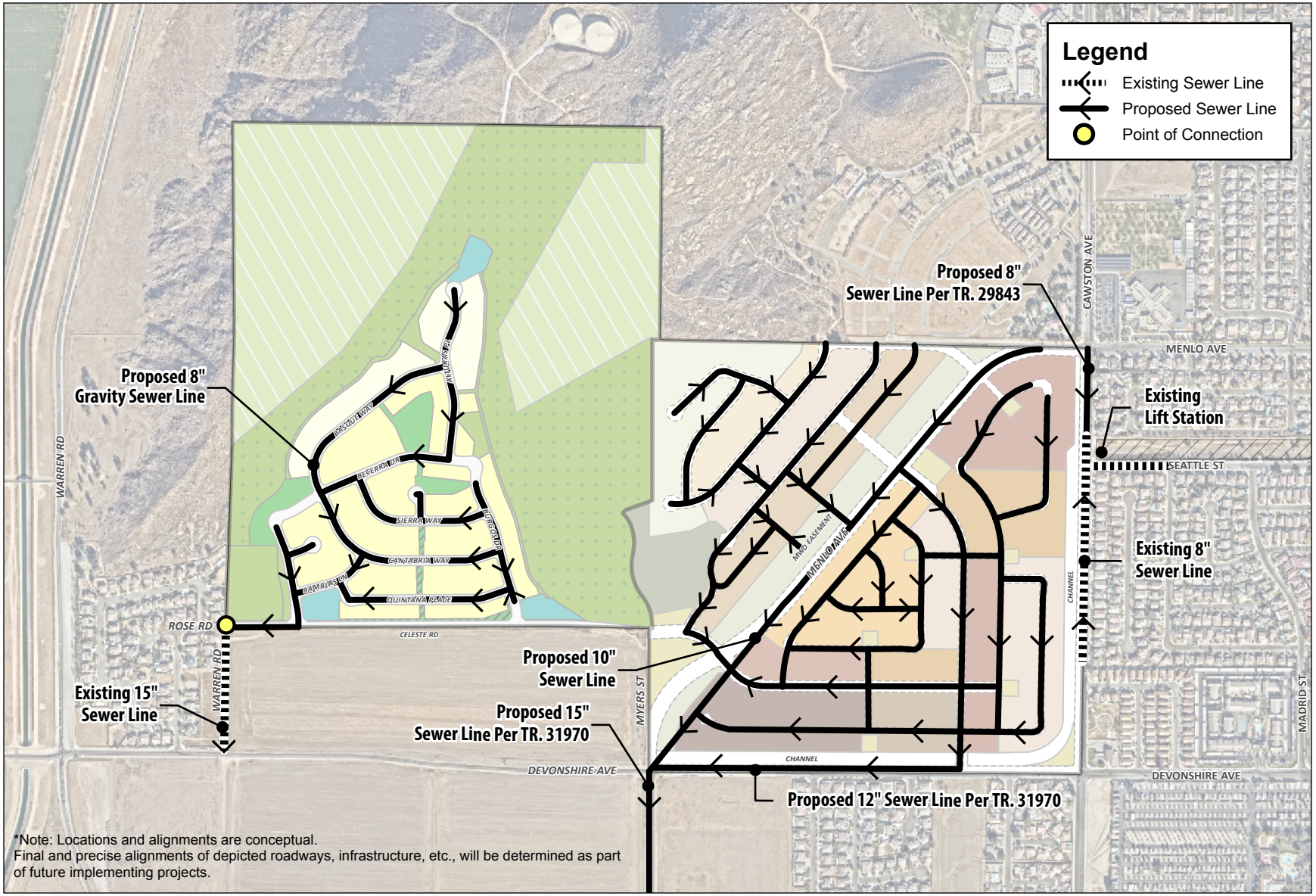
As shown on Exhibit IV-8, Existing and Proposed Sewer Line Plan, the TCW area is served by an existing 15” sewer main located within (Old) Warren Road. The on-site sewer system consists of 8” gravity sewer lines connecting to a proposed 8” gravity sewer line within Celeste Road and (Old) Warren Road, which continues south past Devonshire Avenue. A minimum depth of cover of 8 feet, as stipulated by EMWD, over the 8” lines throughout the project will be maintained.

2. Tres Cerritos East (TCE)

The Existing and Proposed Sewer Line Plan, illustrated in Exhibit IV-8 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 its 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 IV-8, Existing and Proposed Sewer Line Plan, using local sewer lines draining from Devonshire Avenue or Myers, and then south on Myers to Florida Avenue.



Source(s): ESRI, Nearmap Imagery (May 2025)

0 225 450 900 Feet

Exhibit IV-8

Existing and Proposed Sewer Line Plan

D. Grading

1. Tres Cerritos West (TCW)

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 and will not require remediation for rock fall on majority of the site. Rock fall remediation for specific areas is outlined in Section IV.D.3, *Project-Wide Standards*. 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.

2. Tres Cerritos East (TCE)

A conceptual Grading Plan for the Tres Cerritos East PPA is shown in Exhibit IV-9, Conceptual Grading Plan (TCE). 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.

3. Project-Wide Standards

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) To minimize the potential amount of rock fall entering the building pad area, an impact barrier shall be added at the base of the slope above the lower 2:1 section that is directed toward the building pad, if necessary.

~~13)~~14) A Storm Water Pollution Prevention Plan a Water Quality Management Plan, and associated Erosion Control Plan will be prepared for each phase of grading.

~~14)~~15) Additional criteria for Tres Cerritos West include:

- Prior to approval of any grading permits that require blasting activities and a blasting permit, the Project Applicant shall prepare and submit for City review and approval of a Blasting Noise and Vibration Monitoring and Abatement Plan ("Noise and Vibration Abatement Plan"). The required Noise and Vibration Abatement Plan shall include the name and qualifications of the person(s) responsible for monitoring and reporting blast vibrations. In addition, the Noise and Vibration Abatement Plan shall require a minimum of three (3) seismographs for monitoring peak ground vibration and air-overpressure. The Noise and Vibration Abatement Plan also shall require that equipment and its use shall conform fully to the standards developed by the Vibration Section of the International Society of Explosive Engineers (ISEE). For all blasts, the Noise and Vibration Abatement Plan shall require monitoring of ground motion and air-overpressure at the nearest residential properties or other structure of concern. The Noise and Vibration Abatement Plan also shall specify a minimum trigger level for monitoring of 0.05 in/s for ground motion and 120 dB for air-overpressure. Additionally, the Noise and Vibration Abatement Plan shall require regular reporting of blasting and measurements to the City of Hemet, and shall include a copy of the instrument/software-generated blast monitoring report at each instrument location that includes measured peak particle velocity in inches per second, peak air-overpressure in linear-scale decibels, and vibration and air-overpressure event plots, with date and time of event recording. In addition, the Noise and Vibration Abatement Plan shall include the following requirements:

i. Prior to commencement of any blasting, a pre-blast survey of the conditions of all existing property and aboveground utilities located within 300 feet of any potential blasting areas shall be conducted. The pre-blast survey shall include a photographic record of all visible and accessible structures, facilities, utilities, or other improvements. The survey shall document the interior and exterior conditions of all residential property and associated structures located within 500 feet of blasting areas. If property owners refuse surveys, provide copies of certified-mail letters documenting attempts to provide the survey by a third-party professional survey company. The required surveys shall include a description of the interior and exterior condition of the various structures examined. Descriptions shall include the locations of any cracks, damage, or other existing defects and shall include information needed to identify and describe the defect, if any, and to evaluate the construction operations on the defect. Survey records shall include photos of all cracks and other damaged, weathered, or otherwise deteriorated structural conditions. If necessary, macro lenses and flash illumination shall be used to ensure defects are shown clearly in the photographs. Photos shall contain an accurate date stamp. No blasting shall occur prior to completion of surveys of surrounding residential properties. Surveys also shall be repeated at facilities or properties where damage concerns have been expressed by individual residents, property owners, or other concerned parties. Details of any observed changes to surveyed structures and documenting photos shall be reported and submitted to the City of Hemet

ii. Blasting only shall be allowed Monday through Friday only between the hours of 8:00 a.m. and 5:00 p.m.

iii. No blasting shall occur closer than 100 feet from residential structures. In the event that non-rippable materials are encountered within 100 feet from any residential structure, alternative methods shall be employed to reduce blasting-related noise and vibration impacts. Alternative rock blasting within 100 feet of residential homes may include methods such as the drilling of holes in the largest area of rock, inserting expansive grout or small charges into each whole to fragment the rock into smaller pieces, and then crushing the pieces for transport or other use.

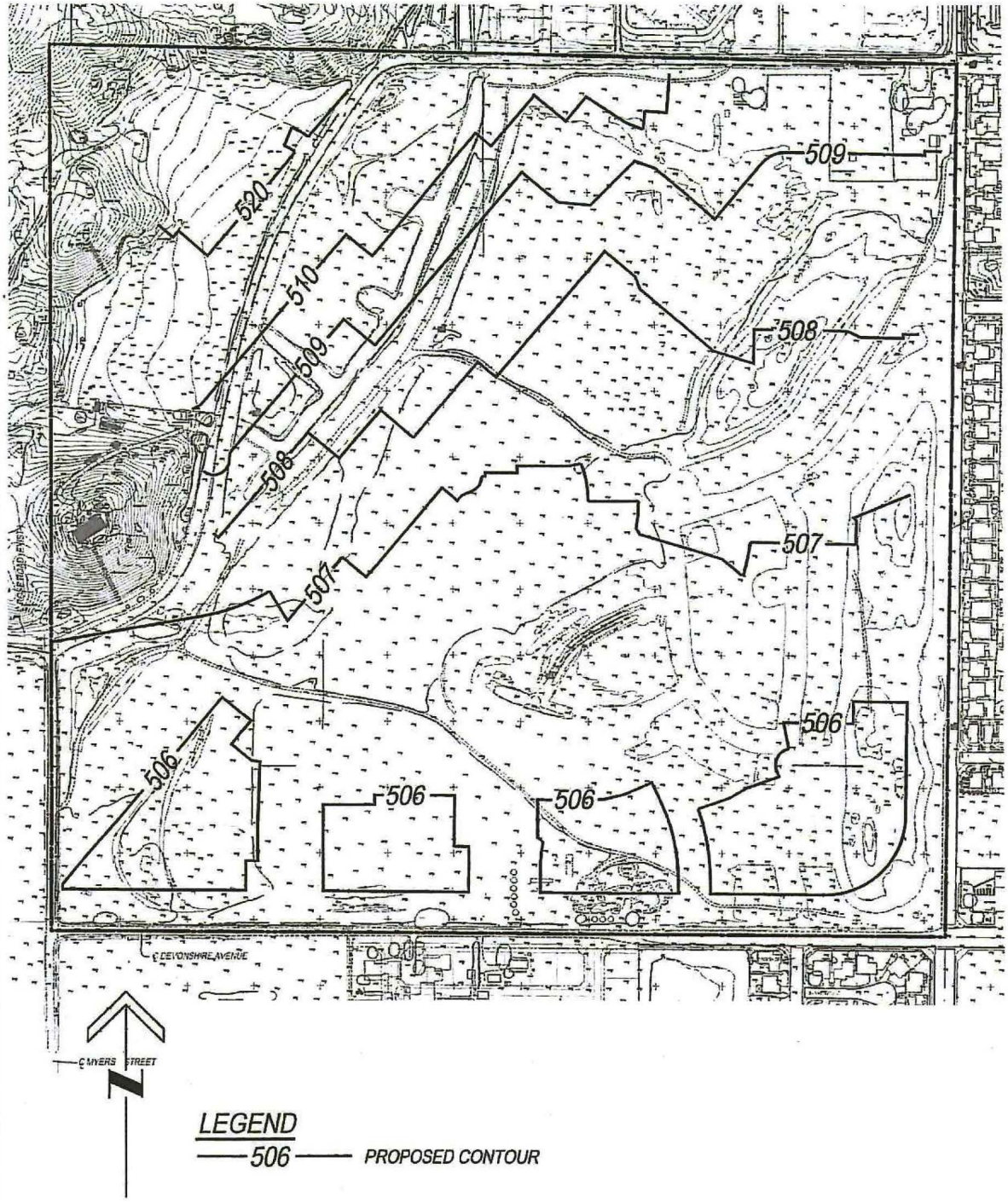
iv. No more than a total of 2,000 pounds of explosive shall be detonated each day, excluding detonators.

v. All blasts located within 500 feet of any structures or above ground utilities shall be covered with woven steel cable or steel-cable and rubber-tire blasting mats with a minimum weight of 30 pounds per square foot. Woven polypropylene or similar weed-barrier fabric, covered with at least 6 inches of soil or sand shall be placed over blast areas to protect initiators before mats are placed. Mats shall be overlapped at least 3 feet and shall completely cover the blast area and extend at least three feet beyond the blast area in all directions. If any flyrock or blasted material is thrown more than 10 feet or half the distance to the nearest structure, whichever is less, blasting shall be suspended until the City's has approved a revised blasting plan showing revisions to assure adequate ground movement control.

vi. Before blasts are covered, all loose soils above the blast shall be removed where feasible. Remaining ground located within 20 feet of the blast shall be thoroughly wetted with water to suppress airborne dust. Sand or soils placed over weed-barrier fabric shall be similarly wetted before placing blast mats.

vii. If specified vibration limits are exceeded, blasting operations shall cease immediately and a revised blasting plan shall be submitted to the City of Hemet. Blasting shall not resume until a revised blasting plan has been reviewed and the Contractor has expressed in writing the conditions that will be applied to further blasting work.

viii. Project grading and blasting contractors shall be required to ensure compliance with the Noise and Vibration Abatement Plan requirements and shall permit periodic inspection of the construction site by City of Hemet staff or its designee to confirm compliance. The requirements of the Noise and Vibration Abatement Plan also shall be specified in bid documents issued to prospective construction contractors. The City of Hemet shall review all monitoring reports to ensure compliance with the Noise and Vibration Abatement Plan, and shall have the authority to stop all blasting activities on site if it is determined that blasting activities are not being conducted in conformance with Noise and Vibration Abatement Plan and/or the above-listed requirements.



*Note: Locations and alignments are conceptual.
Final and precise alignments of depicted roadways, infrastructure, etc.,will be determined as part of future implementing projects.

Exhibit IV-9

Not to Scale

Conceptual Grading Plan (TCE)

E. Drainage

1. Tres Cerritos West (TCW)

The TCW 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 TCW area. The MDP does show a detention basin south of Celeste Road on adjoining property.

As shown on Exhibit IV-11, Existing and Proposed Master Drainage Plan – Ultimate Condition, drainage from and through the TCW area will be conveyed through an underground storm drain system, with line sizes ranging from 18" to 54". A debris basin is located within Planning Area 10C, at the north end of the developed area, with seasonal flows exiting the Tres Cerritos canyon area and discharging into the project's eastern storm drain system. Runoff originating from the western hillside will be collected by a concrete v-ditch clean water channel and conveyed towards the existing vernal pool located in Planning Area 4. The vernal pool will be supplied with clean stormwater from this undeveloped hillside tributary.

Urban flows generated within the developed area are intercepted by catch basins and conveyed into the storm drain system, which sends flows to the water quality basin within Planning Area 10B, where flow are treated for water quality purposes. The treated flows are then discharged via a 48” line under Celeste Road into a concrete flow dispersion drainage channel parallel to the road.

Urban flows from the western portion of the project area are collected in catch basins and conveyed into a water quality basin located within Planning Area 10A, via the storm drain system. Treated flows are discharged via a 60” line under Celeste Road into a concrete flow dispersion drainage channel.

Drainage will exit the basins in appropriately sized lines under Celeste Road and spread in a surface level concrete flow dispersion drainage channel/v-ditch trough on the south side of Celeste Road within the existing right-of-way. The channel will be designed so that drainage will spill over the edge of the trough in a sheet-flow manner similar to the existing condition. This will also prevent destructive concentrated flow paths forming on the neighboring property. Increased runoff will be detained on site.

During low-flow events, treated stormwater runoff is pumped to the flow dispersion drainage channel until the basins have been emptied. In the future, the development south of the project will extend their storm drainage system to connect to the TCW area’s basin outlet pipes and convey the detained flows to the future regional basin.

2. Tres Cerritos East (TCE)

- *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 Exhibit IV-10, Existing and Proposed Master Drainage Plan – Interim Condition and Exhibit IV-11, Existing and Proposed Master Drainage Plan – Ultimate Condition. 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 IV-10. The details of the channel are shown in Exhibit IV-12, Temporary Detention Basin Landscape Plan (TCE), 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 IV-10. 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 IV-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 Exhibit IV-12, Temporary Detention Basin Landscape Plan (TCE), and Exhibit IV-13, Temporary Basin Cross Sections (TCE), 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 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.

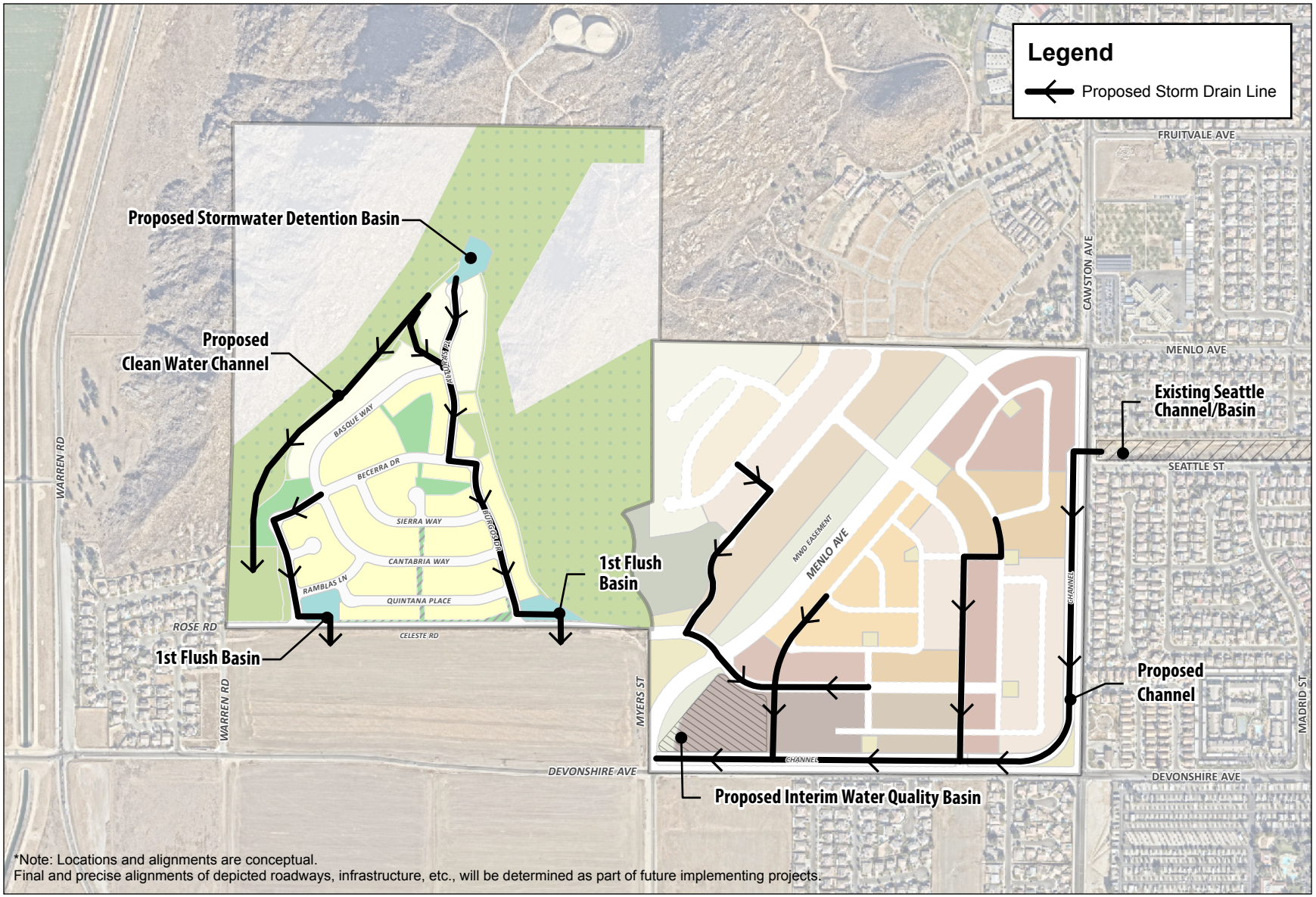
11) A curb cut shall be provided on 'D' Street for maintenance vehicles to access the linear park.

❖ *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.

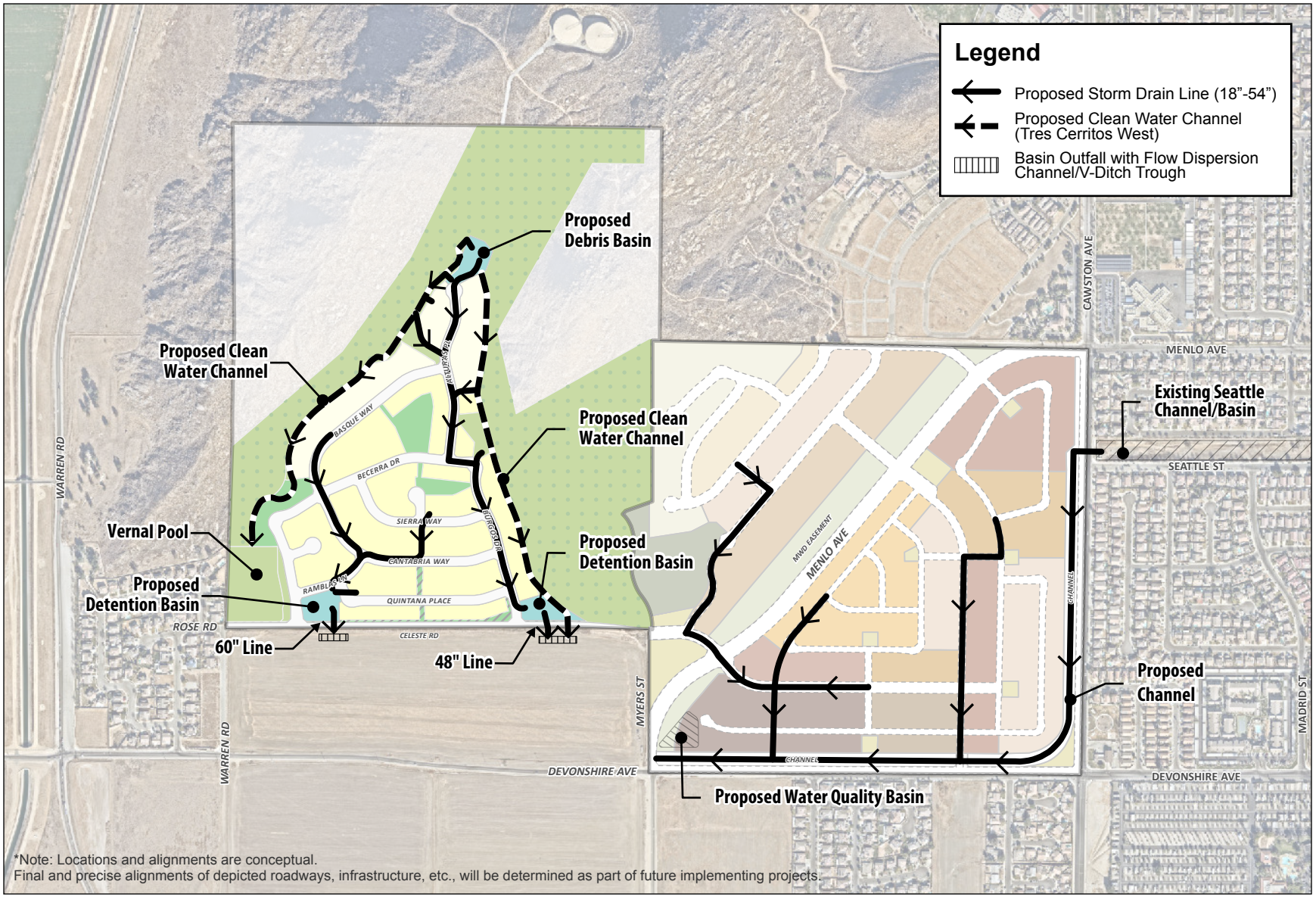


Source(s): ESRI, Nearmap Imagery (May 2025)

0 225 450 900 Feet

Exhibit IV-10

Existing and Proposed Master Drainage Plan – Interim Condition



Source(s): ESRI, Nearmap Imagery (May 2025)

0 225 450 900 Feet

Exhibit IV-11

Existing and Proposed Master Drainage Plan – Ultimate Condition

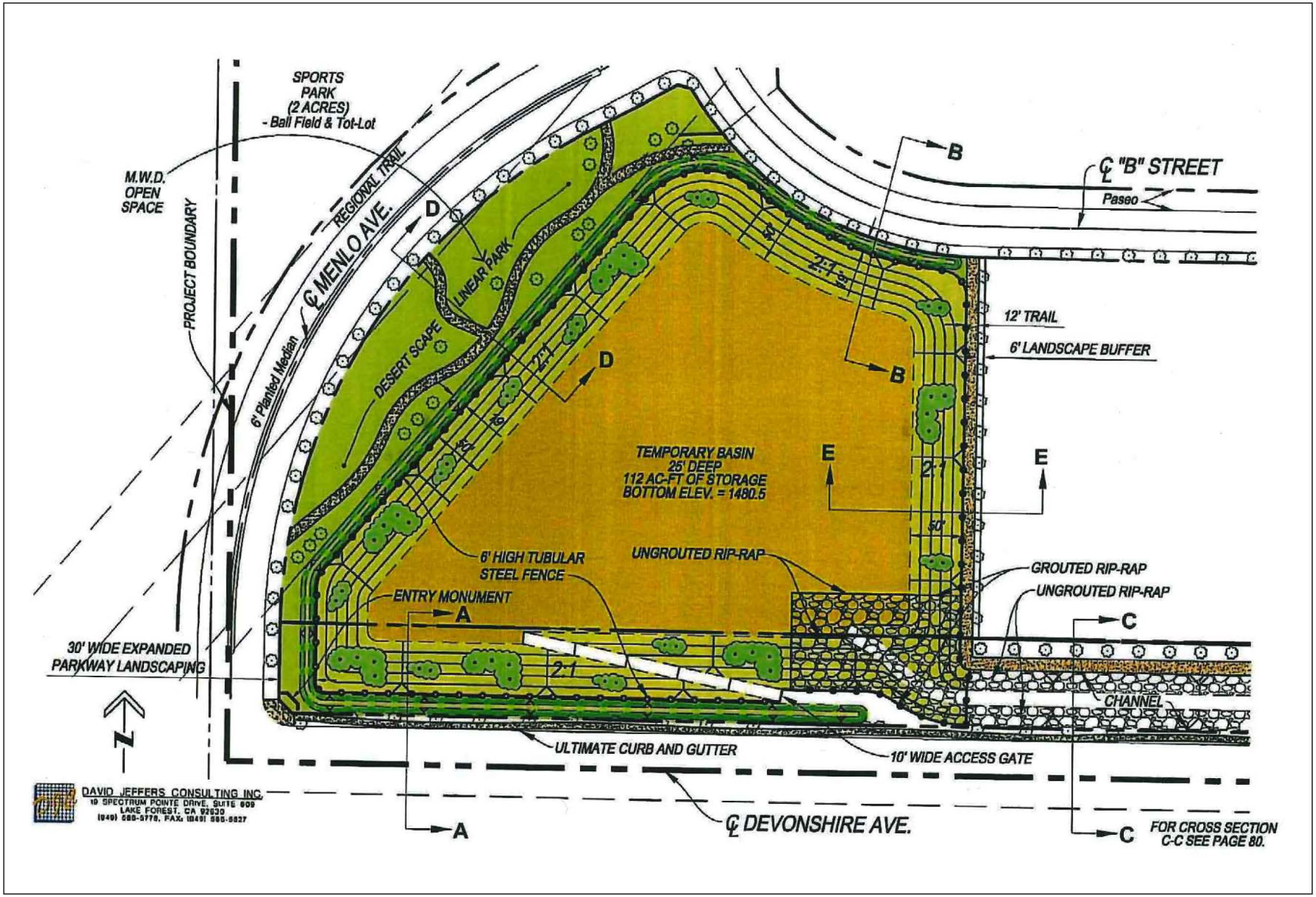
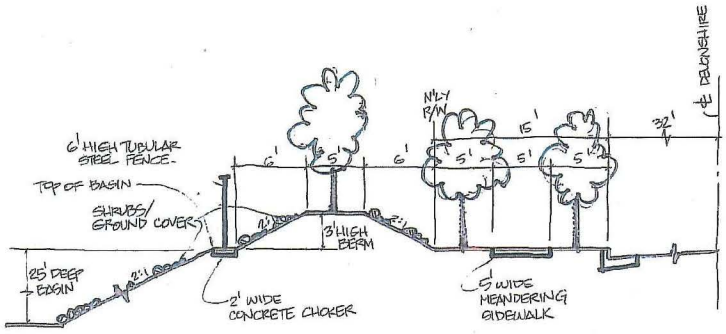


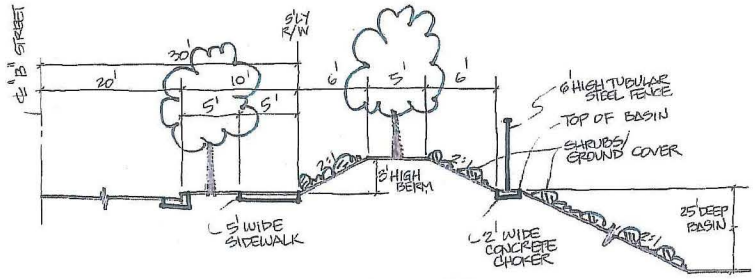
Exhibit IV-12

Not to Scale

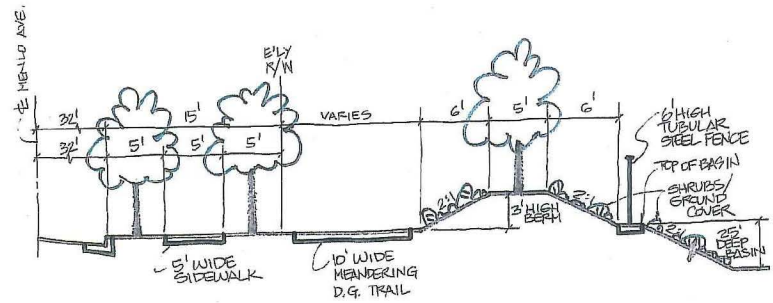
Temporary Detention Basin Landscape Plan (TCE)



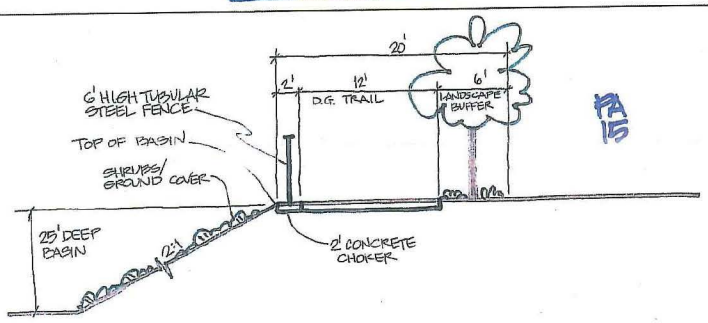
SECTION A-A



SECTION B-B



SECTION D-D



SECTION E-E

Exhibit IV-13

Not to Scale

Temporary Basin Cross Sections (TCE)

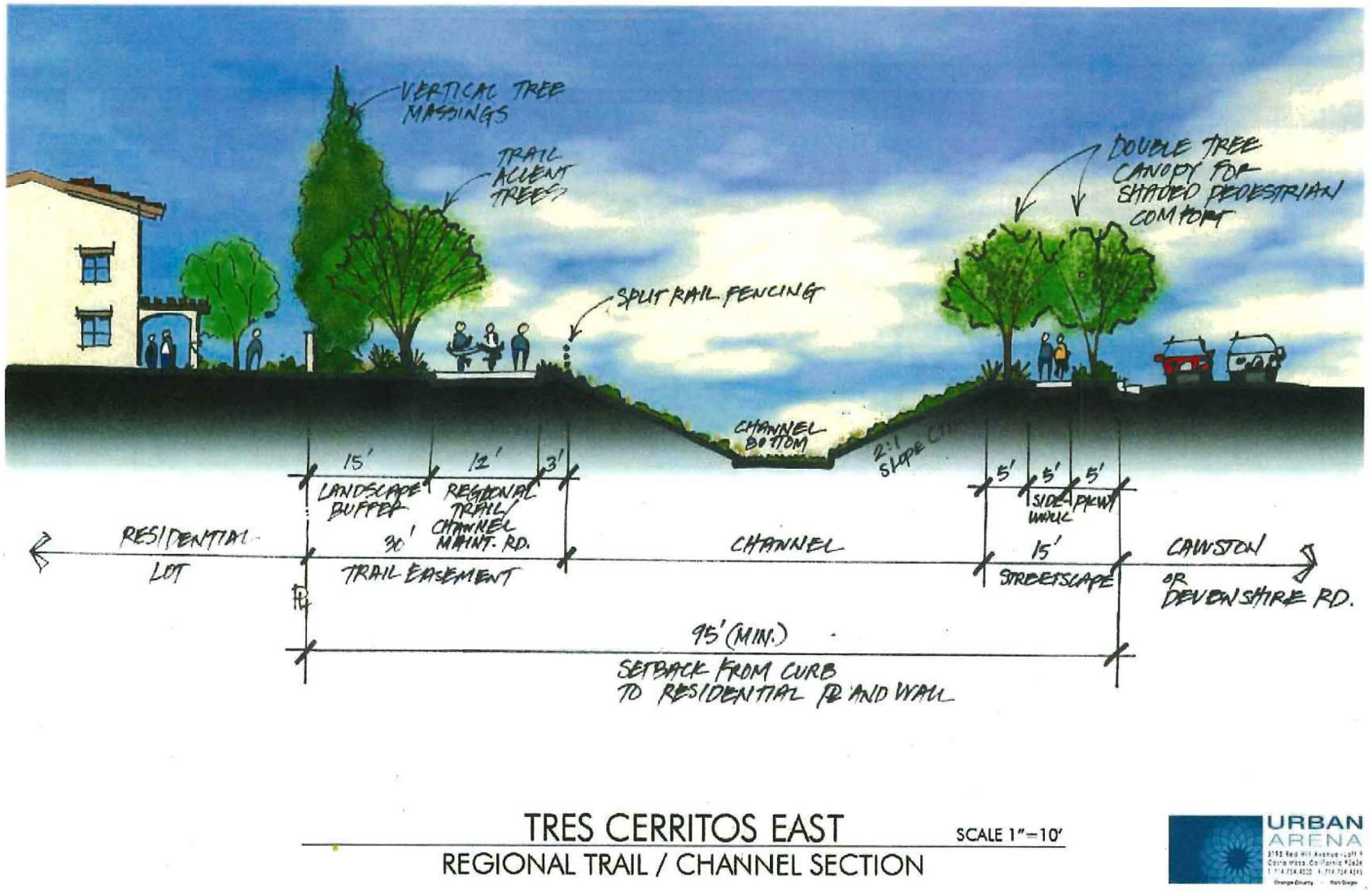


Exhibit IV-14

Not to Scale

Drainage Channel Cross Section (TCE)

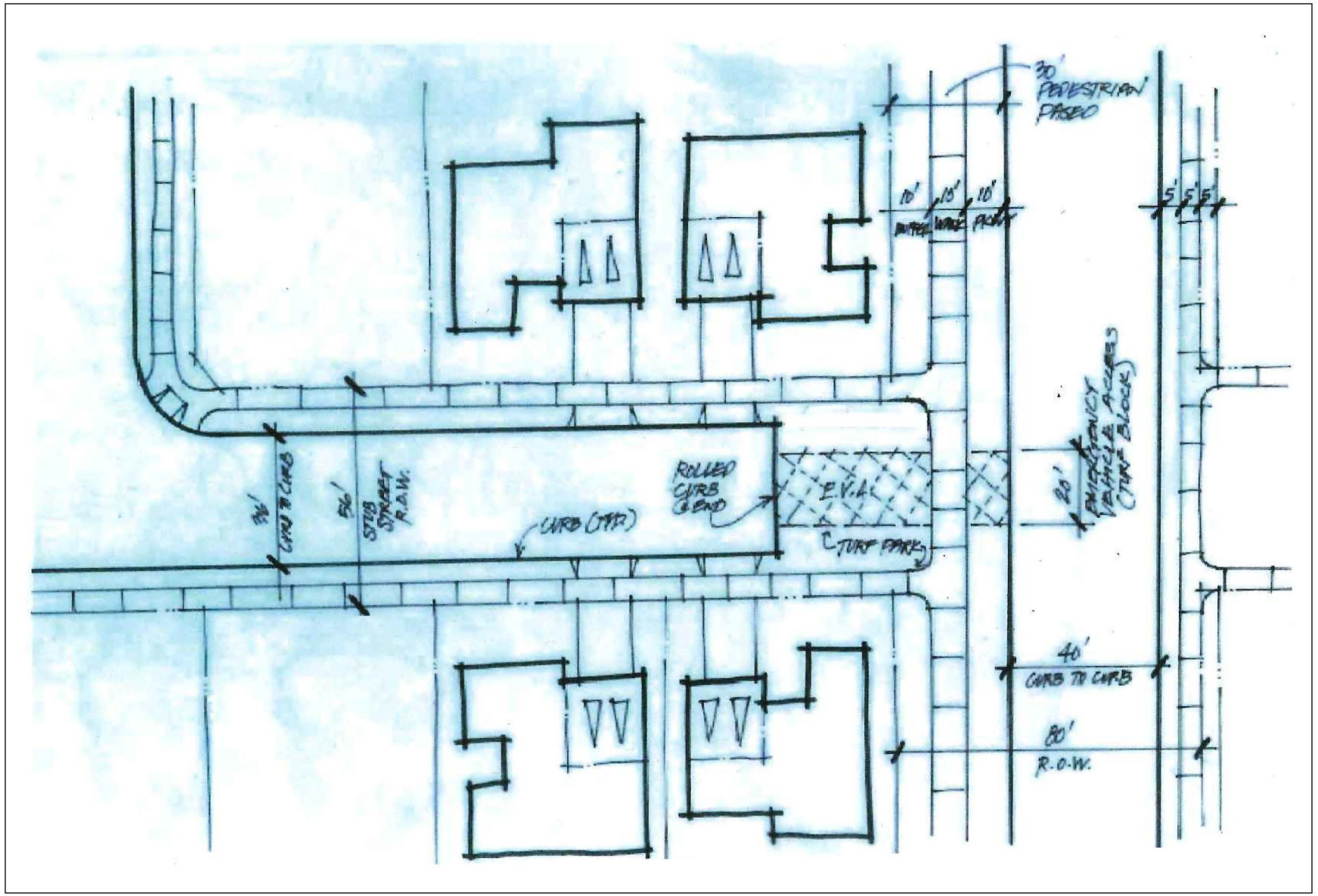


Exhibit IV-15

Not to Scale

Emergency Vehicle Access (TCE)

F. 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 Street, originating at Devonshire Avenue. The electric feed will extend along the Celeste Road / Menlo Avenue street extension and stub into the TCE area neighborhood entrances for on-site installation with home sites. Edison may need to upsize their facilities to meet project load demands. Standard cobra style streetlights 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 Avenue. Gas distribution lines will extend from the existing mains in Devonshire Avenue to serve the Tres Cerritos Specific Plan area.

- *Telephone/Cable TV:* Verizon/Spectrum
  - Overhead and underground facilities exist east of the intersection of Myers Street and Devonshire Avenue. These will be extended to serve development within the Tres Cerritos Specific Plan area. Verizon/Spectrum may need to upsize their facilities to meet the demand of the proposed project.

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

G. Fuel Modification Plan (Tres Cerritos West)

Per Cal Fire's 2025 Fire Hazard Severity Zones (FHSZ), the TCW area is located within the Very High FHSZ. Therefore, a Fuel Modification Plan (FMP) was prepared for the TCW portion of the TCSP to ensure the protection of the community's homes and other structures from fire hazards. The FMP creates a plan that provides this protection while simultaneously creating a smooth visual transition from the natural vegetation which may be located to the homeowner's front, side, and/or rear landscapes.

Fuel treatment zones within TCW exist within all residential Planning Areas, as well as in Planning Areas 9A-9C where they abut residential development areas. Homeowners shall be responsible for maintaining Fuel Modification Zones on their lots. Lots that are within Planning Areas adjacent to open space will be developed in accordance with the FMP to provide adequate buffering and fuel modification zones consistent with City of Hemet standards. Planting shall be in accordance with the City of Hemet requirements and shall utilize appropriate plant materials and irrigation treatments. Together, Fuel Treatment Zones 1A, 1B, 2, and 3 together, are sufficient to mitigate direct flame contact and the radiant heat effects of a worst-case wildland fire with 3.1-foot flame lengths. Four (4) separate fuel treatment zones will be provided where the conditions outlined below exist, each of which are described below:

1. Fuel Treatment Zone 1A (Lot Owner Maintained)

Fuel Treatment Zone 1A is 30 feet in depth and would be required to be free of all combustible construction and materials. This zone is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire and a generally open area in which fire suppression forces can operate during

wildfire events. Combustible decks, patio covers and gazebos would be prohibited in this zone. If replanted by the homeowner, the landscaping requirements below shall be followed.

- *Required Landscaping*
  - Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Plants used in fuel modification zones should exhibit the following qualities to be the most "fire resistant: thick, succulent or leathery leaf species with high moisture content; tendency to produce limited litter; the presence of high salt levels or similar compounds which may contribute to fire resistance; ability to withstand drought; and the ability to withstand severe pruning. Refer to APPENDIX 'A' for the Hemet Fire Department (HFD) Prohibited Plant list.
  - Zone 1A will be cleared of all fire prone and undesirable plant species (see APPENDIX 'A' of the corresponding Fire Protection Plan).
  - Landscape designs using hardscape features such as driveways, swimming pools, concrete, rock, pavers, and similar non-combustible features to break up fuel continuity within Zone 1A are encouraged.
  - Landscaping shall be irrigated and primarily consist of fire-resistant, maintained native or ornamental plantings.
  - Plants shall be low growing and approved by the HFD. Mature height of plants shall not exceed 18 inches.
  - Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
  - Trees must have a minimum of six (6) feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.

- *Required Maintenance*
  - Lots shall be maintained year round by the individual property owners within their property boundary (lot lines) and the HOA outside the lot as required by the corresponding Fire Protection Plan or the HFD.
  - Remove and replace any dead or dying plant material monthly.
  - Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four (4) inches or less in height.
  - Trees must be maintained to have a minimum of six (6) feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
  - All trees must be maintained to the current ANSI A300 standards.

2. Fuel Treatment Zone 1B (Lot Owner Maintained)

Fuel Treatment Zone 1B would consist of an irrigated zone that includes manufactured slopes and would have the same landscaping and maintenance requirements as described above for Zone 1A.

3. Fuel Treatment Zone 2 (HOA Maintained)

Fuel Treatment Zone 2 would consist of an irrigated zone that includes manufactured slopes and has the same landscaping and maintenance requirements as Zone 1A.

4. Fuel Treatment Zone 3 (HOA Maintained)

Fuel Treatment Zone 3 is a transition area between the strict requirements of irrigated Zones 1A, 1B and 2 and the undisturbed native vegetation, and would consist of a non-irrigated thinning zone beginning at the outer edge of the concrete drainage swales proposed along the slopes at the outer edges of the proposed development. Coupled with Zones 1A, 1B, Zone 2 and the concrete swale, Fuel Treatment Zone 3 would complete the required 100 feet of treated area. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban projects thereby reducing the radiant and convective heat of wildland fires. The exterior boundary of Fuel Treatment Zone 3 shall be marked on the ground for the purpose of guiding annual fuel treatment maintenance and inspection operations. The most reliable markers are steel fence posts with a baked on painted finish. The upper half of the above ground portion of the fence post is then painted a bright "day glow" orange to improve visibility. These Fuel Treatment Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

- *Required Landscaping*
  - Thinning the native vegetation to a point where 50% open space is created.
  - Removal of all dead woody debris and exotic or native flammable vegetation (see APPENDIX 'A' of the corresponding Fire Protection Plan).
  - Allowances for the needs of protected species and habitats will be considered in this zone.
  - No combustible construction or materials are allowed in Zone 2.

- *Required Maintenance*
  - No mechanical ground disturbance such as disking due is allowed due to cultural resources concerns. Weed whipping, pruning with chainsaws or hand pruners, or other similar activities area allowed.
  - Annually maintain all tree crowns to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs.
  - All trees must be maintained to the current ANSI A300 standards.
  - Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four (4) inches or less in height.
  - Annually remove all dead and dying vegetation and highly flammable exotic species (see APPENDIX 'A' of the corresponding Fire Protection Plan).

5. Development Standards

- All structures shall meet all wildland/interface standards to the satisfaction of the HFD and be designed and constructed with ignition resistant construction requirements.
- All construction and ignition resistant requirements shall meet the 2015 International Wildland-Urban Interface Code (IWUIC), including amendments; related ordinances; the 2016 CA Fire and Building Code, Chapter 7A-California Building Code, Hemet City codes, or the current codes in force at the time of permit application.
- All non-habitable accessory structures such as decks, balconies, patio, covers, gazebos and fences shall be built from non-combustible materials.
- Construction or building permits shall not be issued until the fire code official inspects and approves required fire apparatus access, setbacks and water supply for the construction site.
- Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisfaction of the HFD:
  - Water and power utilities shall be approved and installed by the appropriate inspecting department or agency.
  - Approved Zone 2 fuel treatment shall be provided prior to combustible material arriving

on the site and shall be maintained throughout the duration of construction. Zone 1A shall be cleared of all vegetation prior to construction and subsequently planted to the requirements stated in Sections 6.1 and 6.2 after construction is completed.

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 ("CFO") 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 emergency medical services (collectively "Public Safety Services") and shall be subject to the special tax approved with the formation of the CFO. 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. Emergency access shall be designed to accommodate up to a 32,000 lb. gross weight fire apparatus.

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

V. Permitted Uses & Development Regulations

A. Permitted Uses - Residential

1. Tres Cerritos West (TCW)

In the SFD 3600, SFD 4500, and SFD 5000 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.

2. Tres Cerritos East (TCE)

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

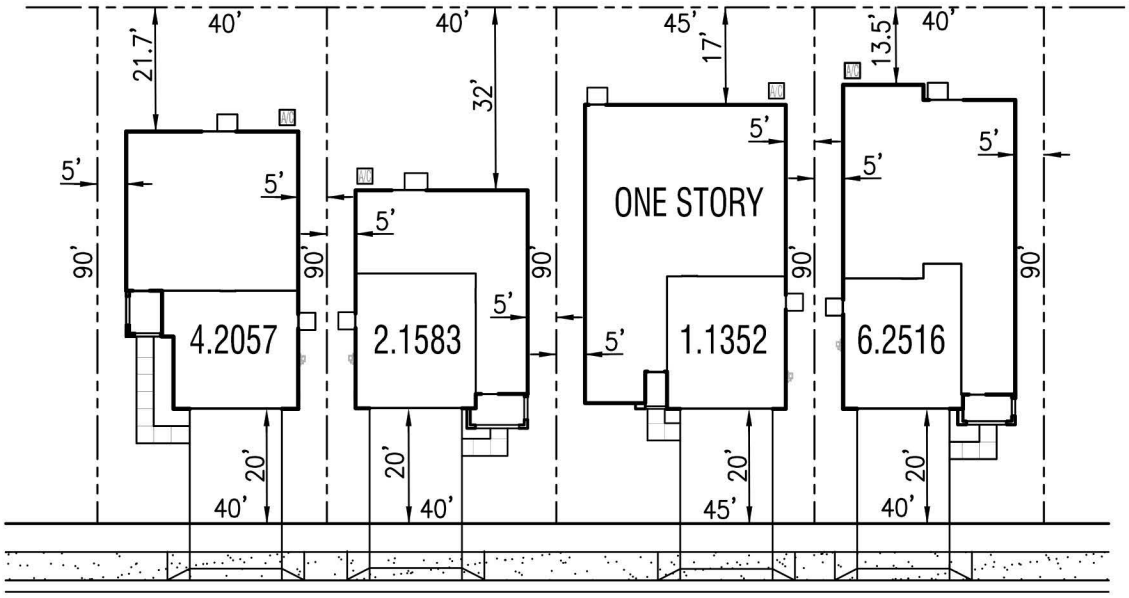
The following are the minimum development standards for all residential uses within Tres Cerritos Specific Plan (TCSP) and shall apply to all buildings and structures. For development standards that are not addressed herein, see Section 90-315 of the Hemet Municipal Code.

Table V-1. Tres Cerritos West - Residential Area Minimum Development Standards

Residential Lot Area	SFD 3600	SFD 4500	SFD 5000
Unit Square Footage Range	1352-2516 sf	1352 – 2537 sf	1890 – 2537 sf
Minimum Lot Area	3600 sf	4500 SF	5000 sf
Lot Width	40 ft	45 ft	50 ft
Lot Depth	90 ft	100 ft	100 ft
Front Yard (Minimum)			
Setback to Living Area	One-Story: 15 ft Two-Story: 20 ft	One-Story: 15 ft Two-Story: 20 ft	One-Story: 15 ft Two-Story: 20 ft
Setback to Porch	10 ft	10 ft	10 ft
Setback to Garage	20 ft	20 ft	20 ft
Side Yard (Minimum)			
Interior	5 ft	5 ft	5 ft
Street Side	10 ft	10 ft	10 ft
Rear Yard			
Setback to Living Area	12 ft	12 ft	12 ft
Setback to Patio	10 ft	10 ft	10 ft
Lot Coverage	60%	60%	60%
Height (Above Grade)	35 feet	35 feet	35 feet
Required Parking	Parking required (see Article XL of the Hemet Municipal code)		
Signage	Signing permitted (see Article XXXVI of the Hemet Municipal Code)		

TRES CERRITOS WEST

PLANNING AREA 1
(3,600 S.F. MIN. LOTS)



PRODUCT CRITERIA

PLAN SQUARE FOOTAGE RANGE:
1352 SF TO 2516 SF

MINIMUM LOT DIMENSIONS:
WIDTH: 40'
DEPTH: 90'

FRONT YARD SETBACK:
PORCH: 10' MIN.
LIVING (SINGLE STORY): 15' MIN.
LIVING (TWO STORY): 20' MIN.

GARAGE SETBACK:
FRONT: 20' MIN.

SIDE YARD SETBACK:
INTERIOR: 5' MIN.
STREET SIDE: 10' MIN.

REAR YARD SETBACK:
LIVING: 12' MIN.
PATIO: 10' MIN.

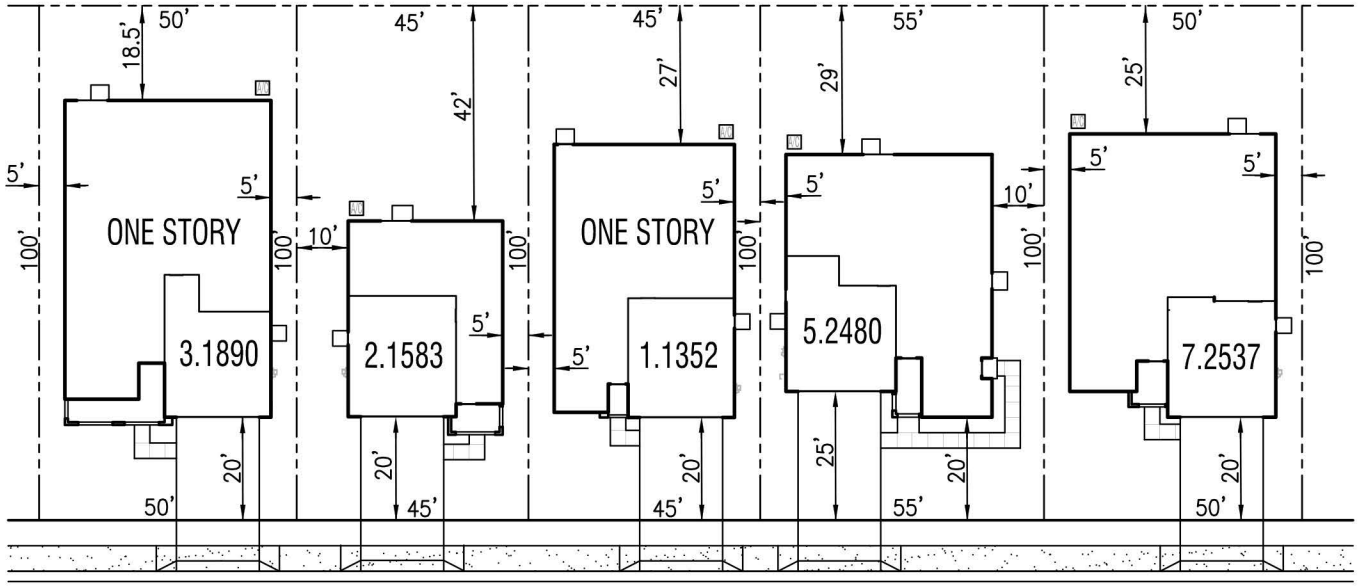
Exhibit V-1

Not to Scale

Tres Cerritos West – PA 1 Plotting Diagram (SFD 3600)

TRES CERRITOS WEST

PLANNING AREA 2
(4,500 S.F. MIN. LOTS)



PRODUCT CRITERIA

PLAN SQUARE FOOTAGE RANGE:
1352 SF TO 2537 SF

MINIMUM LOT DIMENSIONS:
WIDTH: 45'
DEPTH: 100'

FRONT YARD SETBACK:
PORCH: 10' MIN.
LIVING (SINGLE STORY): 15' MIN.
LIVING (TWO STORY): 20' MIN.

GARAGE SETBACK:
FRONT: 20' MIN.

SIDE YARD SETBACK:
INTERIOR: 5' MIN.
STREET SIDE: 10' MIN.

REAR YARD SETBACK:
LIVING: 12' MIN.
PATIO: 10' MIN.

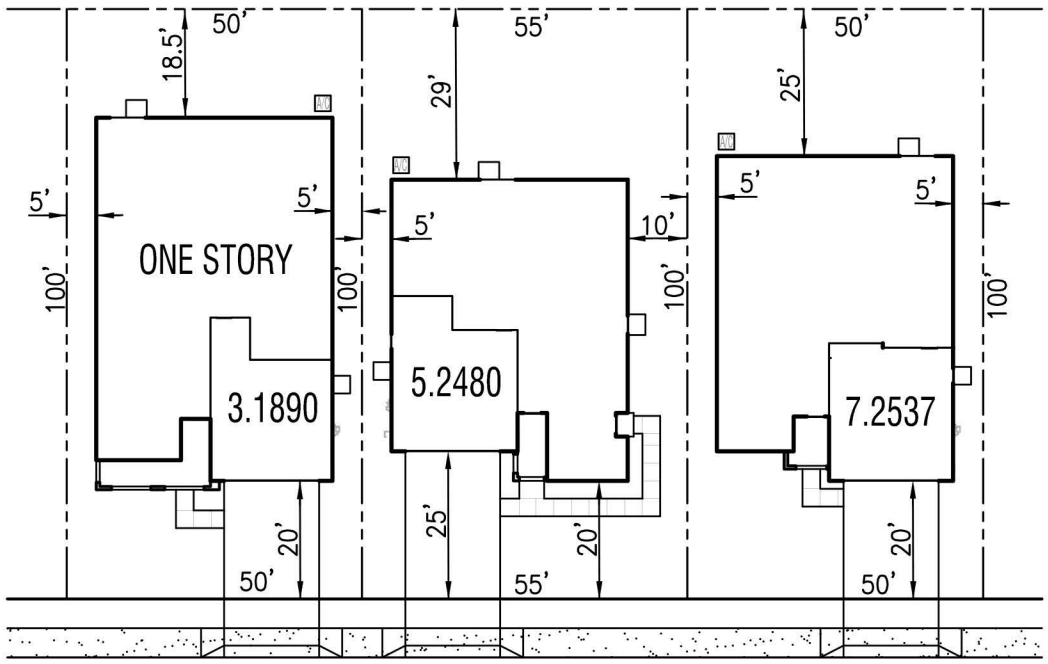
Exhibit V-2

Not to Scale

Tres Cerritos West – PA 2 Plotting Diagram (SFD 4500)

TRES CERRITOS WEST

PLANNING AREA 3
(5,000 S.F. MIN. LOTS)



PRODUCT CRITERIA

PLAN SQUARE FOOTAGE RANGE:
1890 SF TO 2537 SF

MINIMUM LOT DIMENSIONS:
WIDTH: 50'
DEPTH: 100'

FRONT YARD SETBACK:
PORCH: 10' MIN.
LIVING (SINGLE STORY): 15' MIN.
LIVING (TWO STORY): 20' MIN.

GARAGE SETBACK:
FRONT: 20' MIN.

SIDE YARD SETBACK:
INTERIOR: 5' MIN.
STREET SIDE: 10' MIN.

REAR YARD SETBACK:
LIVING: 12' MIN.
PATIO: 10' MIN.

Exhibit V-3

Not to Scale

Tres Cerritos West – PA 3 Plotting Diagram (SFD 5000)

Table V-2. Tres Cerritos East - Residential Area Minimum Development Standards

	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

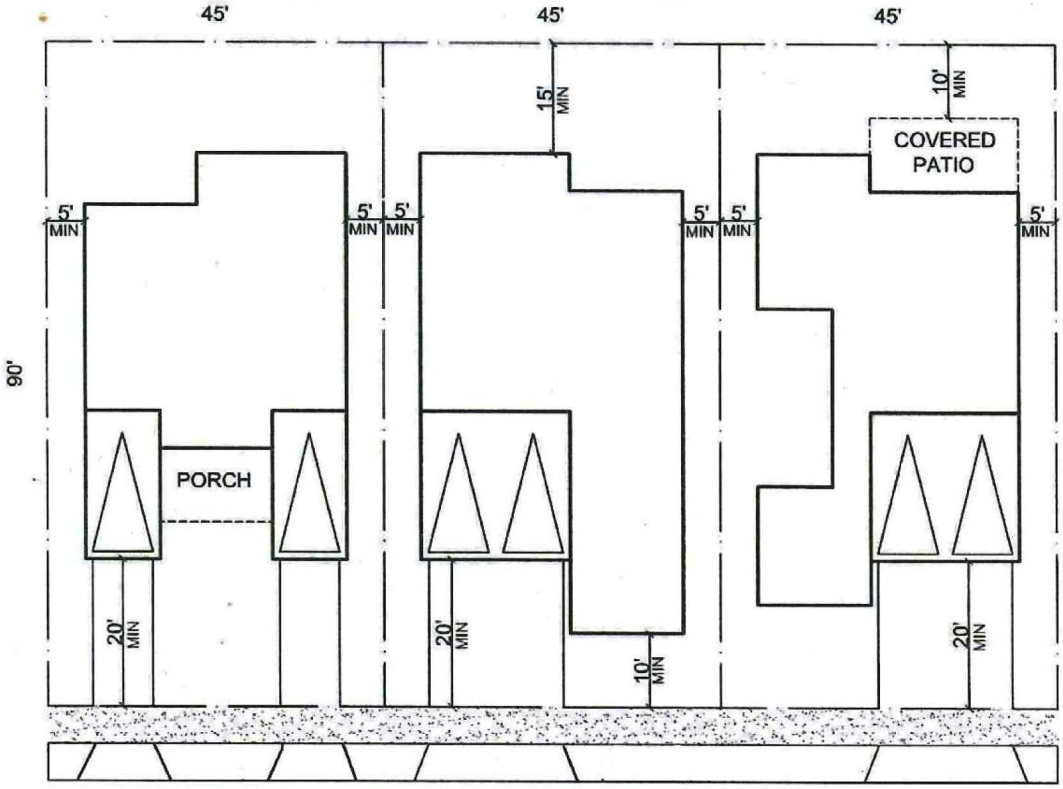
[1] **CC&Rs for the entire development shall prohibit the storage of recreational vehicles.**

Table V-3. Tres Cerritos East – 4000 Square-Foot Alley Load Lots, LMDR PA 10 and 13

SITE REQUIREMENTS	4000 SQUARE FOOT ALLEY LOAD LOTS - LMDR PA 10 AND 13
BUILDING HEIGHT	35’ MAX
ALLOWED BULDING 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: 4,000 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 V-4

Not to Scale

Tres Cerritos East – SFD 4,000 SF Lots (LMDR)

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 4000 SF ALLEY LOAD LOTS - LMDR

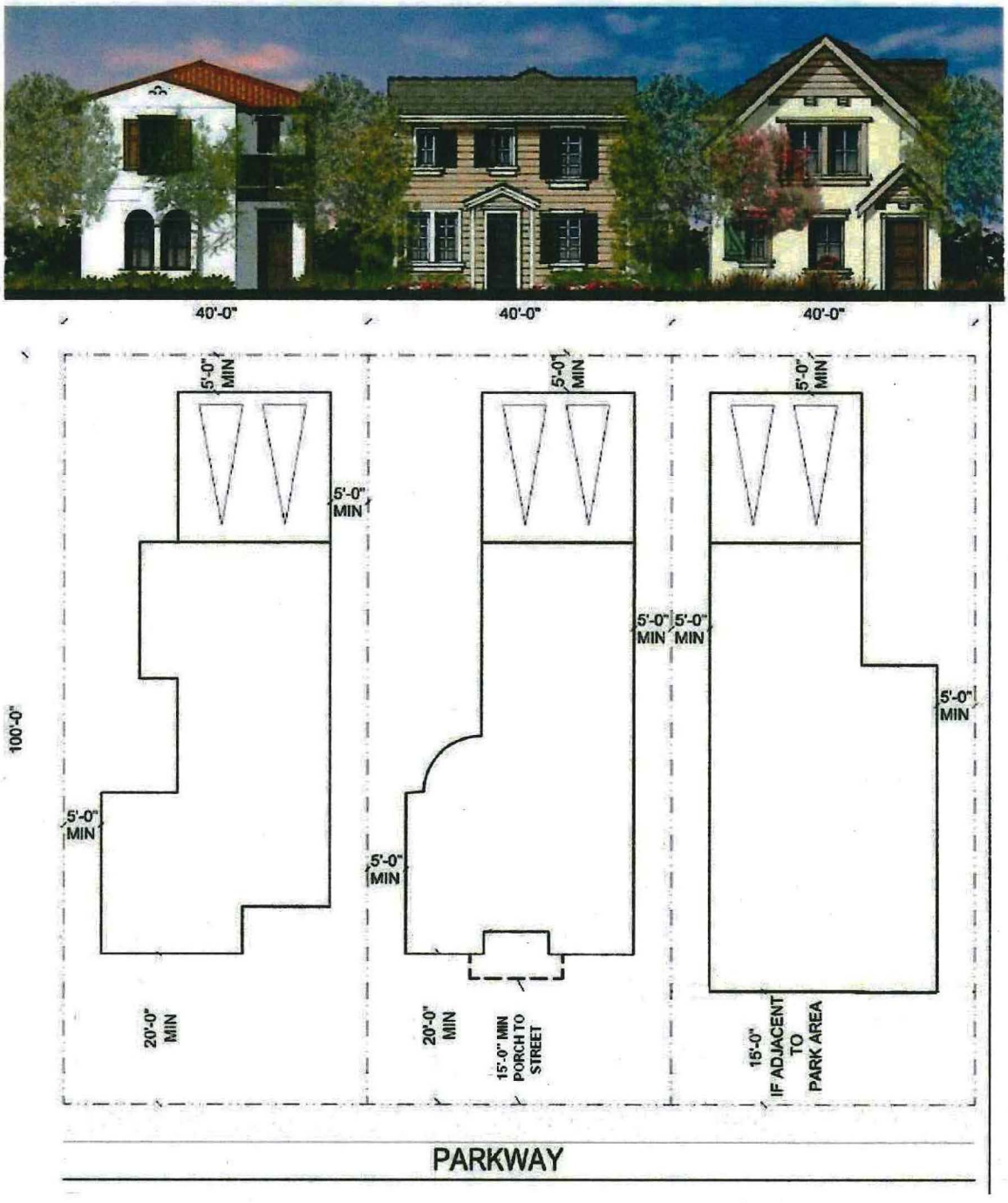


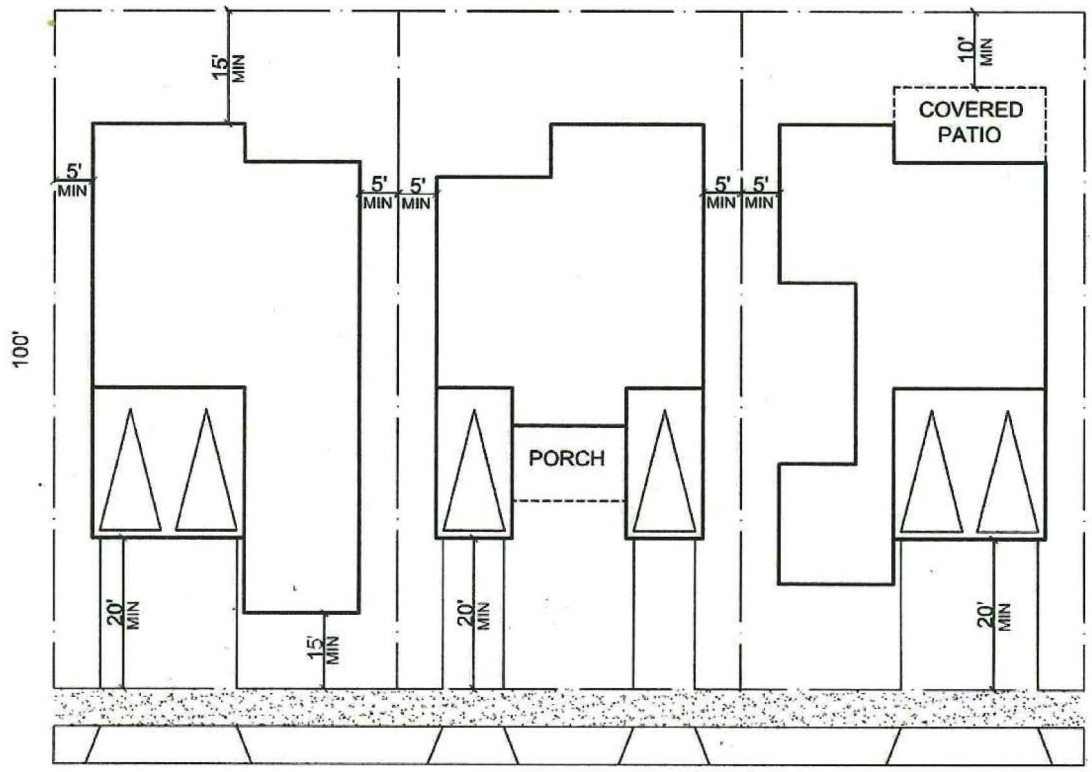
Exhibit V-5

Not to Scale

Tres Cerritos East – SFD 4000 Alley Load Lots (LMDR)

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 V-6

Not to Scale

Tres Cerritos East - SFD 4500 (LMDR)

Table V-4. Tres Cerritos East - 5000 Square-Foot Alley Load Lots, LDR PA 6

SITE REQUIREMENTS	5000 SQUARE FOOT ALLEY LOAD LOTS - LDR PA 6
BUILDING HEIGHT	35' MAX
ALLOWED BULDING 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: 5000 SF Alley Loads Lots - LDR

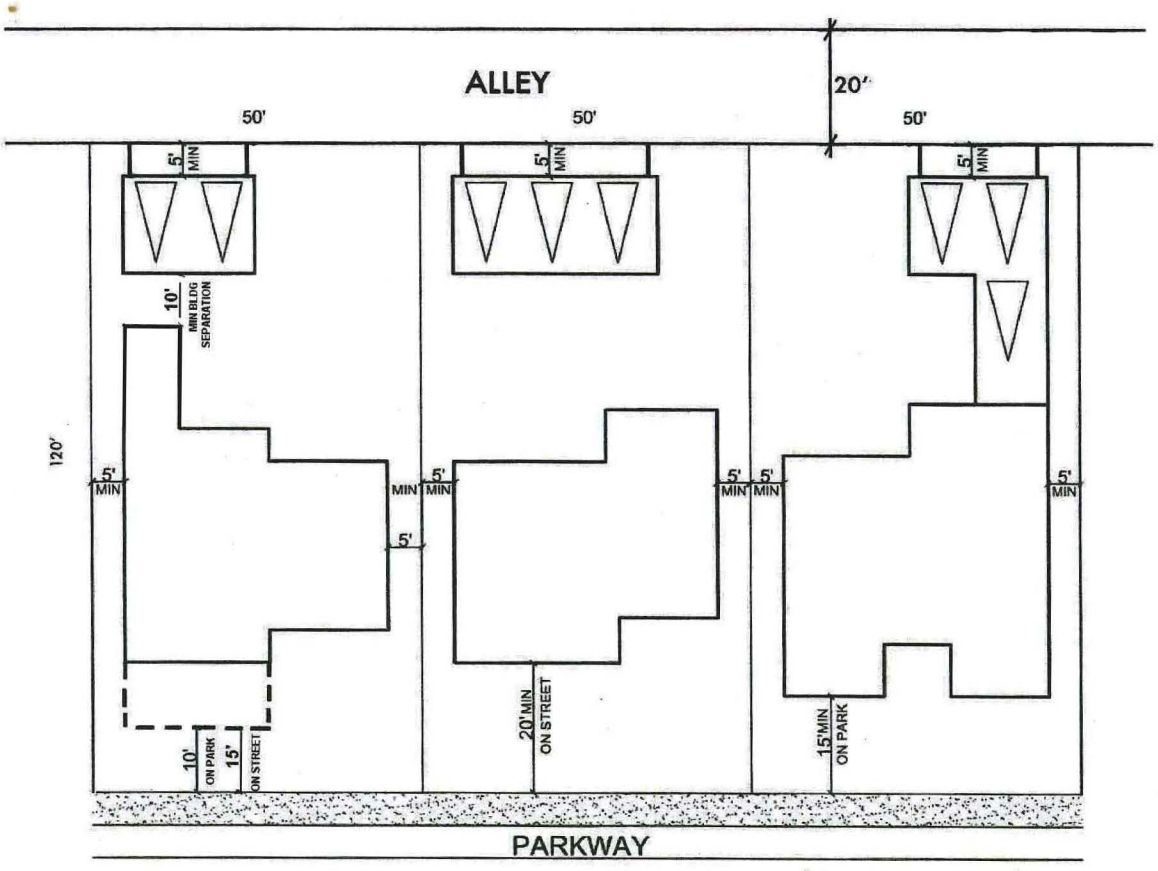


Exhibit V-7

Not to Scale

Tres Cerritos East – SFD 5000 Alley Loaded (LDR)

Table V-5. Tres Cerritos East - 6000 Square-Foot Alley Load Lots, LDR PA 5

SITE REQUIREMENTS	6000 SQUARE FOOT ALLEY LOAD LOTS - LDR PA 5
BUILDING HEIGHT	35' MAX
ALLOWED BULDING 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: 6000 SF Alley Loads Lots - LDR

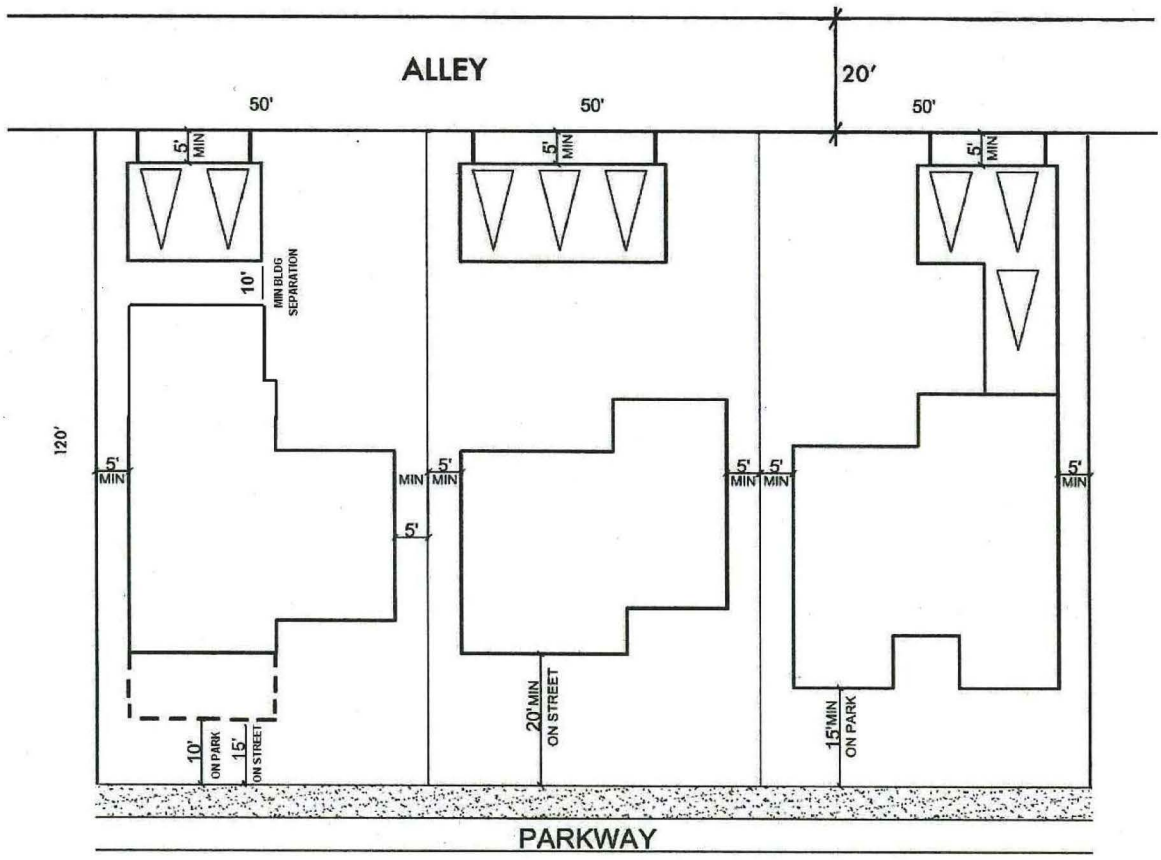


Exhibit V-8

Not to Scale

Tres Cerritos East – SFD 6000 Alley Loaded (LDR)

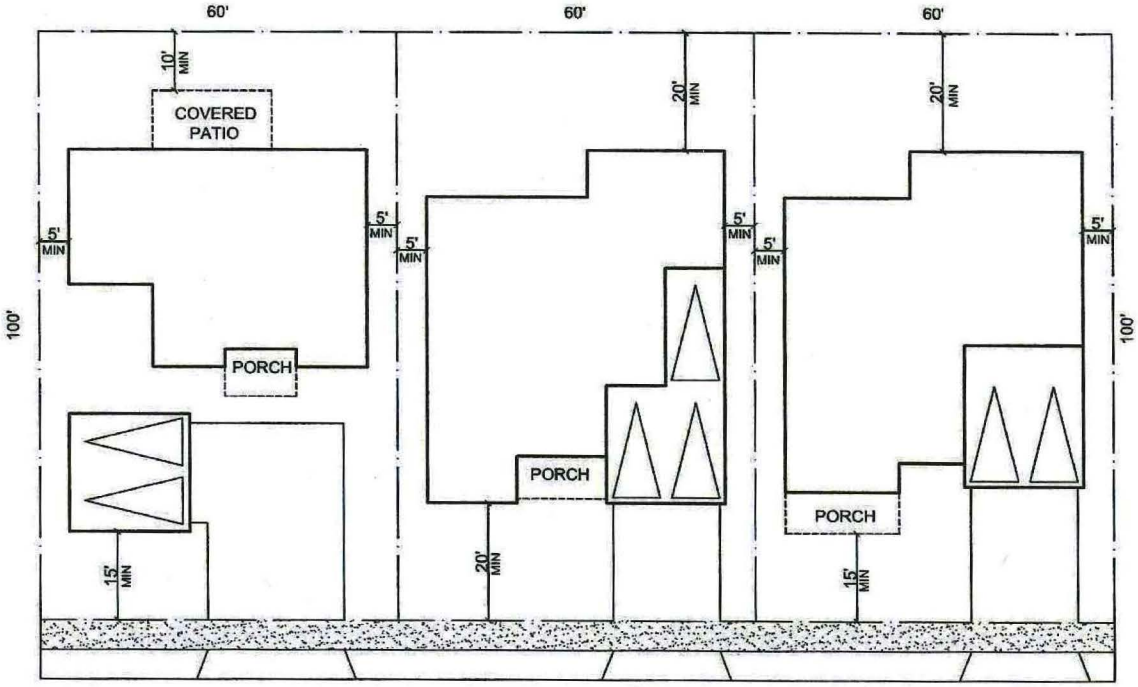
TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 6,000 SF LOTS - LDR

PLAN 2
French Country

PLAN 1
American County

PLAN 3
Spanish Bungalow



SITE REQUIREMENTS	6,000 SF LOTS PA 4, 8, 12 LDR
BUILDING HEIGHT	35' MAX
ALLOWED BULDING 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 V-9

Not to Scale

Tres Cerritos East – SFD 6000 (LDR)

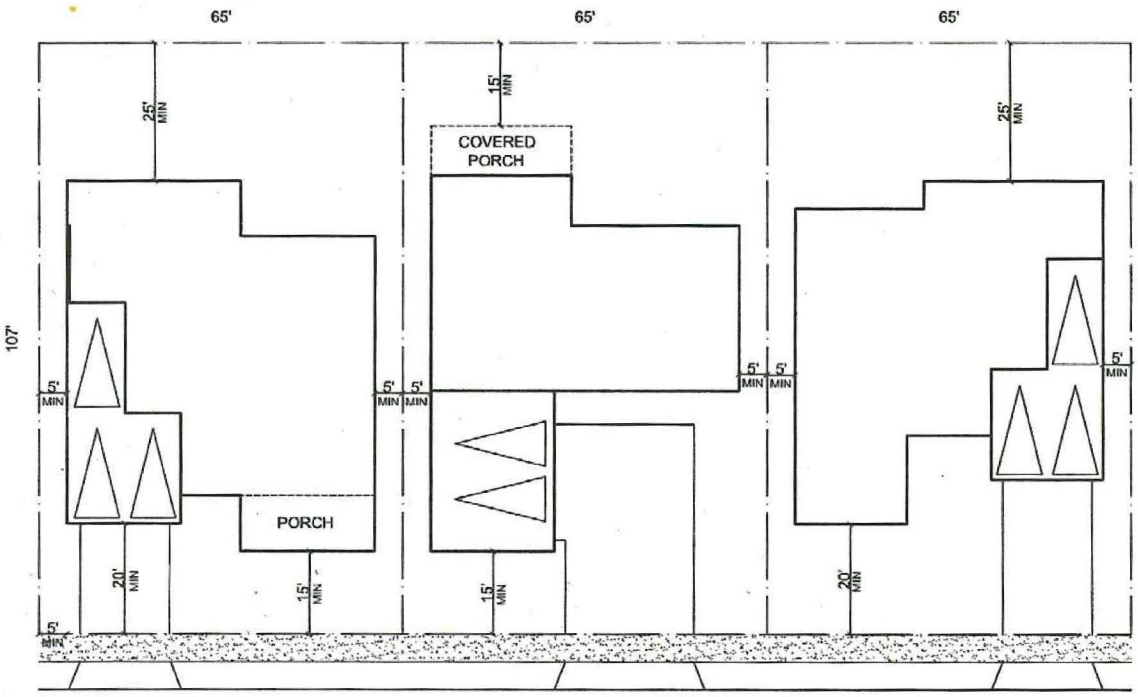
TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 7000 SF LOTS - LDR

PLAN 1
Americana

PLAN 2
Spanish Revival

PLAN 3
Tuscan



SITE REQUIREMENTS	7,000 SF LOTS PA 3 LDR
BUILDING HEIGHT	35' MAX
ALLOWED BULDING 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 V-10

Not to Scale

Tres Cerritos East – SFD 7000 (LDR)

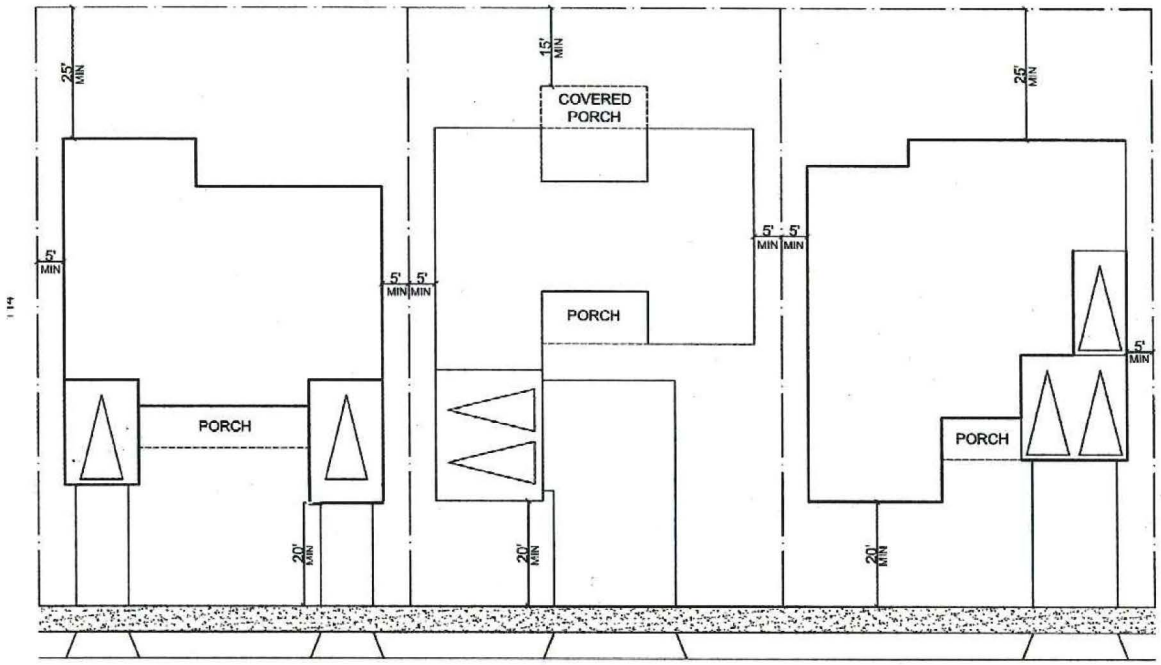
TRES CERRITOS EAST

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 V-11

Not to Scale

Tres Cerritos East – SFD 8000 (LDR)

Table V-6. Tres Cerritos East – Garden Court Homes – LMDR (PAs 6, 9, 10, 15)

SITE REQUIREMENTS	GARDEN COURT HOMES - LMDR PAs 6, 9, 10, 15
BUILDING HEIGHT	40' MAX
ALLOWED BULDING 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' MIN
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-feet 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: GARDEN COURT HOMES - MDR -

SITE REQUIREMENTS	GARDEN COURT HOMES MDR
BUILDING HIEGHT	40' MAX
ALLOWED BULDING 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 V-12

Not to Scale

Tres Cerritos East – Garden Court Homes (MDR)

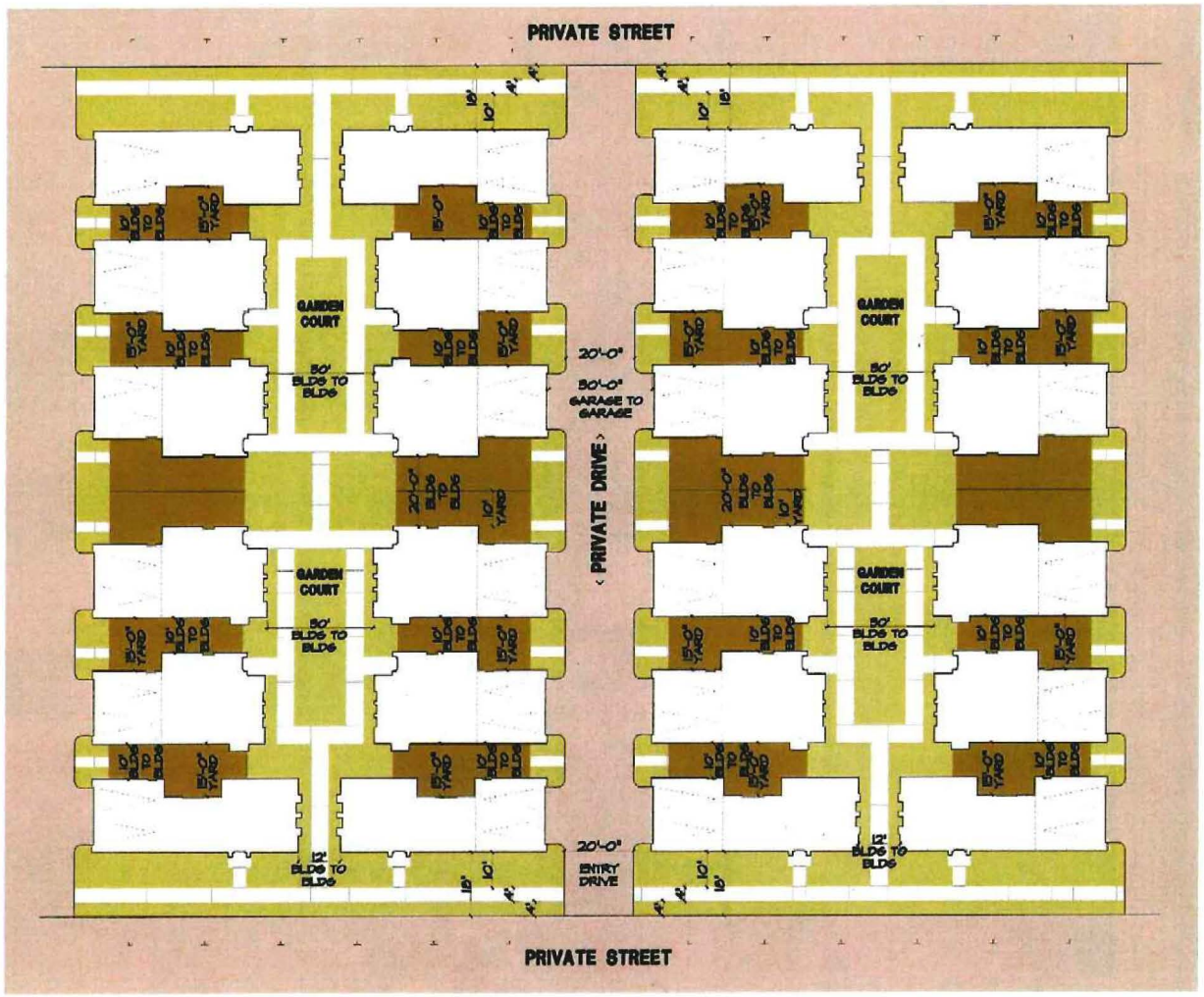


Exhibit V-13

Not to Scale

Tres Cerritos East – Garden Court Plan (Through Design Option)

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: GARDEN COURT

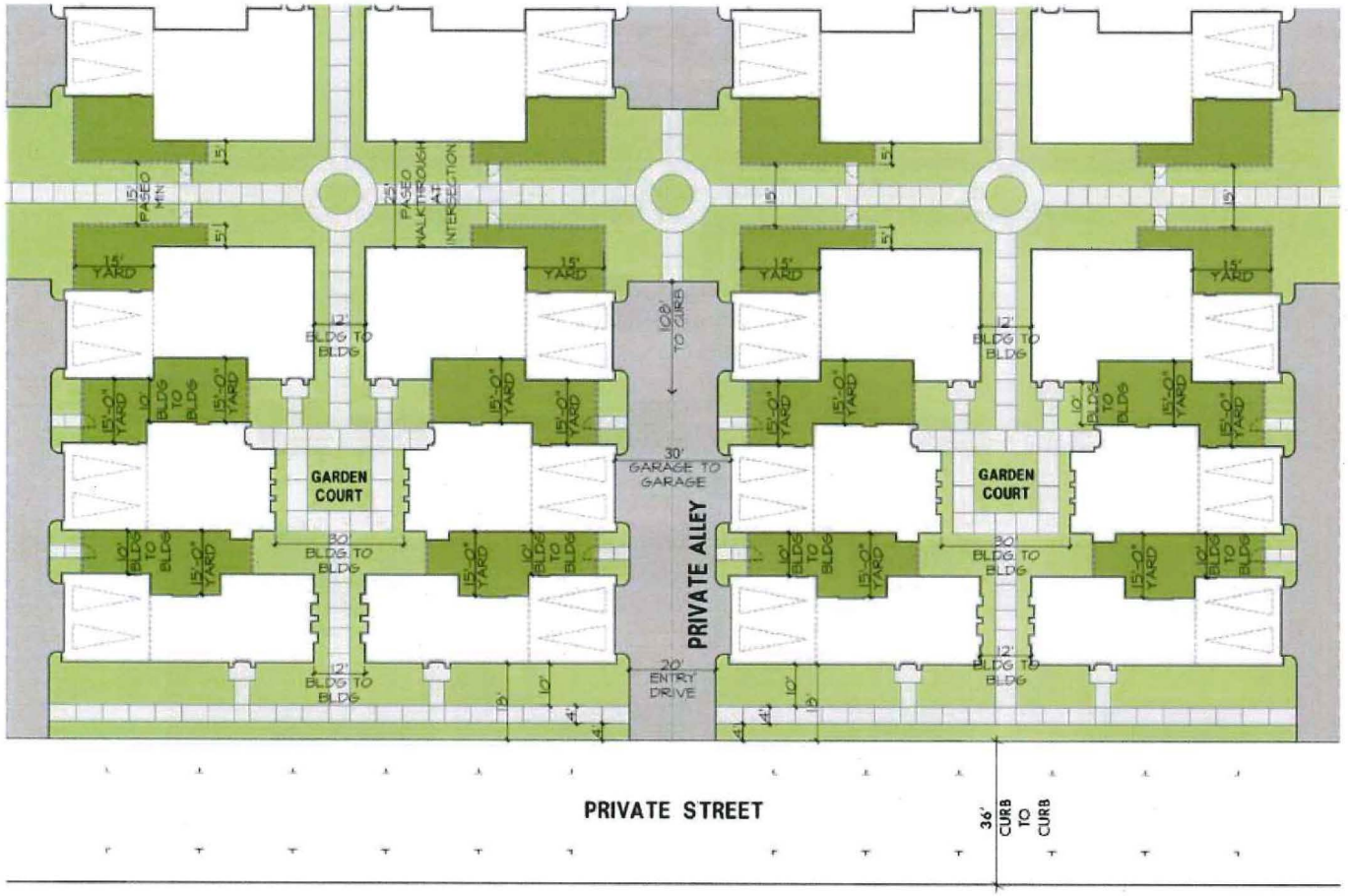


Exhibit V-14

Not to Scale

Tres Cerritos East – Garden Court Plan (Courtyard Design Option)

Table V-7. Tres Cerritos East – Courtyard Homes – MDR (PAs 7, 9, 14)

SITE REQUIREMENTS	COURTYARD HOMES - MDR PAs 7, 9, 14
BUILDING HEIGHT	40' MAX
ALLOWED BULDING STORIES	3 STORIES MAX
ALLOWABLE 3 STORY RATIO	40% OF SECOND STORY
FRONT COURTYARD REQUIREMENT	1 PER 3 UNITS
TOTAL PRIVATE YARD AREA	400 SF MIN
USEABLE YARD DIMENSION	15' X 25' MIN
SIDE YARD SETBACK BETWEEN BLDGS	10' MIN
GARAGE TO GARAGE SETBACK	30'
GARAGE TO PRIVATE DRIVE CURB SETBACK	5' MIN
SIDE YARD SETBACK	5' MIN
REAR YARD WALL/FENCE HEIGHT	5' MAX
FRONT YARD WALL/FENCE HEIGHT	3' MAC
CORNER LOT PRIVATE YARD FENCE OR FRONT COURTYARD TO BACK OF SIDEWALK	5 MIN
CORNER BUILDING BACK OF SIDEWALK	10' MIN
ONE STORY ELEMENT	10% OF BLDG FOOTPRINT
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-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: COURTYARD HOMES - MDR

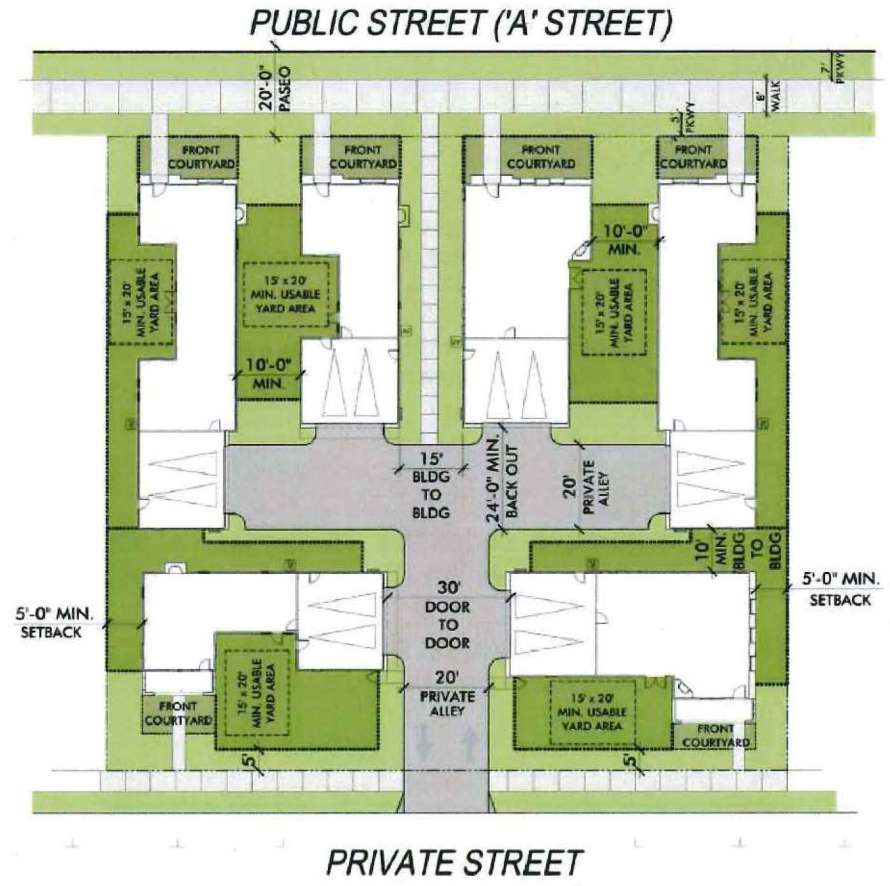


Exhibit V-15

Tres Cerritos East – Courtyard Homes (Public Street 'A')

Not to Scale

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: COURTYARD HOMES - MDR

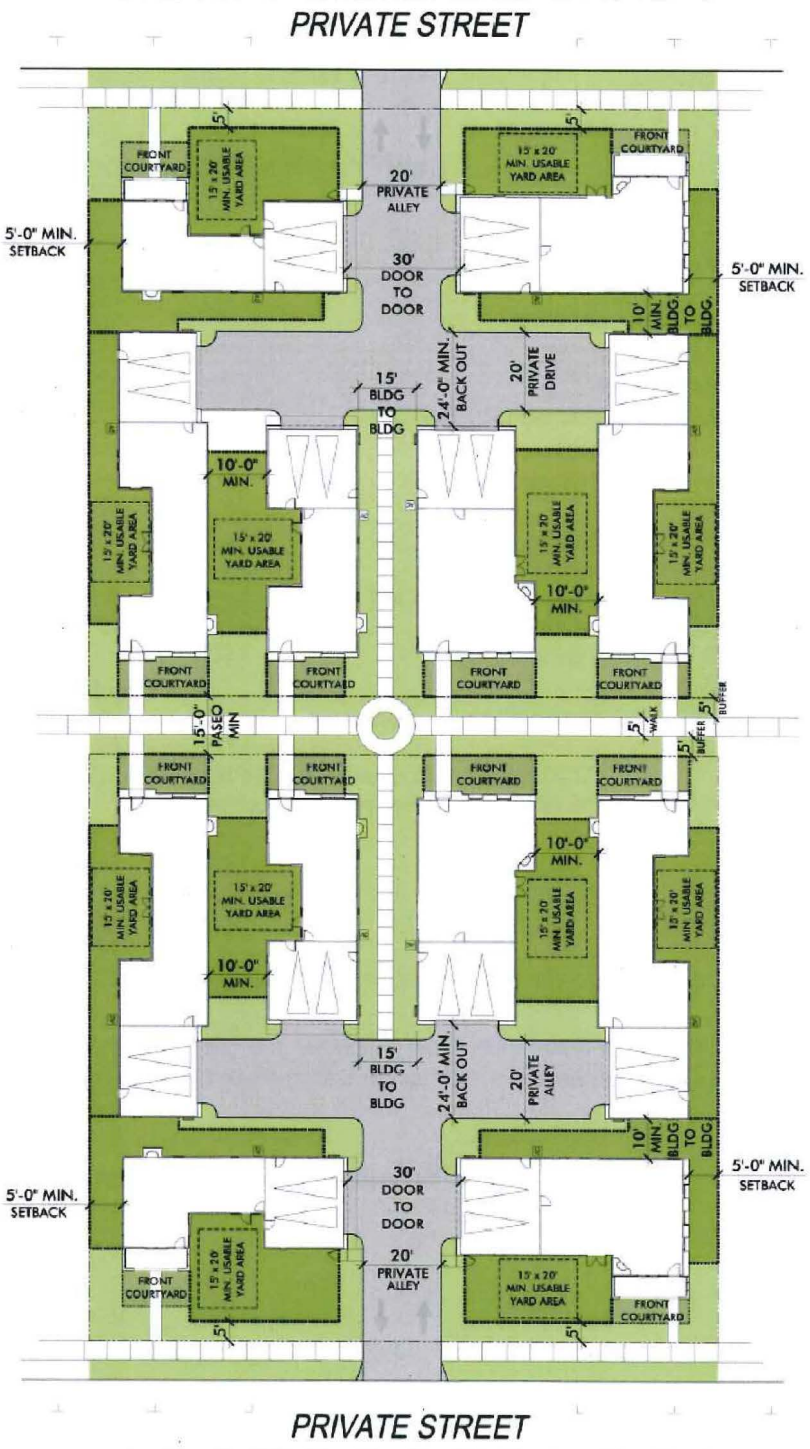


Exhibit V-16

Not to Scale

Tres Cerritos East – Courtyard Homes (Private Street)

Table V-8. Tres Cerritos East – Quad Homes – LMDR (PAs 6, 7, 11, and 14)

SITE REQUIREMENTS	QUAD HOMES - LMDR PAs 6, 7, 11, and 14
BUILDING HEIGHT	40' MAX
ALLOWED BULDING STORIES	3 STORIES MAX
ALLOWABLE 3 STORY RATIO	40% OF SECOND STORY
PASEO WIDTH BUILDING TO BUILDING	20' MIN
FRONT COURTYARD REQUIREMETNTS	1 PER 2 UNITS
TOTAL PRIVATE YARD AREA	500 SF MIN
USEABLE YARD DIMENSIONS	18' X 25' MIN
SIDE YARD 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: QUAD HOMES - MDR

STREET ELEVATIONS

STREET ELEVATIONS

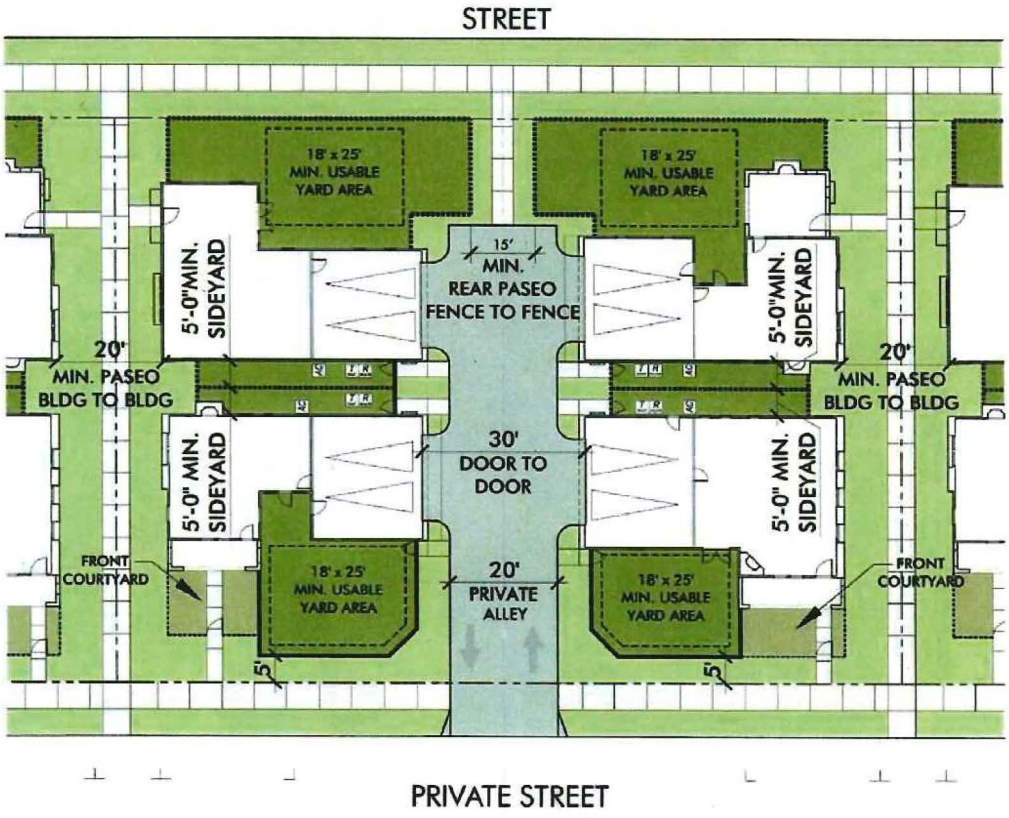


Exhibit V-17

Not to Scale

Tres Cerritos East – Quad Homes (Without Paseo)

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: QUAD HOMES - MDR

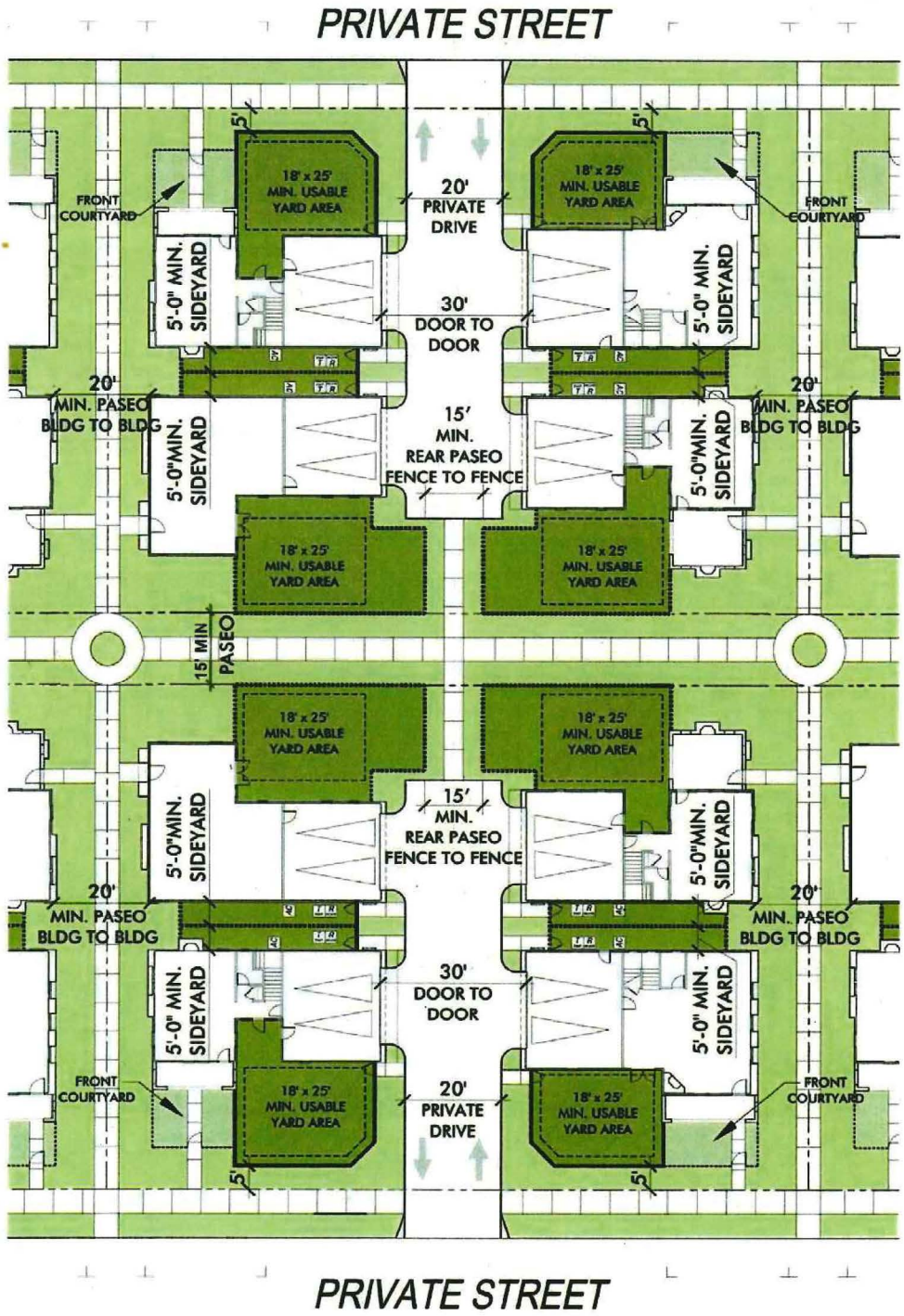


Exhibit V-18

Not to Scale

Tres Cerritos East – Quad Homes (With Paseo)

Table V-9. Tres Cerritos East – Townhomes – MDR (PA 15)

SITE REQUIREMENTS	TOWNHOMES – MDR (PA 15)
BUILDING HEIGHT	40' MAX
ALLOWED BULDING STORIES	3 STORIES MAX
ALLOWABLE 3 STORY RATIO	40% OF UNITS
TOTAL PRIVATE YARD AREA (inc. balconies) 1 bdrm 2+ bdrms	 100 SF MIN 150 SF MIN
USEABLE PATIO AREA	8' X 12' MIN
COMMON OPEN SPACE AREA (30% of every 100 sf liveable 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 SETBACK	20' MAX
BLDG TO STREET RIGHT OF WAY (BACK OF PRIVATE STREET SIDEWALK)	10'
GARAGE TO GARAGE SETBACK	30' MIN
FRONT PATIO SETBACK BUILDING COMPOSITE SIX (6) UNITS ATTACHED MAX.	12' MIN
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-feet wide

Refuse Collection:

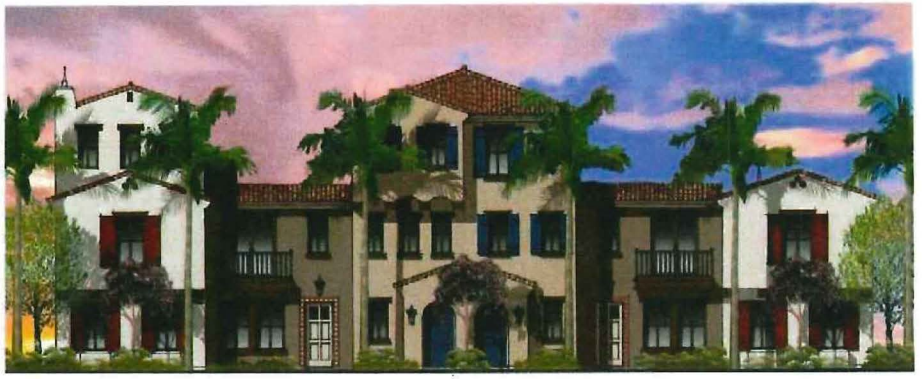
Collection may occur at garages under the Through-drive design option, and at a centralized location on the private street under the Courtyard design option.

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.

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 2/3 STORY ROW TOWNHOMES - MDR



SITE REQUIREMENTS	TWO/THREE STORY TOWNHOMES - MDR
BUILDING HIEGHT	40' MAX
ALLOWED BULDING 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 ELEVATIOIN
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 V-19

Not to Scale

Tres Cerritos East – 2/3 Story Row Townhome Elevations (MDR)

Exhibit V-20

Not to Scale

Tres Cerritos East – Townhomes (With Through Drive Option)

Exhibit V-21

Not to Scale

Tres Cerritos East – Townhomes (With Courtyard Options)

C. Sustainable Design

1. Tres Cerritos West

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

❖ *Energy Efficiency*

- All future on-site development shall be served by electricity and no natural gas connections shall be allowed.
- All future on-site development shall require Energy Star-rated appliances including refrigerator, laundry appliances, dishwasher, ceiling fan, etc.
- All future on-site development shall require low-flow water fixtures including toilets, showerheads, bathroom faucets, kitchen faucets, dishwashers, and laundry appliances.
- On-site landscaping shall utilize electric landscape equipment only.
- All future on-site development shall include installation of solar photovoltaic (PV) electricity with a generation capacity of 3-kilowatt hour (kWh) for all floor plans above 1,700 square feet (sf) and use a minimum 2.1 kWh for all floor plans below 1,700 sf.

2. Tres Cerritos East

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 and 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 in 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 AND MAINTENANCE

A. Adjustments to the Tres Cerritos Specific Plan (Project-Wide)

1. Administrative Changes

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

i. 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.

ii. Changes to the Specific Plan area infrastructure (alignment, location, and sizing) 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.

iii. 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.

iv. 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.

i. Adjustments in residential land use designation to reduce the number of units allowed in a Planning Area, by increasing lot sizes and reducing the total number of lots, may be made without a public hearing upon approval of the Planning Director.

ii. Decreases in open space acreage of up to ten (10) percent shall be permitted upon the approval of the Planning Director.

iii. 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.

i. 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.

ii. Changes in the overall Specific Plan area boundaries.
iii. 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.
iv. Major changes in the designated alignment or location of the backbone infrastructure system.
v. 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.

i. 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.
ii. 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.
iii. 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.
iv. 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.
v. 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.
vi. 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.
vii. 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

i. The Plan or amendment systematically implements and is consistent with the General Plan.
ii. 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.
iii. 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.

B. Implementation (Project-Wide)

The Tres Cerritos Specific Plan (~~TCW and TCE)~~TCSP) 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~~TCSP 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.

C. Review Procedures (Project-Wide)

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

1. Substantial Conformance

i. The Planning Director shall authorize site plan, architectural, or landscape design changes of 10% of the total units are area contained within the Specific Plan

ii. Interim onsite drainage facilities, as proposed, may be removed pending the formation of a Community Facilities District, (~~CFO~~CFD) or Infrastructure Facilities District, (IFD), and collaborative approval with the Public Works Director.

iii. 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~~and Tres Cerritos West site plans. 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 II, Administrative

Regulations, Section 90-48, Site Development Plan Review of the City of Hemet Municipal Code Zoning Ordinance.

D. Parcel/Tentative Tract map Review Requirements (Project-Wide)

Parcel/Tentative tract maps shall comply with the review requirements established in Chapter 70, Subdivisions, Article V, Tentative Maps, of the City of Hemet Municipal Code.

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, of the City of Hemet Municipal Code.

E. Enforcement (Project-Wide)

The ~~Tres Cerritos Specific Plan (TCW and TCE)~~TCSP 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 of the Specific Plan shall be as follows.

i. The Planning Director shall have the duty to enforce the provisions of this Specific Plan.
ii. 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.
iii. Upon adoption of the ~~Tres Cerritos Specific Plan (TCW and TCE),~~TCSP, the development standards and procedures established herein will become the governing zoning regulations and standards for land uses within the ~~Tres Cerritos Specific Plan (TCW and TCE)~~ TCSP area.
iv. 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.

F. Phasing

1. Tres Cerritos West (TCW)

i. ~~**Phase 1:** The Tres Cerritos West Specific Plan area~~TCW ~~shall constitute Phase 1 and~~ is anticipated to be developed in one (1) phase. 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 at time of implementation.

Sequencing of development within Phase I is dependent 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 sequence.

Table VI-1. Phase I Anticipated Development Phasing – Tres Cerritos West

Housing Type	Number of Units	Location
SFD 3600	193	Planning Area 1
SFD 4500	39	Planning Area 2
SFD 5000	37	Planning Area 3

Please note: Phasing 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.

2. Tres Cerritos East (TCE)

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 Exhibit 6-1, Phasing Plan.

i. **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 ensure 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, *Phasing Plan (Tres Cerritos East)* 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.

ii. **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 qn 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.

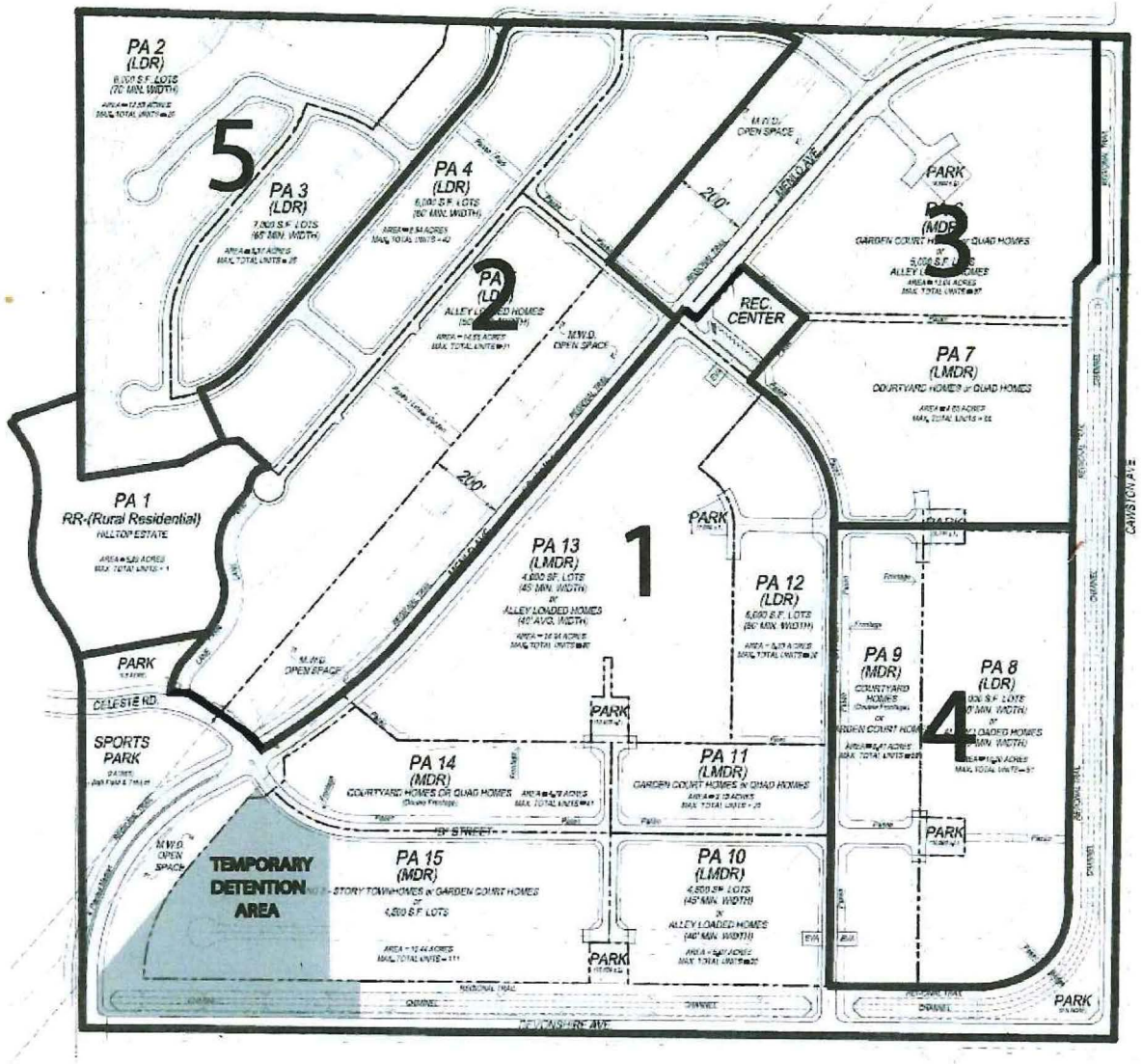
iii. **Phase 3:** Phase 3 will consist of two construction phases (PA 6 and PA 7) with access and utility connections in Menlo Avenue and Street "A". Portions of Street 'A' and Menlo Avenue, adjacent

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.

iv. **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.

v. **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.

vi. **Phasing Plan Amendments:** Changes to the Phasing Plan will be subject to 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.

Exhibit VI-1

Not to Scale

Phasing Plan (TCE)

G. Maintenance Plan

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 homeowners' association who shall have the responsibility and authority to set monthly fees and assessments.

1. Tres Cerritos West (TCW)

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. The City of Hemet is responsible for maintaining public roadways and associated landscaped parkways within the public right-of-way. The maintenance responsibilities for other common community facilities may be divided among the Homeowner's Association (HOA), individual homeowners, and/or other similar maintenance entities, not specifically identified herein.

Table VI-2. Tres Cerritos West Maintenance Responsibilities

Facility	City	HOA
Common areas, Open space areas and slopes (PAs 9A-9D)		X
Basins: Temporary and permanent (PAs 10A-10C)	X	X
Parkways, medians, spine road parkways, and alleys.	X	
Parks (PAs 6A-6C)		X
Paseos (PA 7)		X

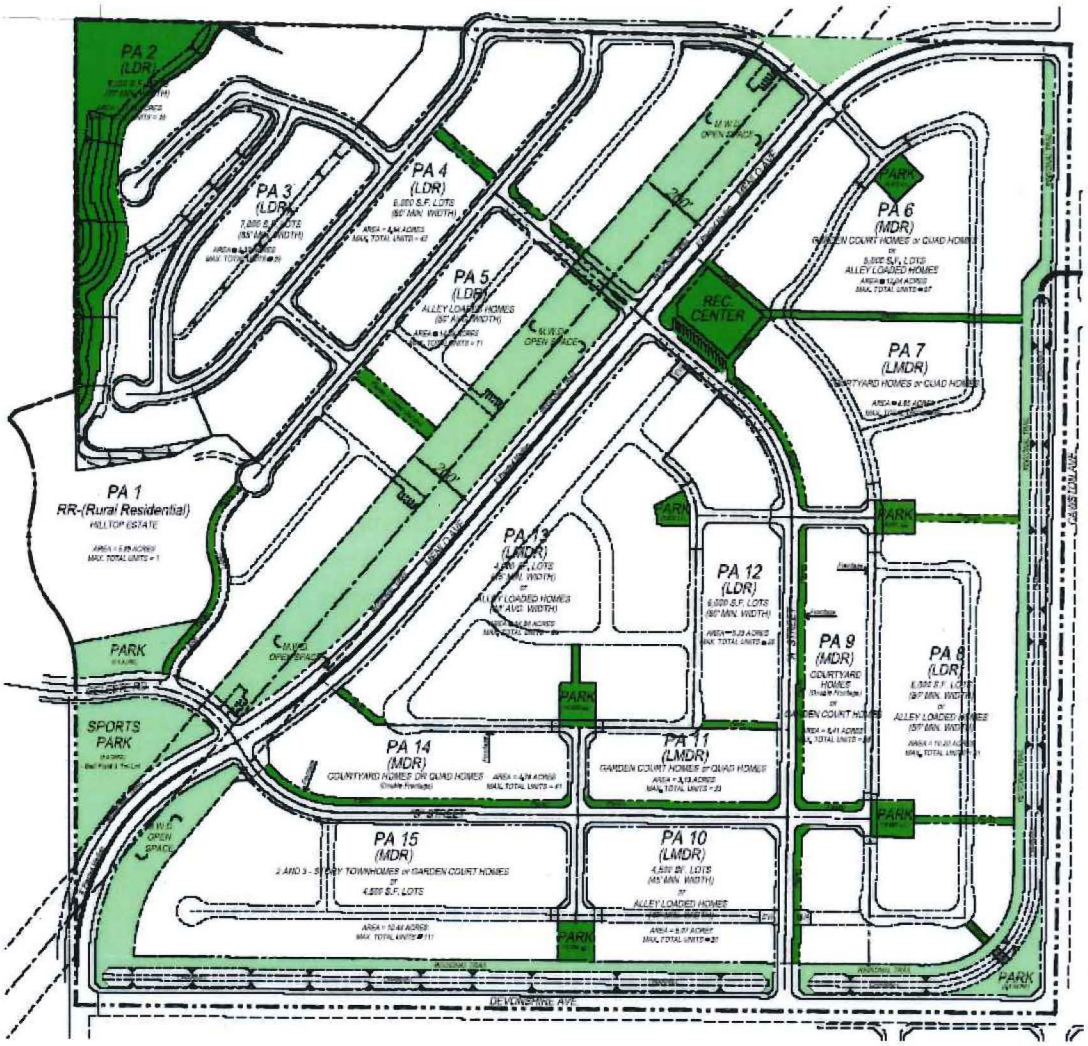
2. Tres Cerritos East (TCE)

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 PRO and Townhome neighborhoods.

Table VI-3. 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, spine road parkways, and alleys. * Devonshire, Cawston, and Menlo Avenues	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.



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

Exhibit VI-2

Not to Scale

Park Maintenance Responsibilities (TCE)

VII. DESIGN GUIDELINES

A. Design Intent

The objective of the specific plan design guidelines is to ensure 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 (TCW) and Tres Cerritos East (TCE), 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

1.Tres Cerritos West (TCW)

❖ **Architectural Styles and Elements**

Three (3) 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:

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

2.Tres Cerritos East (TCE)

- **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**

Understatedentries,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 facade.

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. Cornerplotted units shall provide a single story element adjacent to the exterior side yard. 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 facade should be of a different building material to provide contrast for appropriate architectural styles, except for the Spanish style.

- **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.

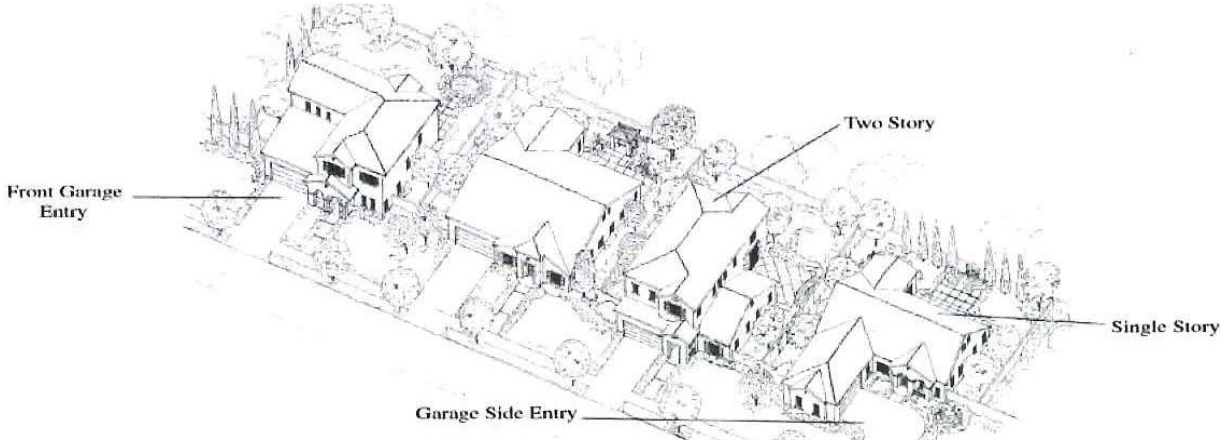
- **Rear Lot - Public View**

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.



- **Garage Treatments**

Garages should be integrated into overall house design and should not dominate the front facade. 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 fa9ade, 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**

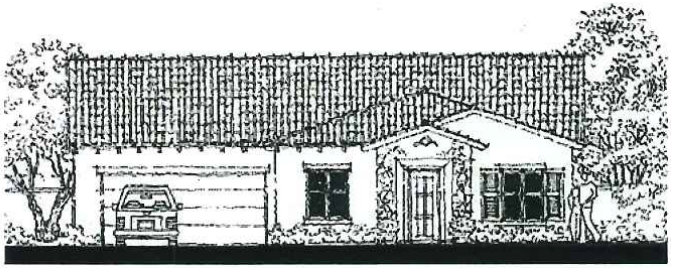
One car garage and two car garages can be split to provide a variation in the appearance and flexibility of the home. The single car garage elements in this split condition may option into living space. If the split garage configuration includes a swing-in design, the swing-in garage shall be allowed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

- **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.

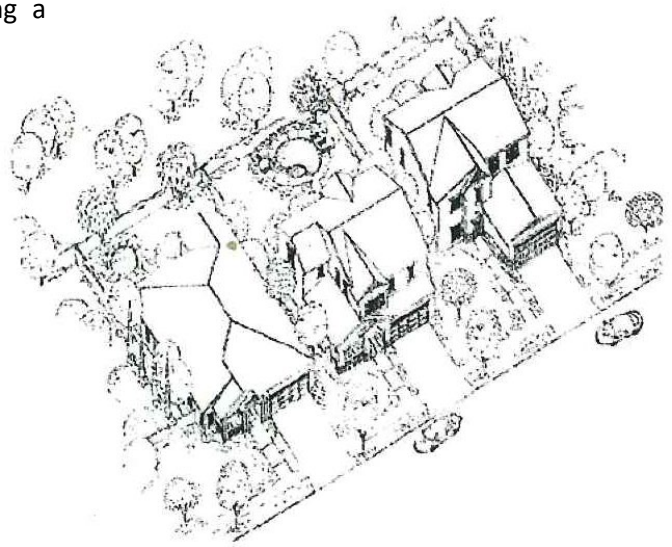
The following section provides a description of the architectural details for each style that characteristically make them unique.



- **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 interest while unifying the buildings with their setting and creating a timeless appeal.



D. Architectural Styles

1.Tres Cerritos West (TCW)

The TCW community is characterized by three (3) architectural styles, American Country, Craftsman, and Santa Barbara, which provide a contemporary interpretation of rustic Southern California architectural prototypes and the relaxed landscape elements that evoke the form and feel of hillside communities.

Specifically, the design criteria are:

i. Visually compatible with each other
ii. Possess general market appeal and community acceptance
iii. Can be successfully expressed in a modern merchant-built home
iv. Have historic background and precedence
v. Use color tones, texture, and materials that complement the adjoining natural open space.
vi. Provide a minimum of 25% of any front or side façade having a differing building material to provide contrast for appropriate architectural styles.

- **Santa Barbara**
  The Santa Barbara style is inspired by Spanish and Mediterranean architecture. The contemporary interpretation of these styles creates compositions that emphasize home as retreat and sanctuary, as shown on Exhibit VII-1, Architectural Styles – Santa Barbara (TCW).

- **American Country**

  The American Country style incorporates loose adaptations of classical styles. The modern interpretation of the Traditional style maintains the simple elegance of the early adaptations with added refinements and new design details, as shown on Exhibit VII-2, Architectural Styles – American Country (TCW).

- **Craftsman**
  The Craftsman style is inspired by the earlier Mission aesthetic of the latter part of the 19th century that emphasized natural materials and attention to detail. The horizontal nature of the Craftsman design is emphasized by stucco walls and paired windows. The overall effect is the creation of a natural, warm, and livable home of artful and expressive character, as shown on Exhibit VII-3, Architectural Styles – Craftsman (TCW).

STYLE DESCRIPTION

Inspired by the architecture of Spain and the Spanish missions, the Santa Barbara style consists of simple one to two story massing with mostly gable end roofs of concrete "S" tile. Shallow roof pitches vary from 3:12 to 5:12 with minimal overhangs. Exterior walls consist of light-colored smooth stucco with sand finish. Other elements include recessed windows, gable end tile detailing and plank shutters.

KEY ELEMENTS

- Ⓐ Concrete "S" tile roof
- Ⓑ Stucco finish with light colors.
- Ⓒ Clay or ceramic tile gable end detail.
- Ⓓ Round arches at entrances and/or porches
- Ⓔ Plank Shutters

Source(s): WHA (02-03-2025)

Exhibit VII-1

Not to Scale

Architectural Styles – Santa Barbara (TCW)

STYLE DESCRIPTION

Derived from the Bungalow and Ranch styles, the American Country style consists of one to two story volumes with gable and hip roofs. Exterior walls comprised of stucco and horizontal siding. The roof pitches vary between 4:12 to 6:12 with average overhangs, and concrete flat tile. Other exterior elements include; porches with square columns or posts, board and batten shutters and pot shelves.

KEY ELEMENTS

- Ⓐ Concrete flat tile.
- Ⓑ Square columns with stucco over, or wood posts.
- Ⓒ Stucco walls with horizontal siding accents.
- Ⓓ Board and batten shutters

Source(s): WHA (02-03-2025)

Exhibit VII-2

Not to Scale

Architectural Styles – American Country (TCW)

STYLE DESCRIPTION

Influenced by the earlier Mission aesthetic, the Craftsman style emphasizes natural materials and attention to detail. Shallow roof pitches vary from 3:12 to 4:12 with deep overhangs. Porches supported by square or tapered columns of either stucco or wood with stone veneer bases. Additional elements include stucco walls, gable end treatments of board and battens with wood brackets, and paired windows.

KEY ELEMENTS

- **A** Concrete flat tile roof.
- **B** Stone veneer.
- **C** Board and batten gable end detailing.
- **D** Deep overhangs at eaves.
- **E** Square or tapered columns.

Source(s): WHA (02-03-2025)

Exhibit VII-3

Not to Scale

Architectural Styles – Craftsman (TCW)

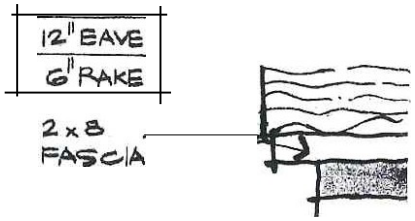
2.Tres Cerritos East (TCE)

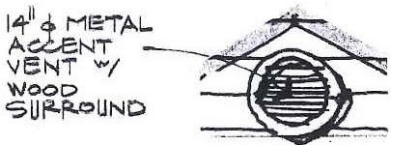
❖ ***American Country***

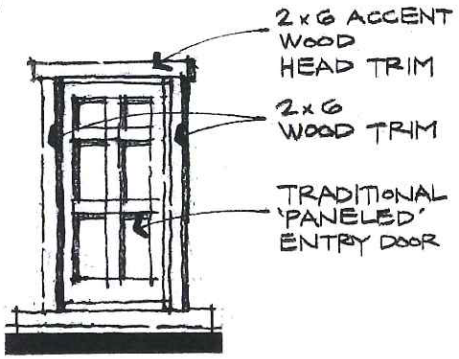
Historical Characteristics

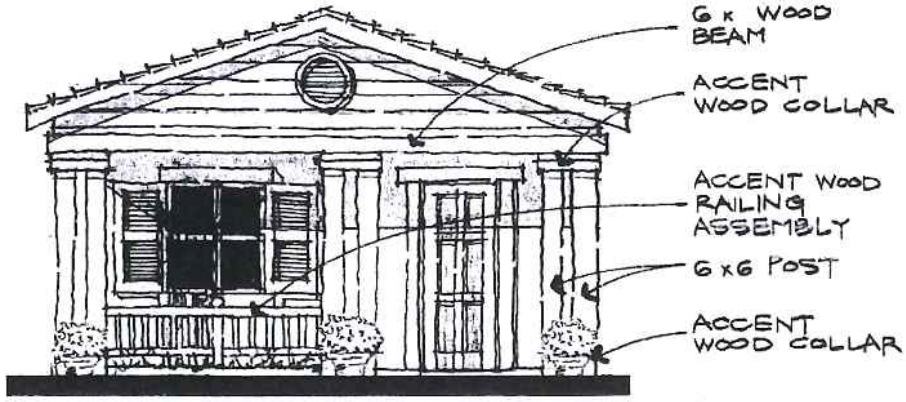
The American Country style is a combination of Traditional and California Ranch styles.

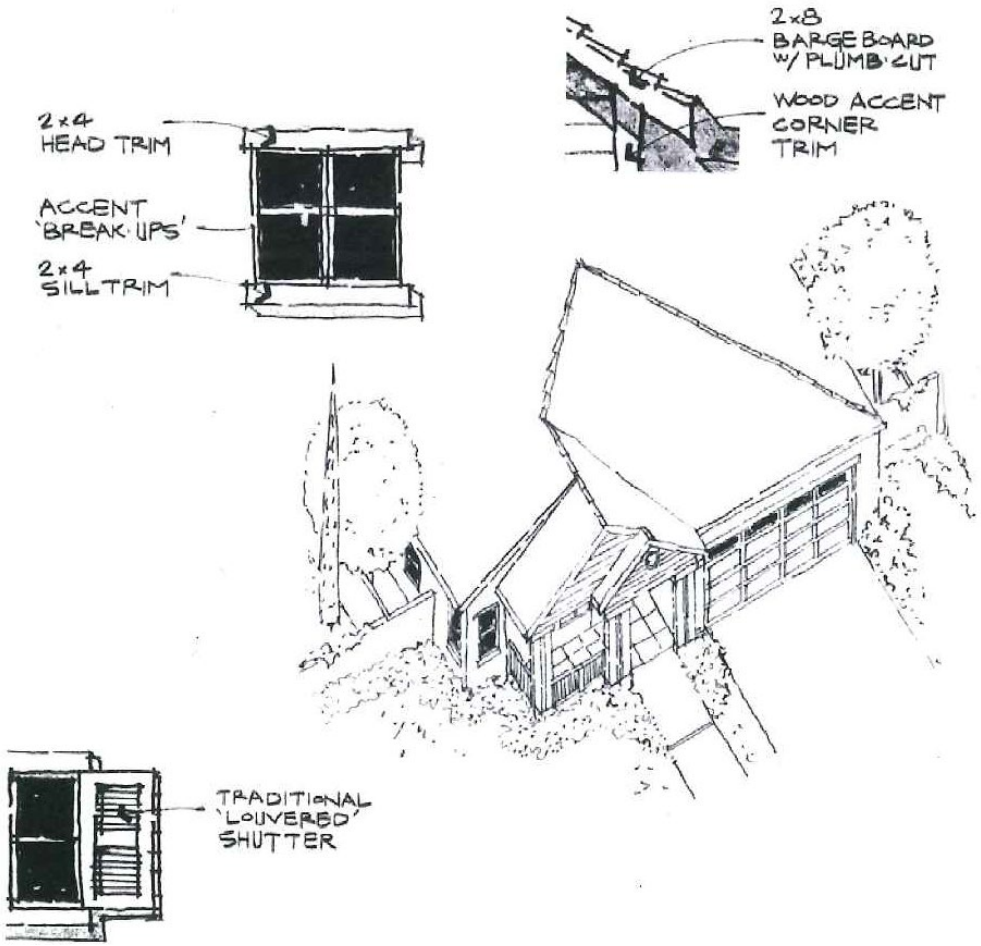
This style is usually one or two stories with multiple gables and little or no decorative details. The use of siding as an accent in gable end conditions, along with a front porch and shutters, round out the details in this picture of Americana.











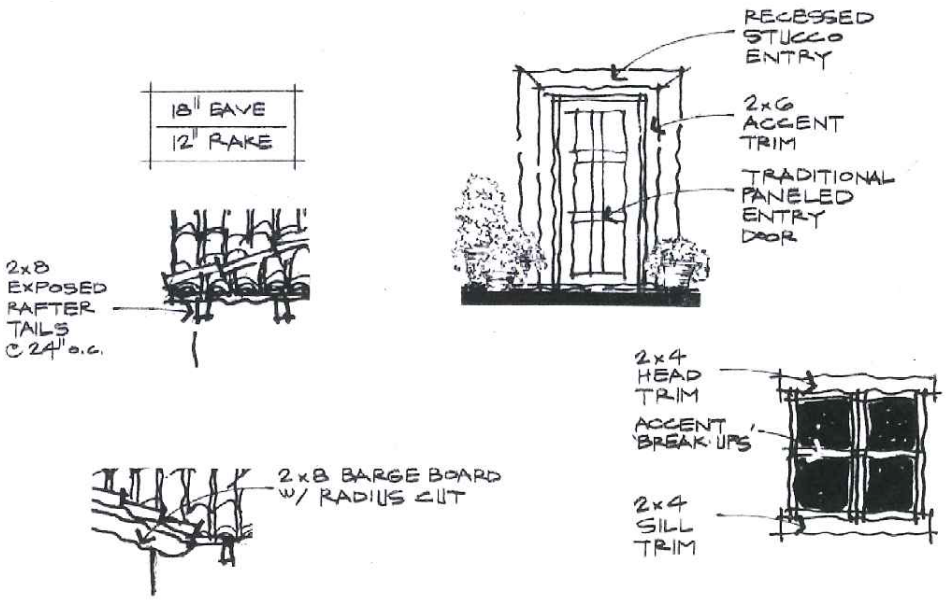
Design Elements

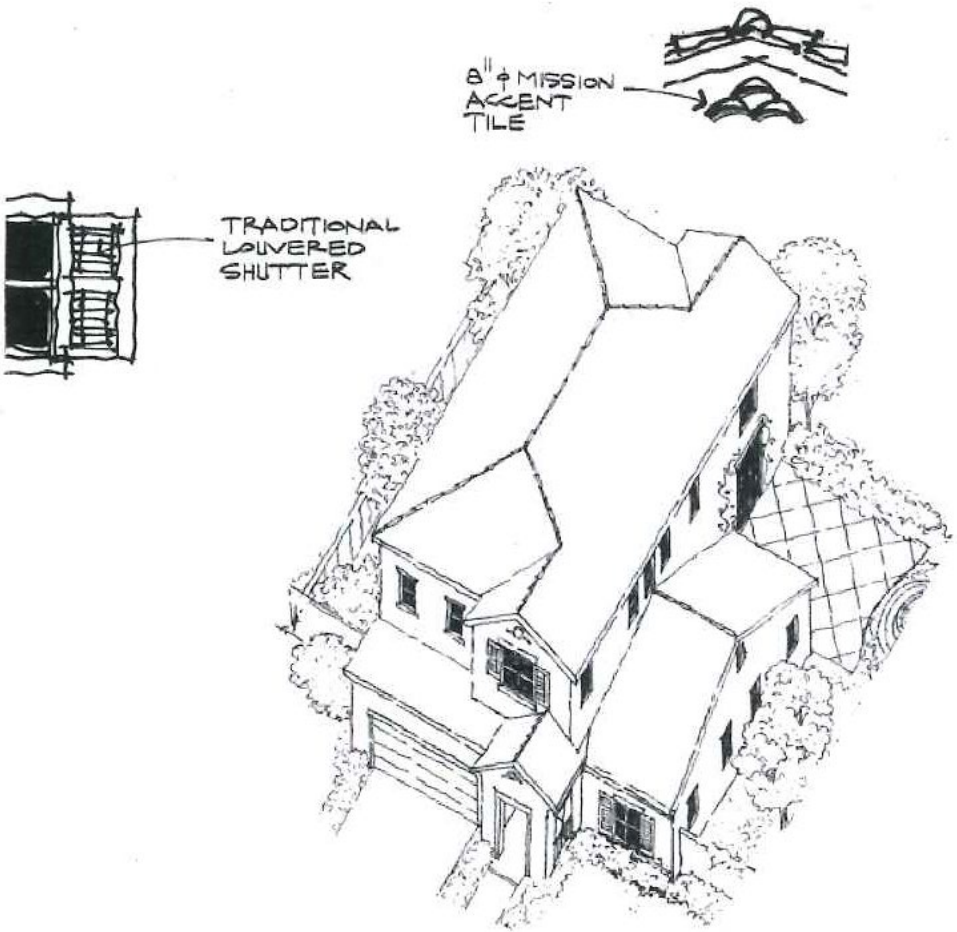
vii. Theme window at architectural projection
viii. Window accent per style
ix. Traditional shutter accent
x. Accent wood siding
xi. Accent metal vent at gable end
xii. Covered entry with wood accent columns and railings
xiii. 'Flat' concrete tile
xiv. Roof pitch - 5:12
xv. 2 x 8 Fascia with 12" eave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

❖ ***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.





Design Elements

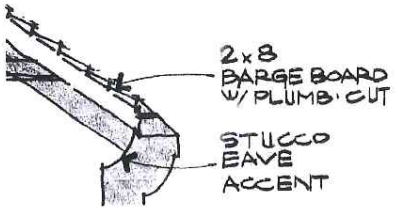
- Recessed entry or architectural projection
- Window accent per style
- Traditional shutter accent
- 3 x 6 Wood exposed rafter tails Accent tile at gable end
- 'S' concrete tile
- Roof pitch - 4:12
- 2 x 8 Fascia with 18" eave and 12" rake
- 2 x Wood trim
- Paneled garage door per style accent lighting

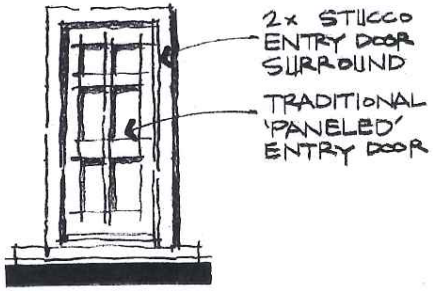
❖ ***English Country***

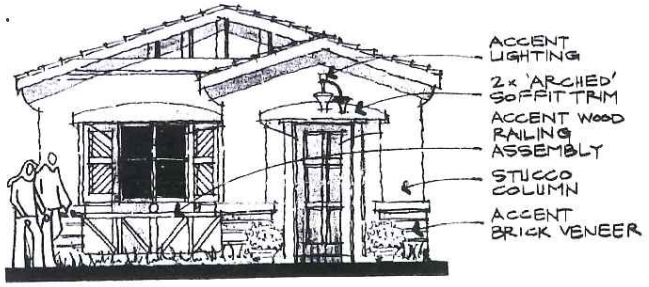
Historical Characteristics

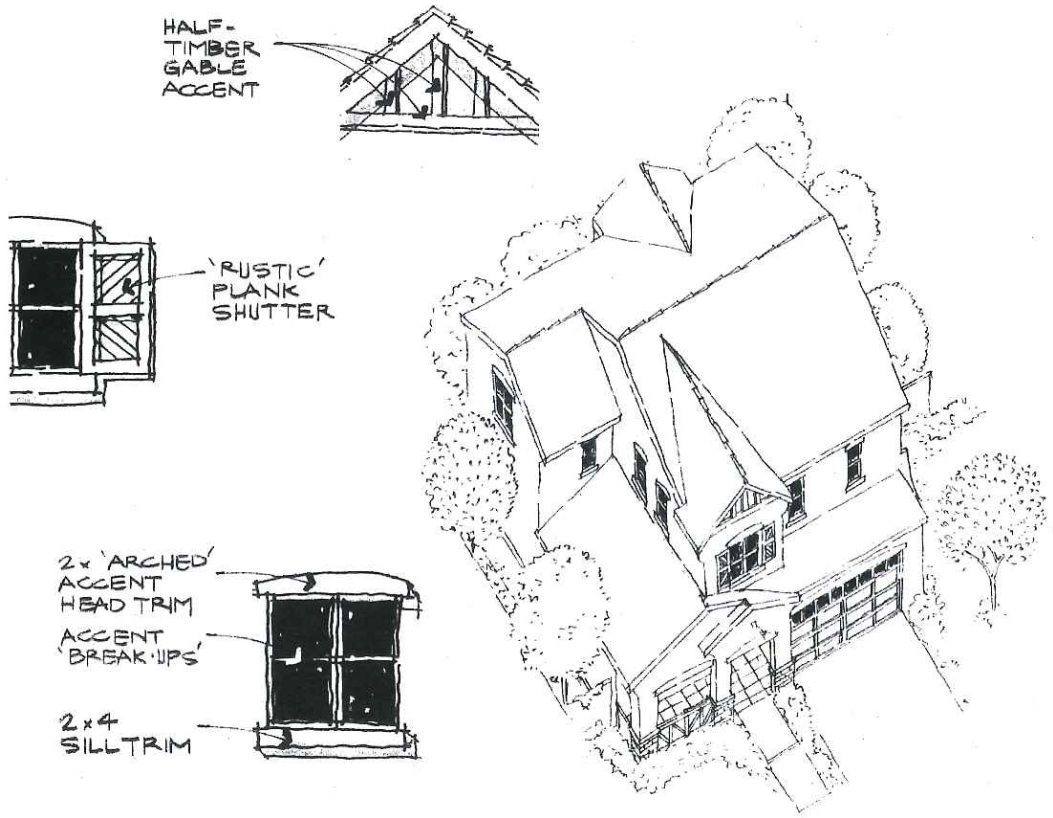
The English Country is a style derived from Norman and Tudor architecture. The resulting English "cottage look" became extremely popular nationwide in the l 920's.

Select roof pitches are typically steeper than traditional homes and comprise 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.









Design Elements

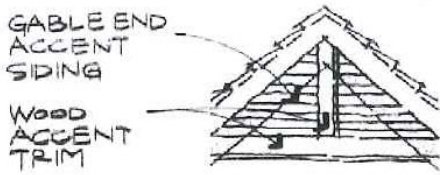
- Theme window at architectural projection
- Half-Timber gable accent
- Stucco eave accent at gable end Window accent per style
- Shutter accents
- Covered entry with accent columns and wood railings
- Brick veneer accent
- Stone veneer accent
- 'Flat' concrete tile
- Roof pitch - 5:12
- 2 x 8 Fascia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

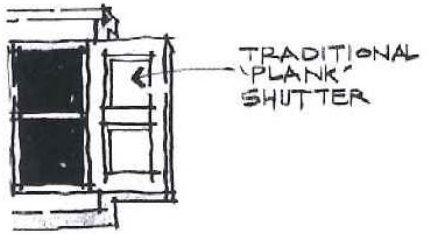
❖ ***French Country***

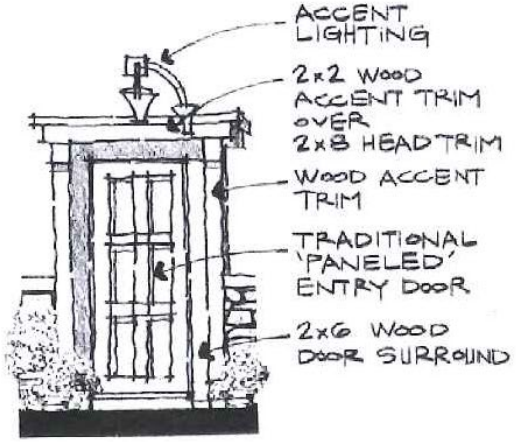
Historical Characteristics

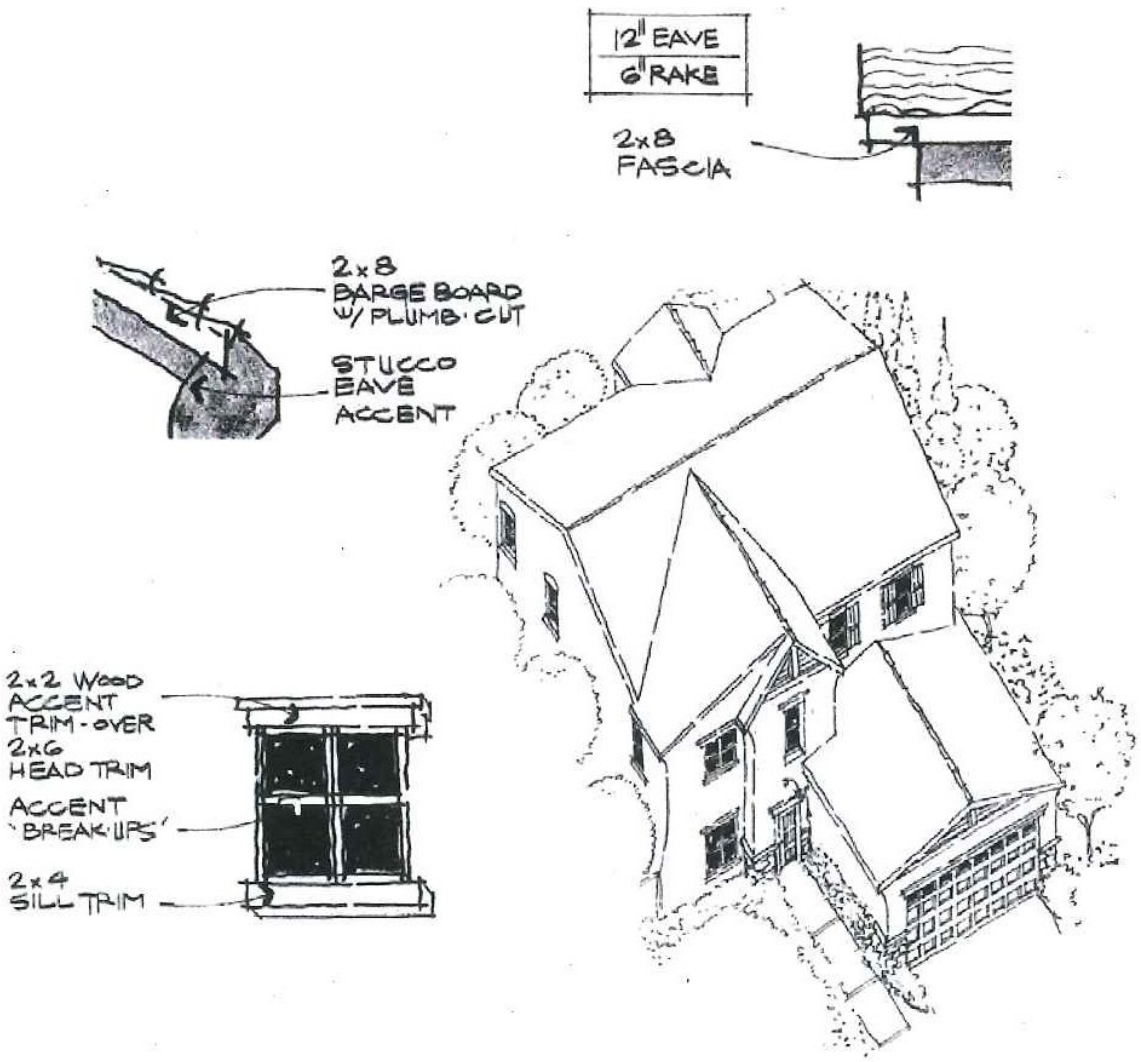
The French Country style was inspired by the Norman and Tudor picturesque styles. The style stressed the importance of having exterior elements receive "artful" attention.

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.









Design Elements

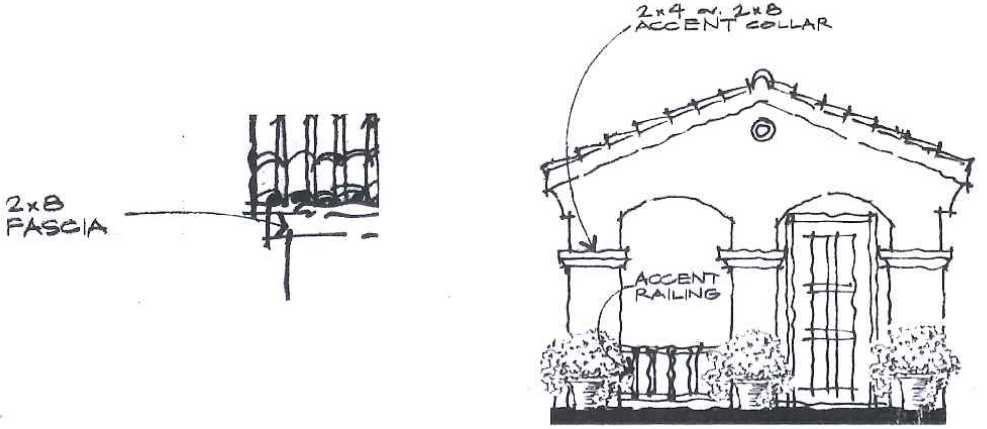
- Theme window at architectural projection
- Stucco eave accent at gable end Window accent per style
- Rustic shutter accents
- Siding accent at gable end
- Half-Timber gable accent
- Covered entry with wood accents and trim
- Stone veneer accent – bluffstone
- 'Flat' concrete tile with 'S' tiles on 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

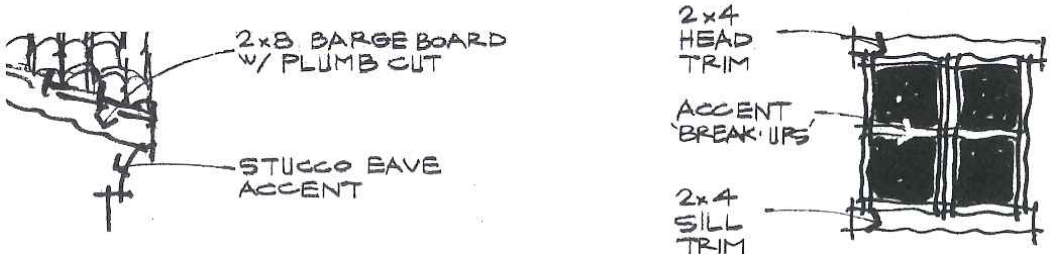
❖ ***Santa Barbara***

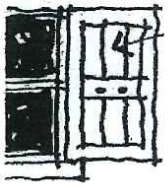
Historical Characteristics

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

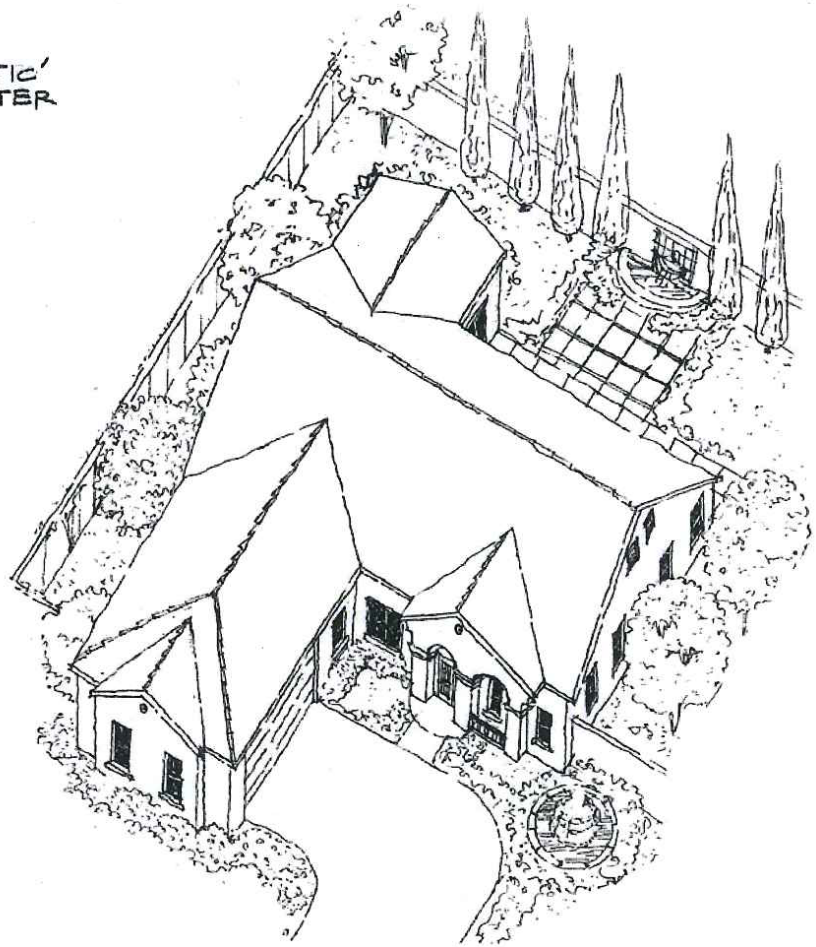
The style was popularized by the use of simple building forms. Roof framing features gable or hip conditions, along with shutters integral to the character. Windows feature wrought iron trim.







'RUSTIC' SHUTTER



Design Elements

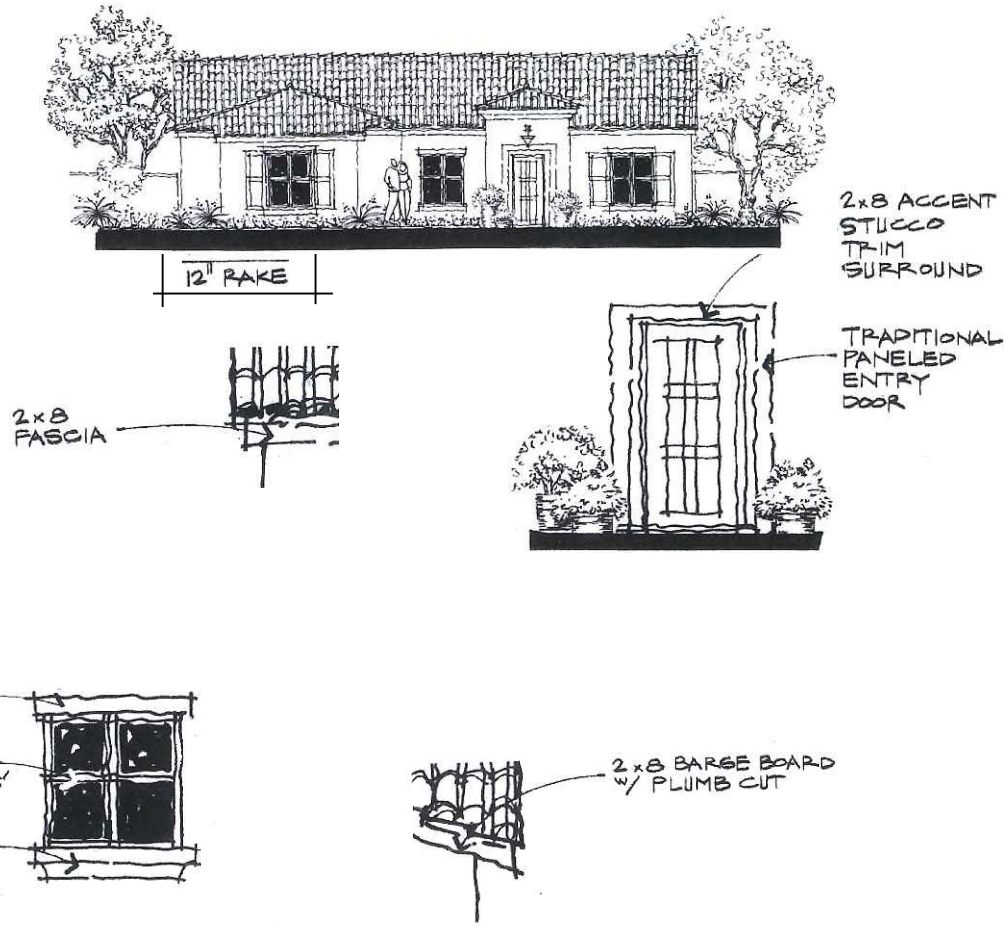
- Arched entry or architectural projection
- Recessed arched windows
- Window accent per style
- Wrought iron railing accents
- Stucco eave accent at gable end Accent
- Tile at gable end
- 'S' concrete tile
- Roof pitch - 4:12
- 2 x 8 Fascia with 18" eave and 12" rake
- 2 x Wood trim
- Plumb - Cut rake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

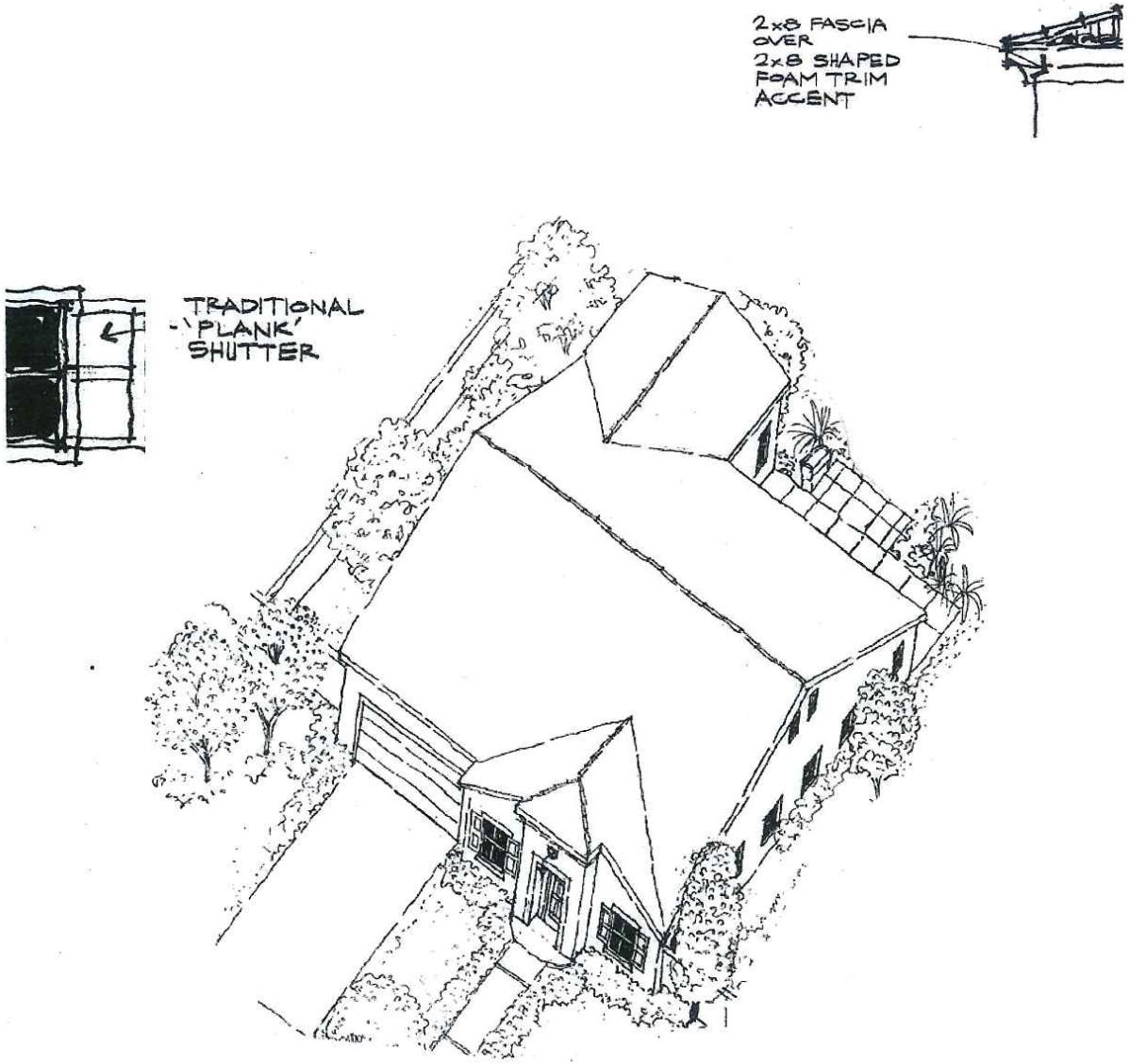
❖ ***Spanish Bungalow***

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.





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 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 (i.e.: entry areas, comer 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 to it is attached.

❖ **Trash Containment**

Space shall be provided in an adjacent side yard 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.

E. 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:

1.Tres Cerritos West (TCW)

SFD 3600:	Craftsman Santa Barbara American Country
SFD 4500:	Craftsman American Country Santa Barbara
SFD 5000:	American Country Craftsman Santa Barbara

2.Tres Cerritos East (TCE)

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.

F. Landscape Master Plan

1.Tres Cerritos West (TCW)

The Landscape Design Guidelines for the Tres Cerritos West (TCW) area articulate the various landscape design components of the community's thematic identity. The community's relaxed, natural landscape theme complements the surrounding hillsides through the use of lush, water-efficient planting located at focal points throughout the community. In addition, careful thought and attention has been given to integrating structural and aesthetic elements, such as monumentation, streetscapes, walls, and amenities to reinforce the landscape theme and help create a balanced community that evokes the feel of a contemporary and relaxed lifestyle. As shown on Exhibit VII-4, Conceptual Landscape Plan (TCW), the community's thematic identity is reinforced by the landscape design of focal points, monumentation, and streetscapes. Planting within the TCW community shall adhere to the applicable standards of the City of Hemet Municipal Code.

The TCW area is comprised of various open space areas, including ~~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 form~~s~~ of three (3) parks and a 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.~~

Hillsides form the northern, western, and eastern backdrop of the Tres Cerritos Specific Plan area, including approximately 68.8 acres of city-dedicated open space. The TCW area provides 59.23 acres of conservation area, as well as a 3.49-acre vernal pool to remain undisturbed. The TCW community also provides slopes along the perimeter of the residential planning areas that function as buffers between the natural open space area and surrounding neighborhoods. TCW also offers its residents active and passive recreational opportunities by establishing ~~4.91~~4.87 acres of park and paseo spaces. The TCW area also contains 2.84 acres of basin uses, consisting of detention and debris basins, which capture, detain, and discharge stormwater runoff.

❖ **City-Dedicated Natural Open Space**

The Tres Cerritos Specific Plan area contains approximately 68.8 acres of city-dedicated natural open space.

❖ **On-site Natural Open Space (Conservation Area)**

The TCW community provides 59.23 acres of undisturbed open space area within Planning Area 5, serving as the backdrop to the community.

❖ **Vernal Pool**

The TCW area provides for the preservation of a 3.49-acre vernal pool and associated habitat.

❖ **Parks**

The TCW community features three (3) public parks within Planning Areas 6A, 6B, and 6C. As shown on Exhibit VII-14, Conceptual Park Plan – PA 6A (TCW), Planning Area 6A provides a ~~1.60~~1.56-acre park with recreational amenities that may include, but is not limited to, lawn areas, playground area, shaded picnic benches, and walkways. As shown on Exhibit VII-15, Conceptual Park Plan – PA 6B and 6C (TCW), Planning Area 6C provides a 1.61-acre park with recreational amenities that may include,

but is not limited to, lawn areas, shaded picnic benches, and walkways. Planning Area 6B provides a 0.69-acre park with recreational amenities that may include, but is not limited to shaded picnic benches and walkways. The parks shall be maintained by the Homeowner's Association, or similar maintenance entity. While the Conceptual Park Plans depict park programming/facilities, the final determination of park design and programming will occur during the implementation phase.

❖ **Paseo**

A 1-acre paseo network is located at the southern and central portion of the community, which provides pedestrian access to the park in Planning Area 6B, as part of a comprehensive recreational system, as shown on Exhibit VII-23, Conceptual Paseo Cross Section (TCW). The paseo network is landscaped with appropriate planting and may feature pathway lighting and perimeter walls.

❖ **Open Space/Slopes**

Landscaped slopes and open space areas will be provided along the perimeter of the TCW development area, within Planning Areas 9A, 9B, 9C, and 9D. These open space areas shall be maintained by the Homeowner's Association, or similar maintenance entity.

❖ **Basins**

A total of 2.84 acres within Planning Areas 10A, 10B, and 10C provide detention and debris basins to detain and discharge stormwater runoff, in addition to providing storm water management capabilities, as shown on Exhibit VII-33, Conceptual Basin Concept (TCW). The basins shall be maintained by the Homeowner's Association, or similar maintenance entity.

2.Tres Cerritos East (TCE)

Tres Cerritos East will provide enriched landscaped treatments beyond the level typically found in the region as reflected in Exhibit VII-5, Master Landscape Coverage Plan (TCE). 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 Exhibit VII-6, Linear Park Perspective (TCE), and Exhibit VII-7, Linear Park Recreation Concept (TCE), subject to MWD approval. MWD restricts the level of improvements and landscape palette within the easement Exhibit VII-8, Linear Park Images(TCE), 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 children's 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 pedestrian 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. Exhibit VII-9, Illustrative Recreation Center Plan (TCE), and Exhibit VII-10, Recreation Center Concept Images (TCE), depict a conceptual site plan of the Recreation Center as well as pictorial 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 VII-5, Master Landscape Coverage Plan (TCE). 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.

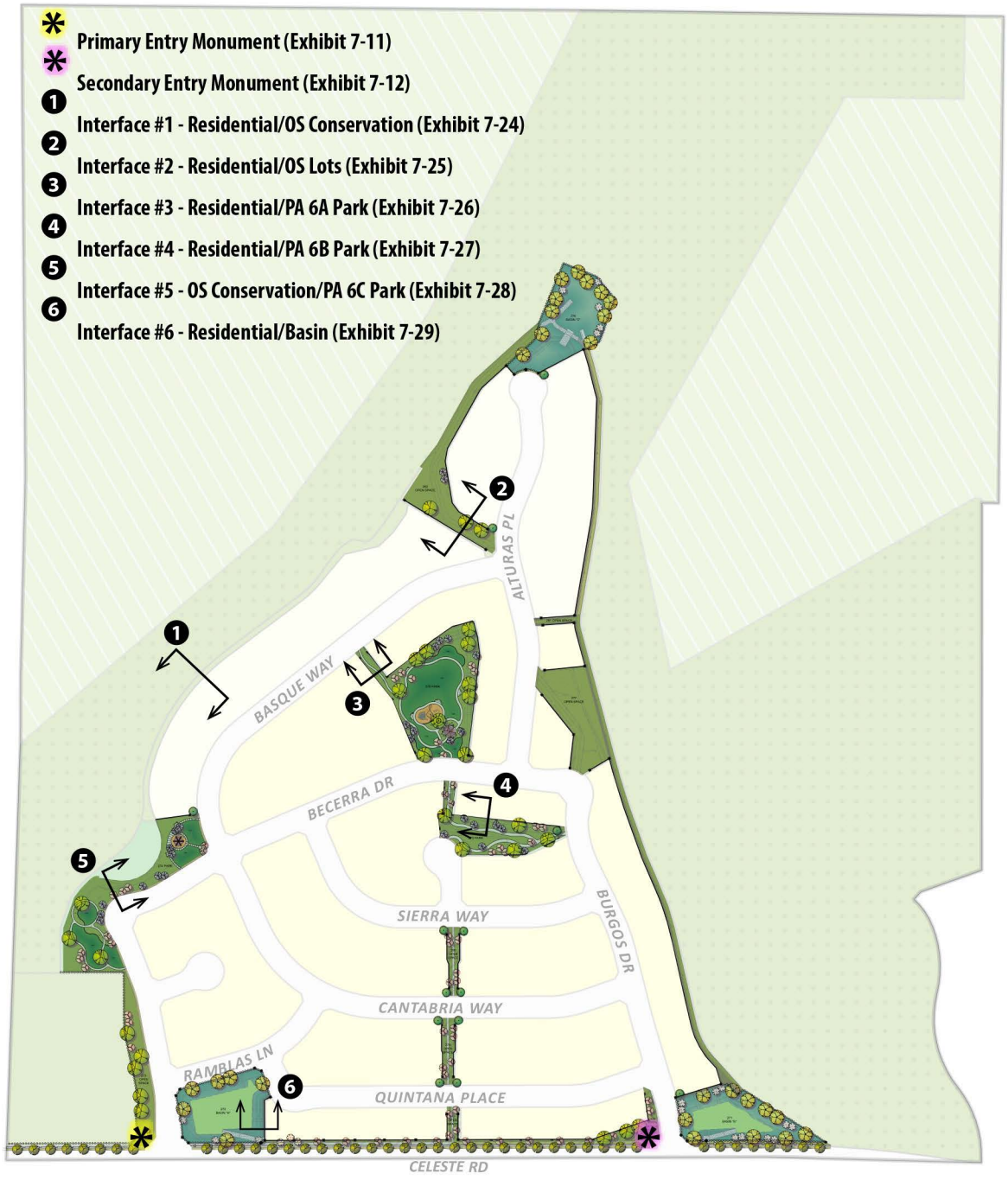
❖ **Regional Trails**

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. Exhibit VII-26, Regional Trail / Channel Section (TCE), 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 VII-5.



Source(s): WHA (02-27-2025)

Exhibit VII-4

Not to Scale

Conceptual Landscape Plan (TCW)

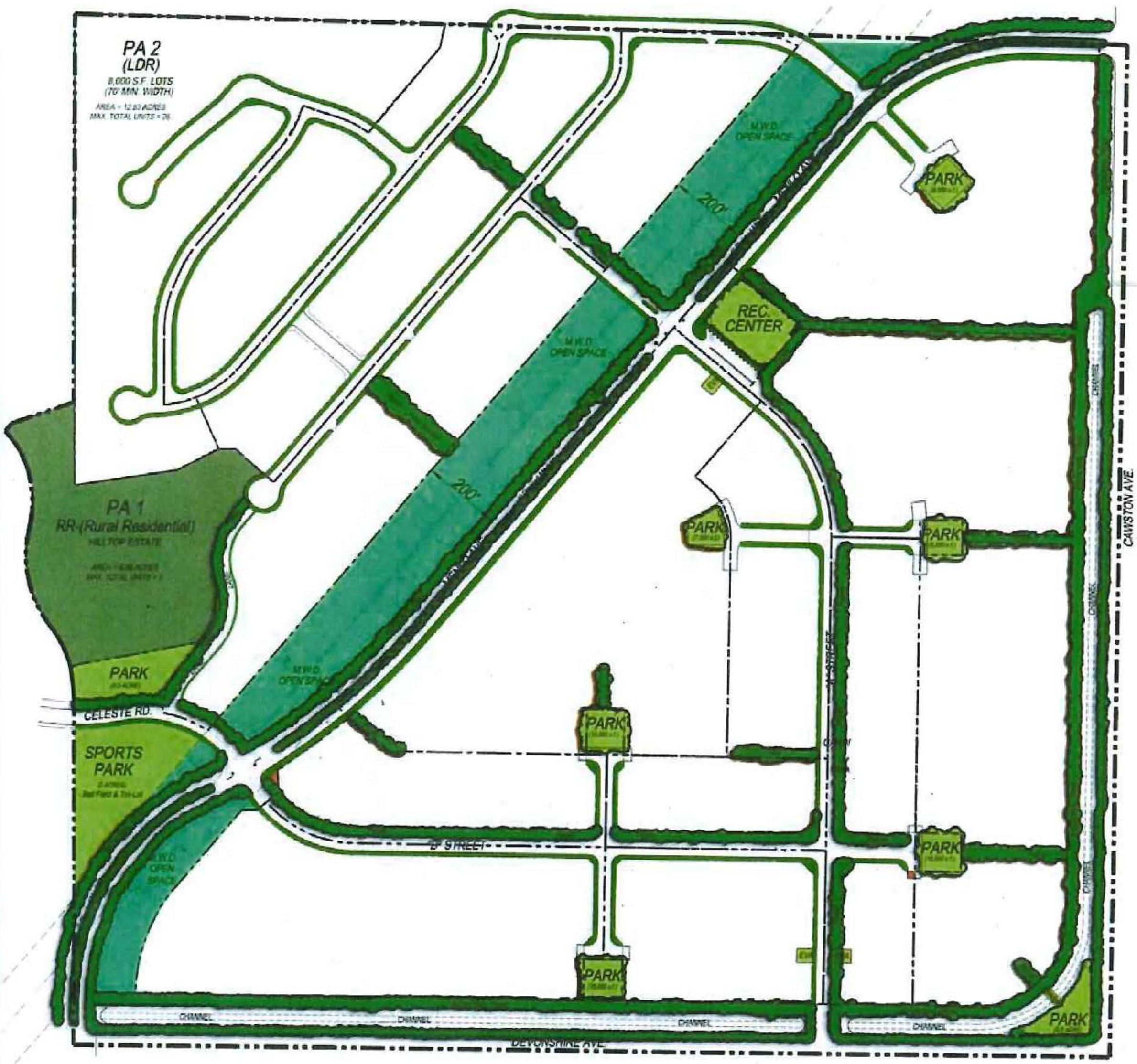


Exhibit VII-5

Not to Scale

Master Landscape Coverage Plan (TCE)

Exhibit VII-6

Not to Scale

Linear Park Perspective (TCE)

Exhibit VII-7

Not to Scale

Linear Park Recreation Concept (TCE)

Exhibit VII-8

Not to Scale

Linear Park Images (TCE)

Exhibit VII-9

Not to Scale

Illustrative Recreation Center Plan (TCE)

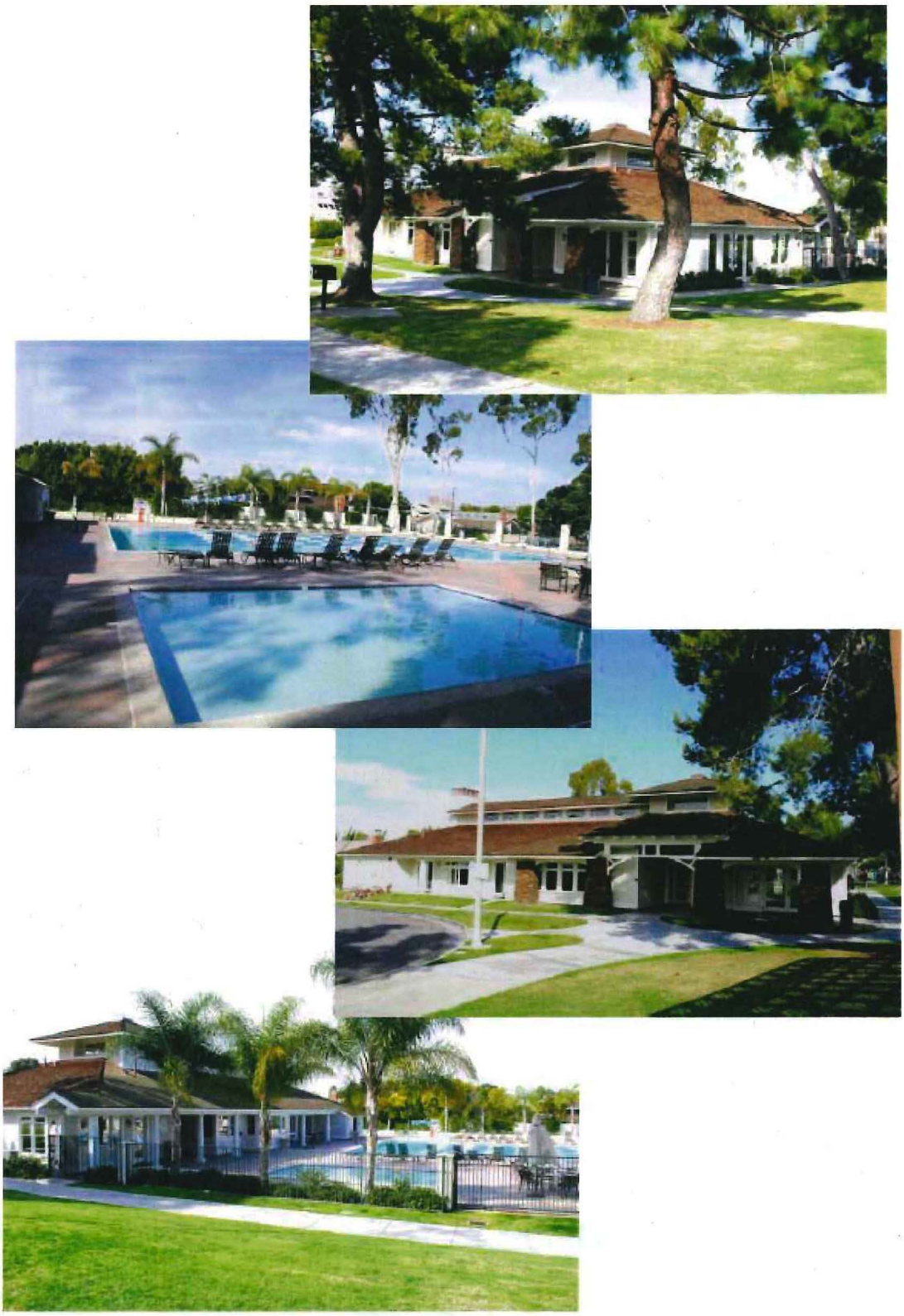


Exhibit VII-10

Not to Scale

Recreation Center Concept Images (TCE)

G. Landscape Design Elements

1.Tres Cerritos West (TCW)

The Tres Cerritos Hills surrounding the ~~Tres Cerritos Specific Plan~~TCSP area are preserved undeveloped and in natural vegetation in order to promote the natural resource as a focal point that is highly visible from the west entry of the valley. To that end, many of the design elements within ~~Tres Cerritos West~~TCW have been developed to remain harmonious with the 'three hills' of Tres Cerritos.

2.Tres Cerritos East (TCE)

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 TCE.

H. Project Entries

1.Tres Cerritos West (TCW)

The primary and secondary entries into ~~Tres Cerritos West~~TCW are indicated in Exhibit VII-11, Primary Entry Monument and Elevation (Tres Cerritos West)and Exhibit VII-12, Secondary Entry Monument and Elevation (Tres Cerritos West). Primary entry monumentation is provided at the intersection of Celeste Road and Becerra Drive. As shown on Exhibit VII-11, primary entry monuments are anchored by a 25-foot-wide and 2-foot-high stone veneer wall. A 4-foot-high aluminum backing sits atop the veneer wall and is inscribed with the community's name in aluminum cutout letters. A 7-foot-hight stone veneered pilaster is located at the end of each wall segment. The entry wall is softened by landscaping that includes flowering shrubs, groundcovers, and native grasses. Primary entry monument walls assist in protecting and screening the vernal pool areas from unwanted intrusions.

Secondary entry monumentation is provided within the TCW community to welcome residents to neighborhoods at the intersection of Celeste Road and Burgos Drive. As shown on Exhibit VII-12, secondary entry monuments are anchored by a 16-foot-wide and 1.6-foot-high stone veneer wall. A 3-foot-high aluminum backing sits atop the veneer wall and is inscribed with the community's name in aluminum cutout letters. A 5-foot-hight stone veneered pilaster is located at one end of the wall segment. The entry wall is softened by landscaping that includes flowering shrubs, groundcovers, and native grasses.

2.Tres Cerritos East (TCE)

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 VII-13, Devonshire / Street 'A' Entry Plan (Tres Cerritos East). 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.

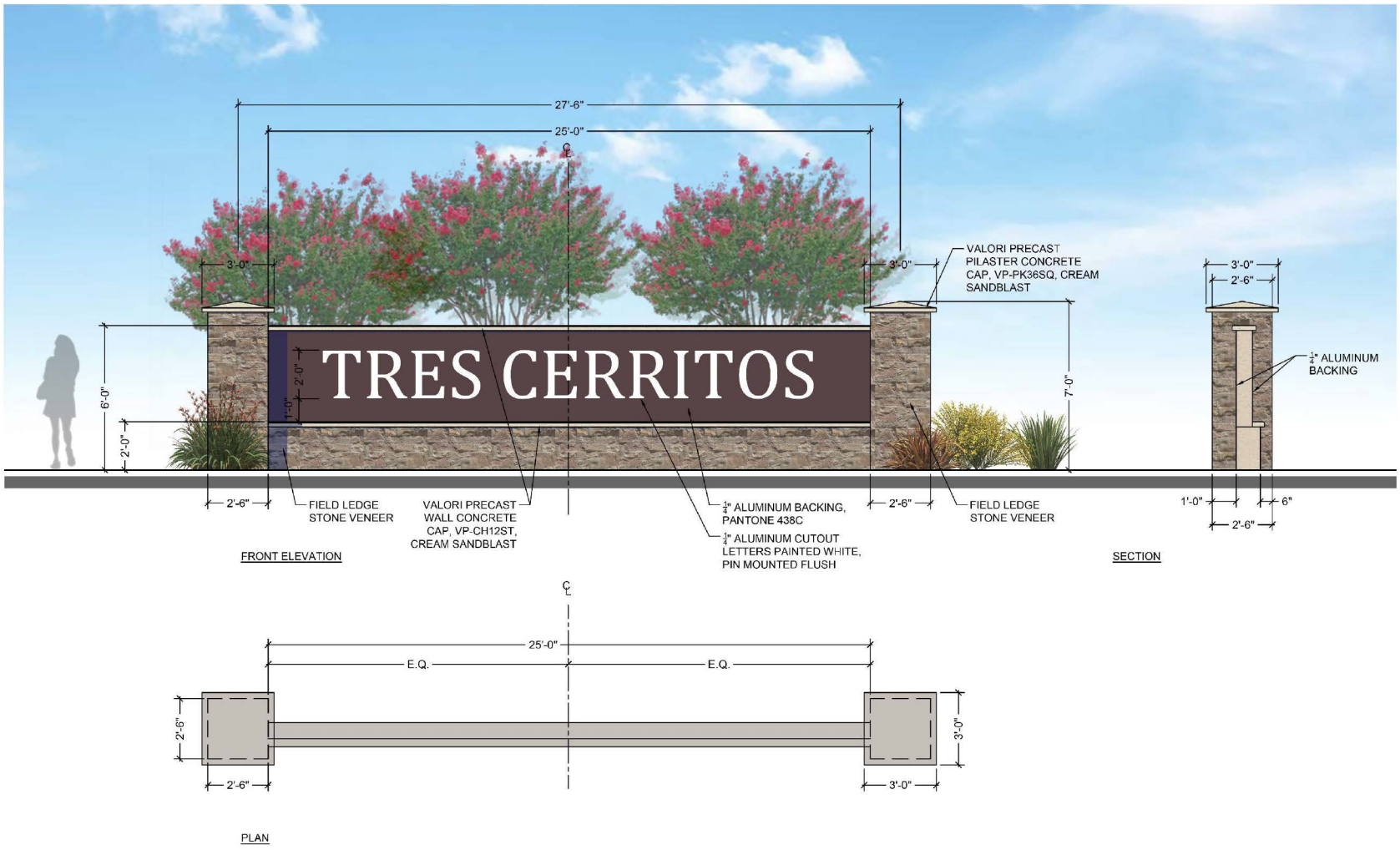


Exhibit VII-11

Not to Scale

Primary Entry Monument and Elevation (TCW)

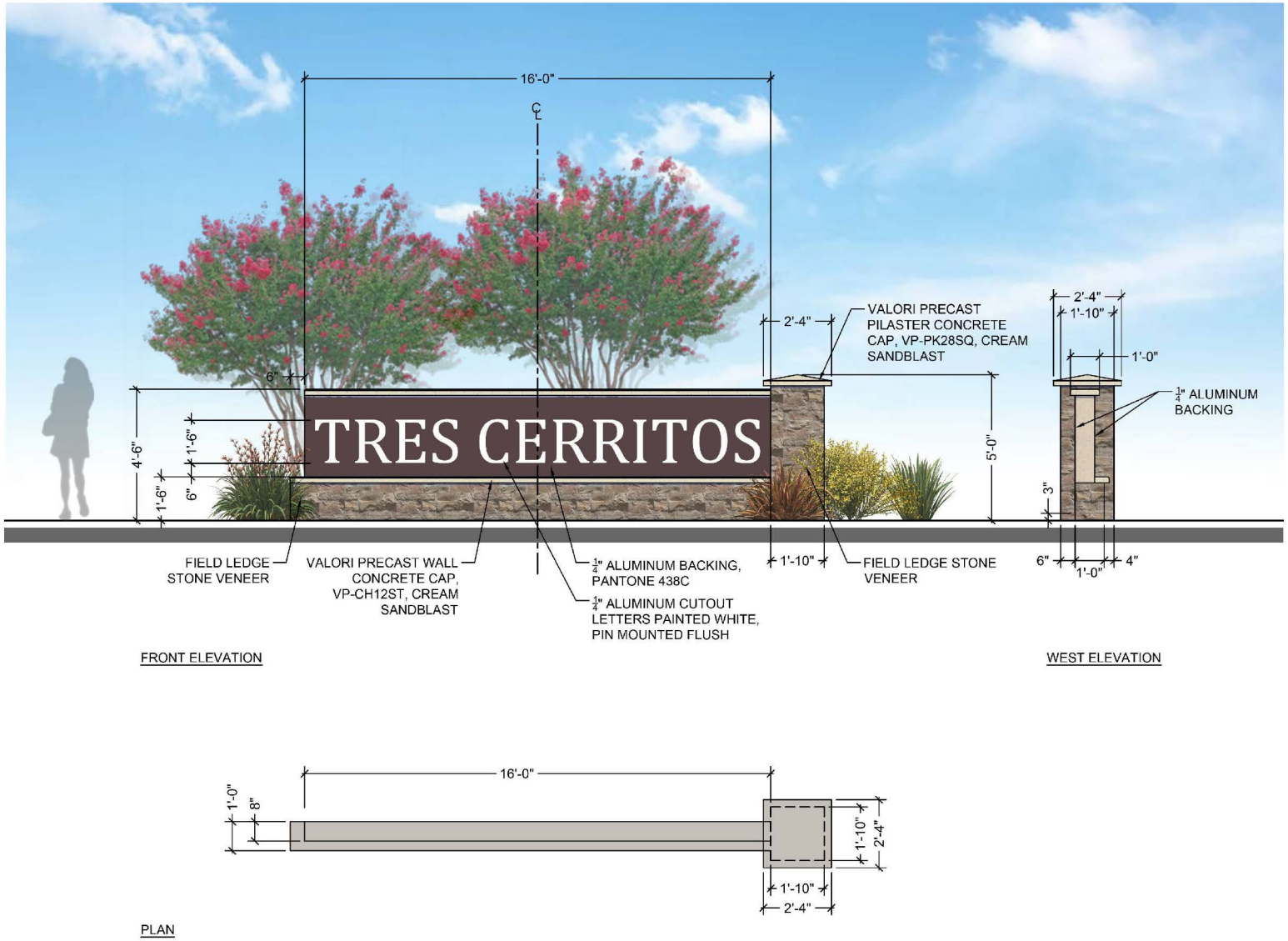


Exhibit VII-12

Not to Scale

Secondary Entry Monument and Elevation (TCW)

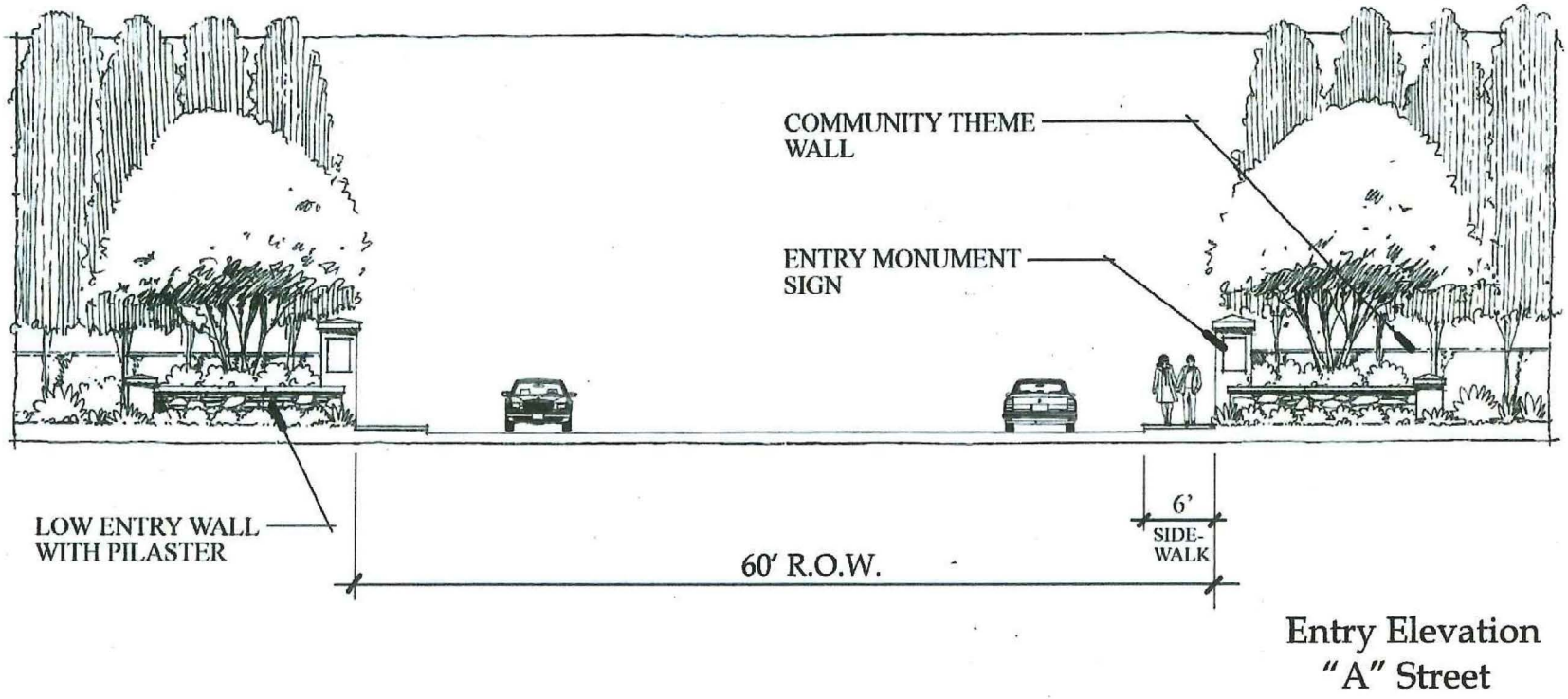


Exhibit VII-13

Not to Scale

Devonshire/Street 'A' Entry Plan (TCE)

I. Park Plans

1.Tres Cerritos West (TCW)

A critical component to the vision of the TCW community is the quality of the recreational areas and their integration into the neighborhood fabric. Recreational and open space amenities increase opportunities for residents to enhance their quality of life through outdoor activities. TCW features three (3) public parks, including a ~~1.60~~1.56-acre park in Planning Area 6A, 0.69-acre park in Planning Area, 1.61-acre park in Planning Area 6C, which provide active and passive recreational amenities.

As shown on Exhibit VII-14, Conceptual Park Plan – PA 6A (TCW), the park within Planning Area 6A provides recreational amenities that may include, but are not limited to, lawn areas, playground area, shaded picnic benches, and walkways. As shown on Exhibit VII-15, Conceptual Park Plan – PA 6B and 6C (TCW), Planning Area 6C provides a 1.61-acre park with recreational amenities that may include, but is not limited to, lawn areas, shaded picnic benches, and walkways. Planning Area 6B provides a 0.69-acre park with recreational amenities that may include but is not limited to shaded picnic benches and walkways. The parks shall be maintained by the Homeowner's Association, or similar maintenance entity. While the Conceptual Park Plans depict park programming/facilities, the final determination of park design and programming will occur during the implementation phase.

2.Tres Cerritos East (TCE)

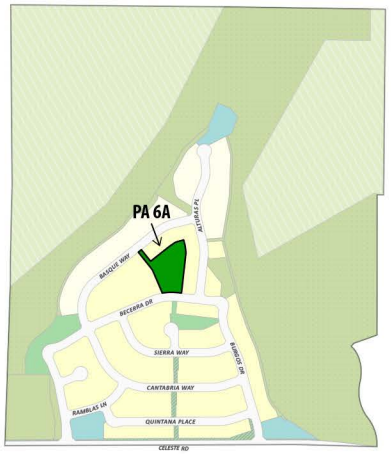
Tres Cerritos East contains over 25.6 acres of park facilities composed of public parks, private recreational facilities, and a linear park over the MWD easement. Parks are provided throughout the project area. They will be improved by the developer as part of any adjoining residential development, and 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. Exhibit VII-16, Neighborhood Recreation Area (TCE) and Exhibit VII-17, Park Equipment Images (TCE) 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 homeowner's 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 Exhibit VII-6, Linear Park Perspective (TCE) and Exhibit VII-7, Linear Park Recreation Concept (TCE). 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 VII-8, Linear Park Images (TCE), illustrates the linear park.

Exhibit VII-18, Master Parks and Open Space Plan (TCE) 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.

Key Map



PA 6A

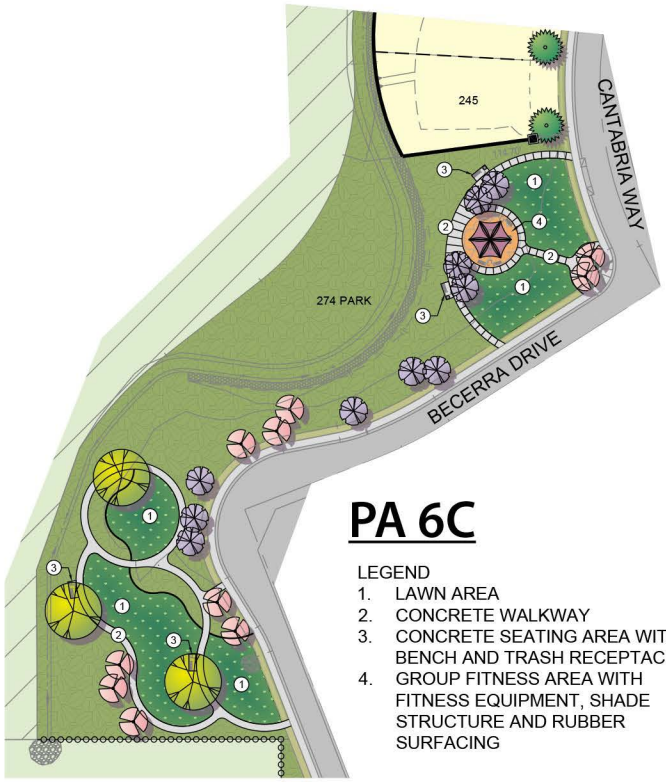
LEGEND

1. LAWN AREA
2. CONCRETE WALKWAY
3. PLAYGROUND WITH PLAY EQUIPMENT AND RUBBER SURFACING
4. PICNIC AREA WITH BBQ GRILLS, HOT TRASH RECEPTACLE, PICNIC TABLES, ADA PICNIC TABLE AND SHADE STRUCTURE
5. CONCRETE SEATING AREA WITH BENCH(ES) AND TRASH RECEPTACLE

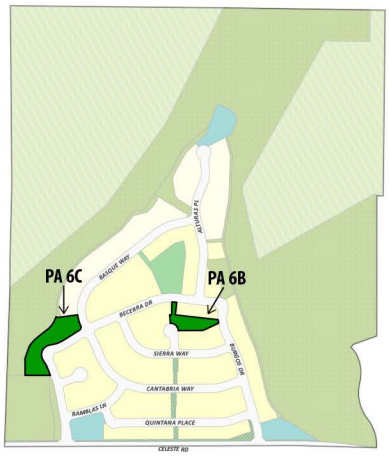
Exhibit VII-14

Not to Scale

Conceptual Park Plan – PA 6A (TCW)



Key Map



PA 6C

LEGEND
1. LAWN AREA
2. CONCRETE WALKWAY
3. CONCRETE SEATING AREA WITH BENCH AND TRASH RECEPTACLE
4. GROUP FITNESS AREA WITH FITNESS EQUIPMENT, SHADE STRUCTURE AND RUBBER SURFACING

PA 6B

LEGEND
1. CONCRETE WALKWAY
2. CONCRETE SEATING AREA WITH BENCH AND TRASH RECEPTACLE

Exhibit VII-15

Not to Scale

Conceptual Park Plan – PA 6B and 6C (TCW)

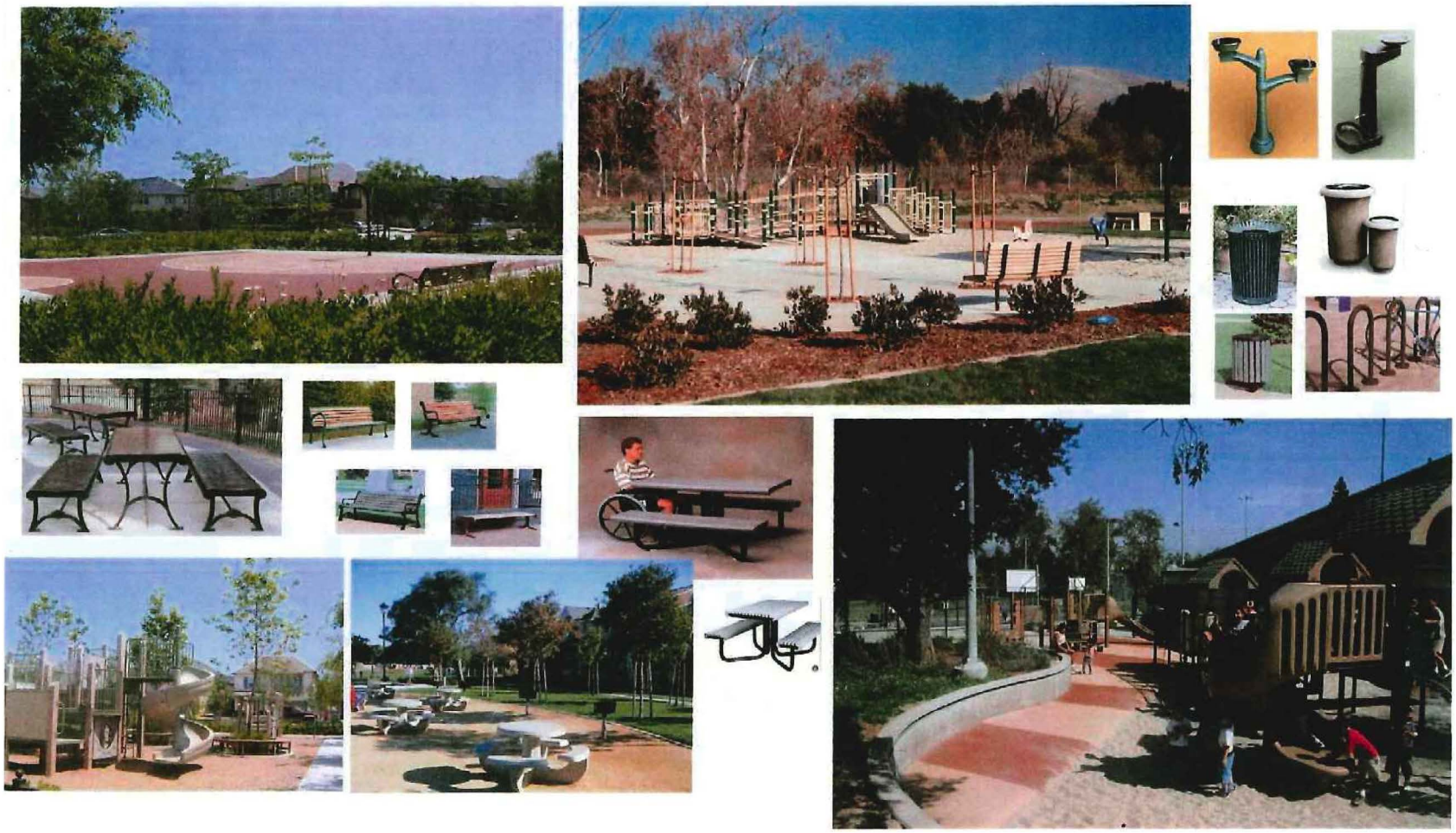


Exhibit VII-16

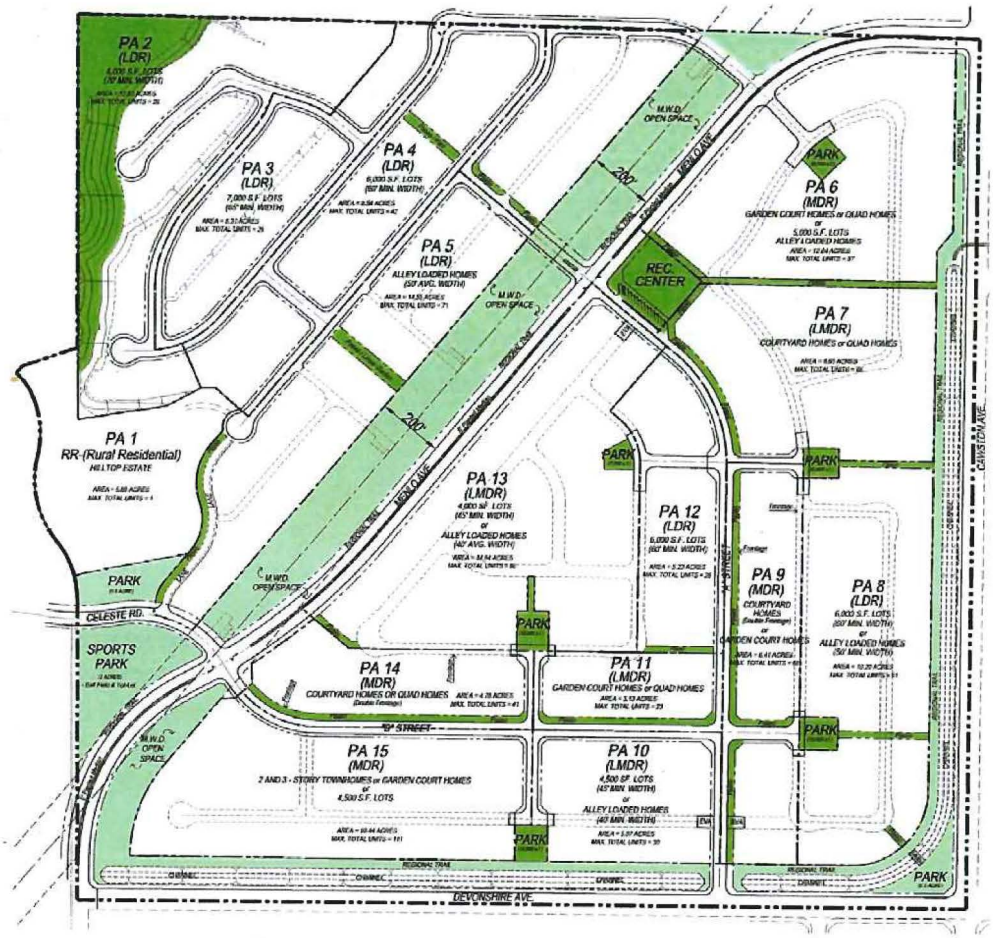
Not to Scale

Neighborhood Recreation Area (TCE)

Exhibit VII-17

Not to Scale

Park Equipment Images (TCE)



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
NIEGHBORHOOD 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

SCALE IN FEET
100' 0 100' 200'

UA JOB# 09-057
JULY 7, 2010

TRES CERRITOS EAST

CITY OF HEMET, CALIFORNIA

URBAN ARENA

Exhibit VII-18

Not to Scale

Master Parks and Open Space Plan (TCE)

J. Pedestrian Amenities

The landscape design guidelines for the Tres Cerritos Specific Plan, including, 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 palettes.

1.Tres Cerritos West (TCW)

Streetscapes

Roadway streetscapes within TCW are critical in establishing the circulation hierarchy, creating a sense of place through consistent landscape architecture, and maintaining a high-quality community theme. The streets are visually reinforced by each roadway's parkway landscaping and street tree selection. Landscape treatments used to enhance the roadways include elements such as sidewalks, groundcovers, and parkway trees. In all instances, a line-of-sight for entering/exiting vehicles shall be maintained at street intersections within the community.

i. **Celeste Road:** Celeste Road is a east-west collector road and provides access to the TCW community from (Old) Warren Road and Myers Road. The TCW Specific Plan is responsible for the northerly half-width improvements to Celeste Road as illustrated on Exhibit VII-19, Conceptual Streetscape – Celeste Road (TCW). The ultimate R.O.W. width for Celeste Road is 66 feet, and includes a 6-foot-wide curb-adjacent landscaped parkway, a 5-foot-wide sidewalk, and a split-rail fence at the edge of the R.O.W. A 13-foot setback outside of the right-of-way, which includes an 8-foot-wide-paseo and landscaped slope at a maximum 2:1 grade, extends from the 6-foot-high CMU wall at the rear property line to the northerly R.O.W.

ii. **Becerra Drive:** Becerra Drive is an internal spine road and provides access within the TCW community and Celeste Road. The TCW Specific Plan is responsible for the full-width improvements to Becerra Drive as illustrated on Exhibit VII-20, Conceptual Streetscape – Becerra Drive (TCW). The ultimate R.O.W. width for internal streets is 60 feet and includes a 6-foot-wide curb-adjacent sidewalk and a 4-foot-wide landscaped parkway on both sides of the R.O.W. Along park frontages, the ultimate R.O.W. includes an 8-foot-wide curb-adjacent paseo and a 4-foot-wide sidewalk.

iii. **Internal Streets:** Internal streets provide access to individual neighborhoods and other uses within the TCW community. The TCW Specific Plan is responsible for the full-width improvements for internal streets as illustrated on Exhibit VII-21, Conceptual Streetscape – Internal Streets (TCW). The ultimate R.O.W. width for internal streets is 60 feet and includes a 6-foot-wide curb-adjacent sidewalk and a 4-foot-wide landscaped parkway on both sides of the R.O.W.

iv. **Ventilla/Baeza Court:** Ventilla Court and Baeza Court provide access to homes in Planning Area 1 and the park in PA 6B. The TCW Specific Plan is responsible for the full-width improvements for Ventilla Court and Baeza Court as illustrated on Exhibit VII-22, Conceptual Streetscape – Ventilla/Baeza Court (TCW). The ultimate R.O.W. width for Ventilla Court and Baeza Court is 56 feet and includes a 6-foot-wide curb-adjacent sidewalk and a 4-foot-wide landscaped parkway on both sides of the R.O.W.

Paseos

A paseo network is provided on the southern and central portions (within Planning Area 7) of the TCW community and connects to the park in Planning Area 6B. The paseo network offers walking, exercise, picnicking, and social spaces throughout the community, and adds a mix of passive recreational opportunities. As shown on Exhibit VII-23, Conceptual Paseo Cross Section (TCW), the typical paseo easement includes a landscaped slope at a maximum 2:1 grade, 5-foot-wide-sidewalk, which extends to another landscaped slope at a maximum 2:1 grade. A 6-foot-high CMU wall is provided at the end of the paseo easement on both sides.

2.Tres Cerritos East (TCE)

Tres Cerritos East is a walking-oriented development composed of paseos, regional trails, and sidewalks. The paseo system offers walking, exercise, 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 palettes. A Paseo System Plan and Images of the paseo system are shown in Exhibit VII-24, Pedestrian Circulation Plan (TCE) and Exhibit VII-25, Paseo/Streetscape Images (TCE).

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 systems will be maintained by a homeowner's 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 VII-26, Regional Trail / Channel Section (TCE) 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 VII-24, Pedestrian Circulation Plan (TCE). As shown on Table VI-3, Tres Cerritos East Maintenance Responsibilities, 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.

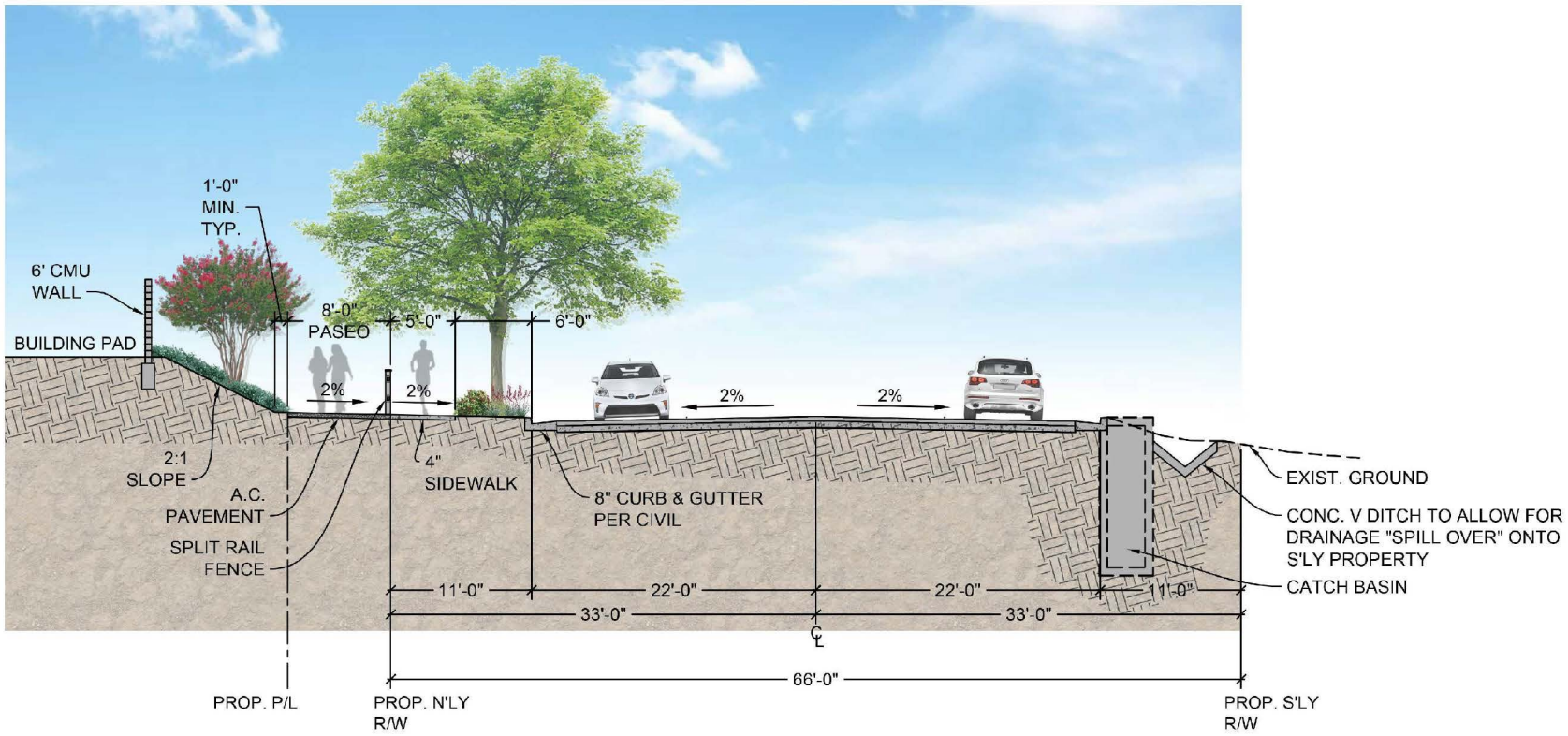
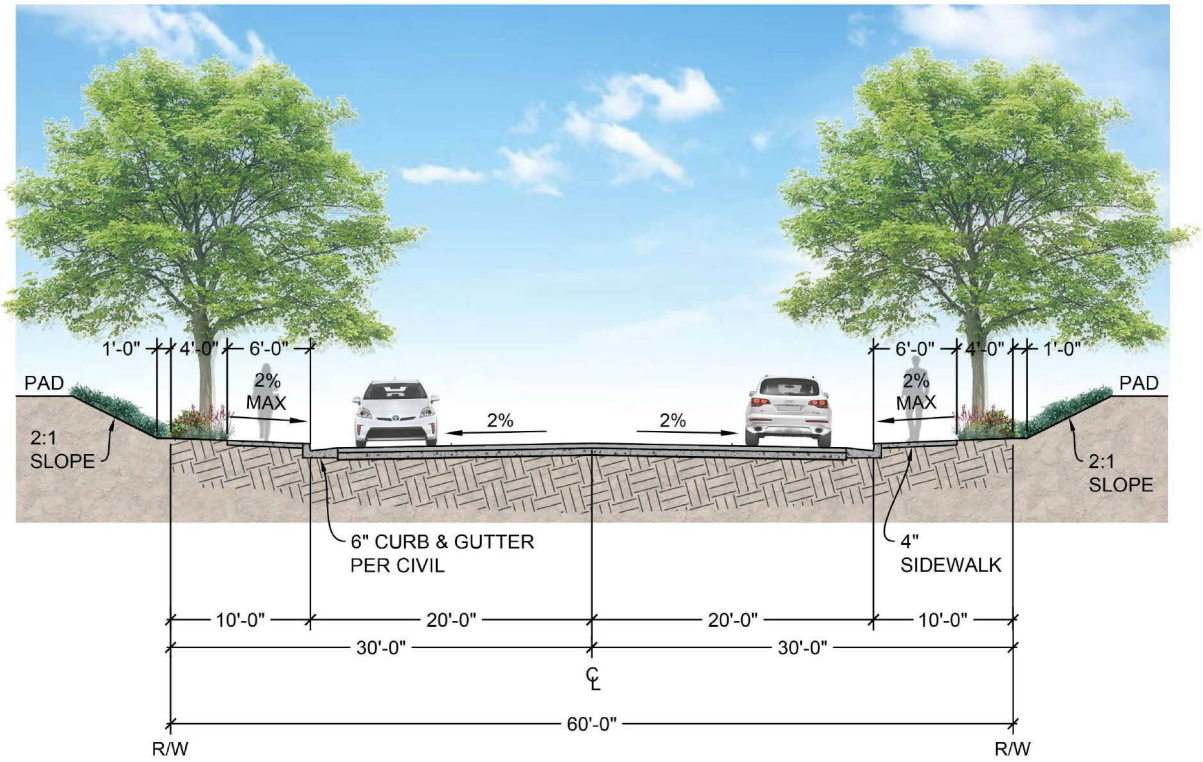


Exhibit VII-19

Not to Scale

Conceptual Streetscape – Celeste Road (TCW)

Typical streetscape



Along park frontage

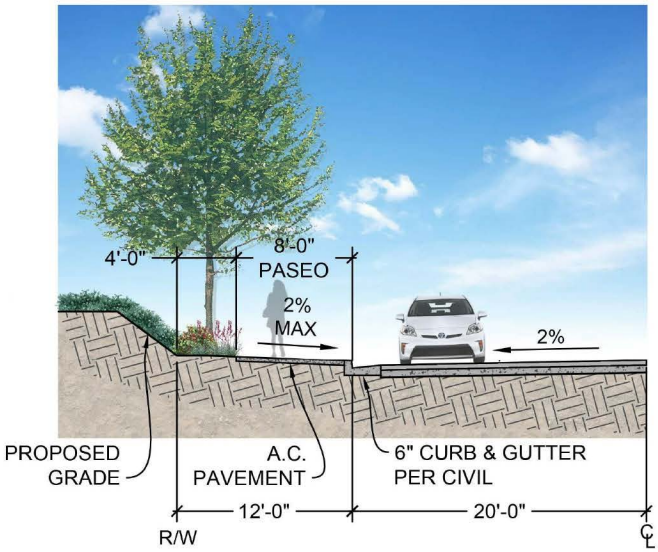


Exhibit VII-20

Not to Scale

Conceptual Streetscape – Becerra Drive (TCW)

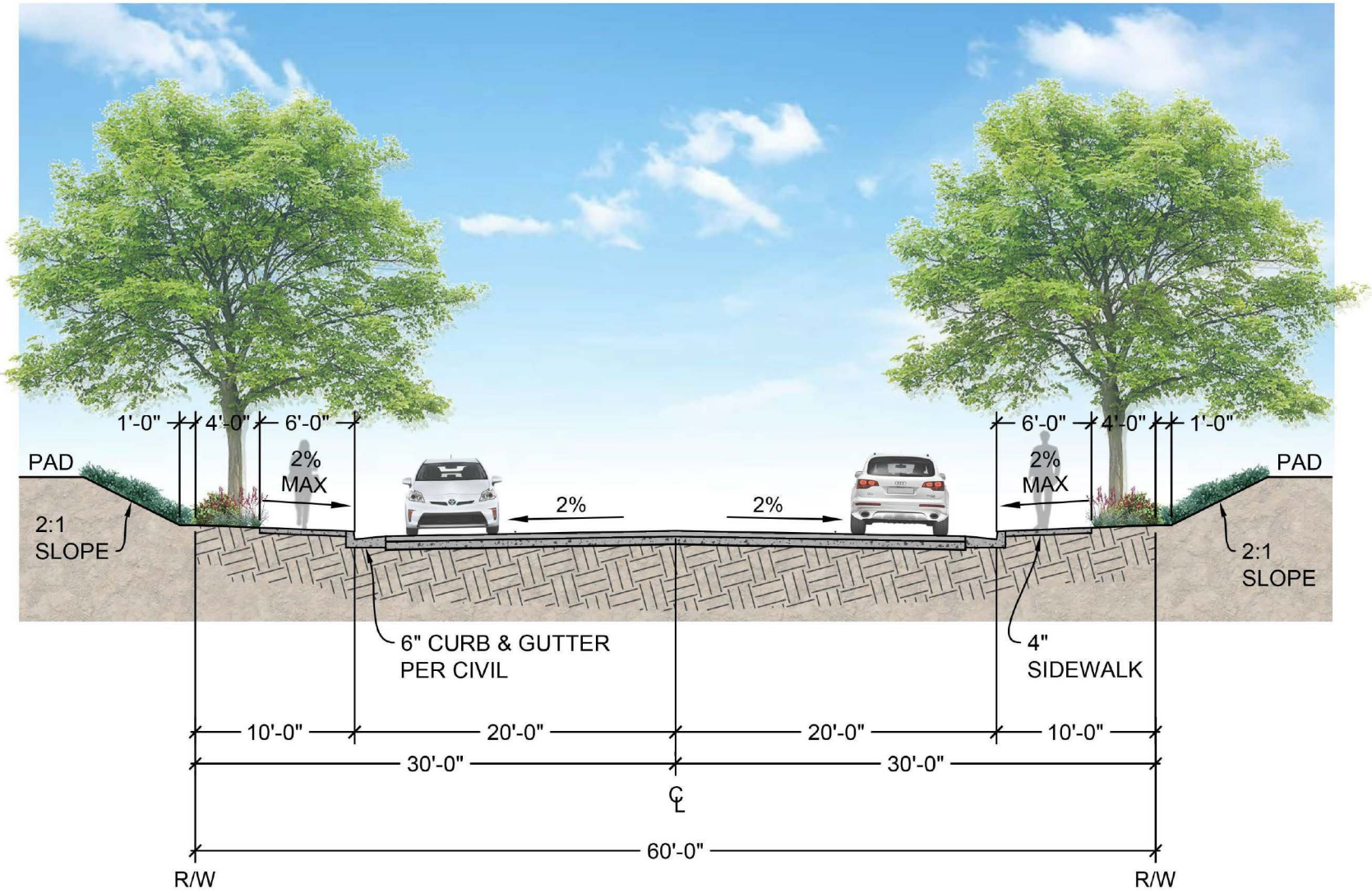


Exhibit VII-21

Not to Scale

Conceptual Streetscape – Internal Streets (TCW)

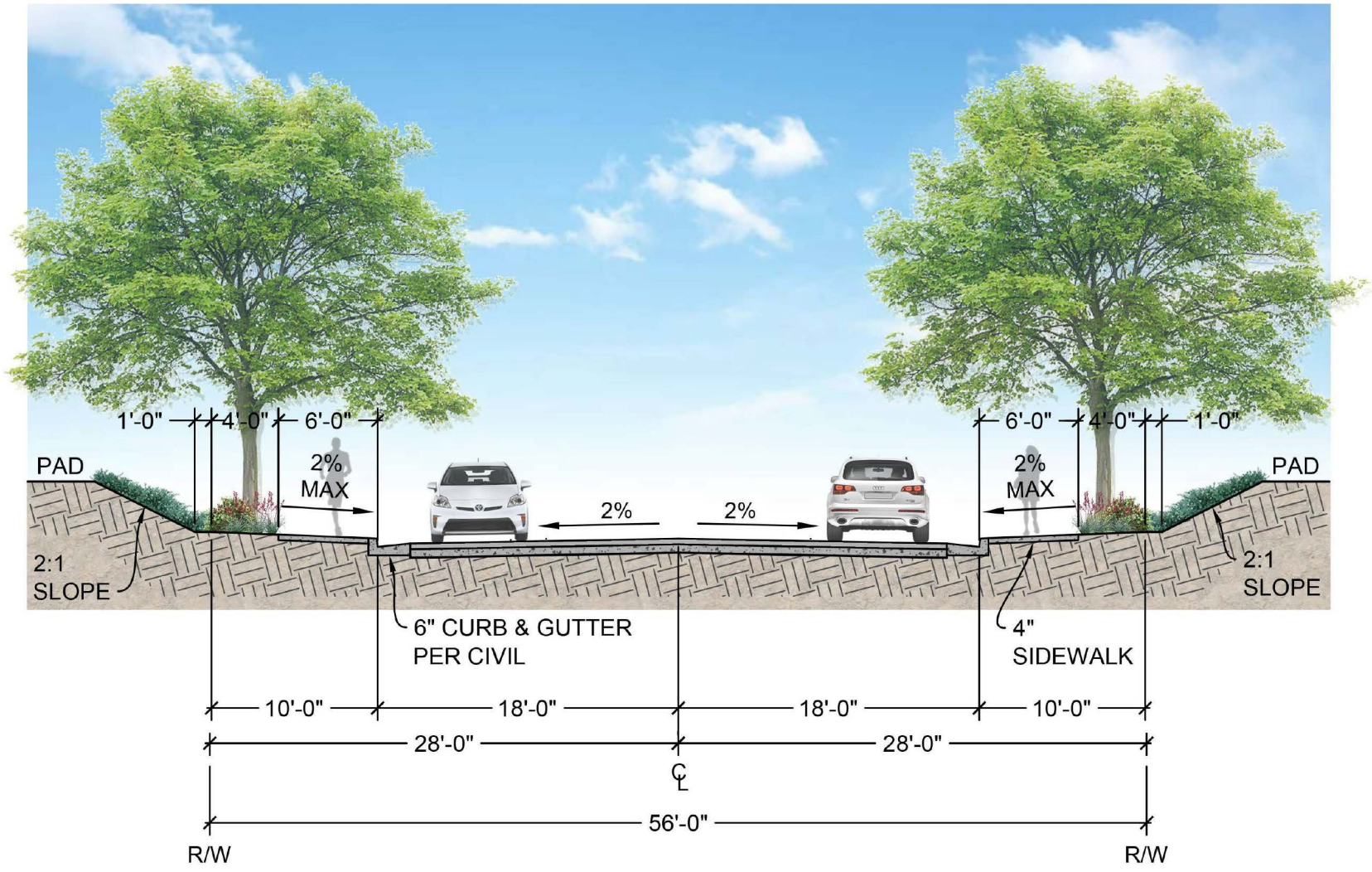
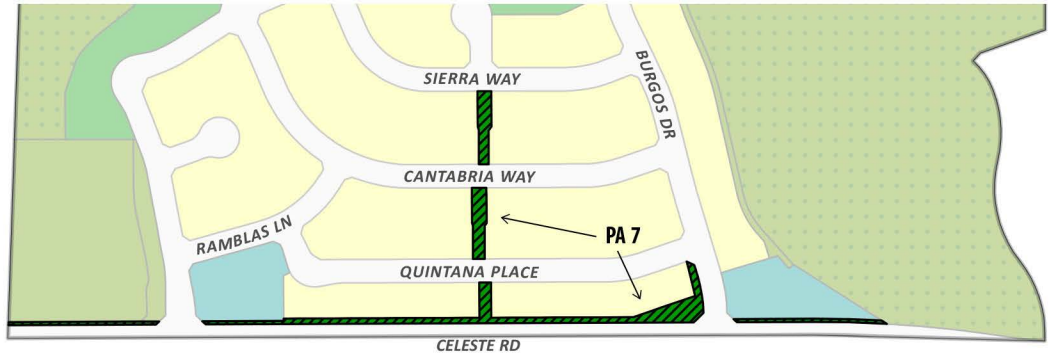


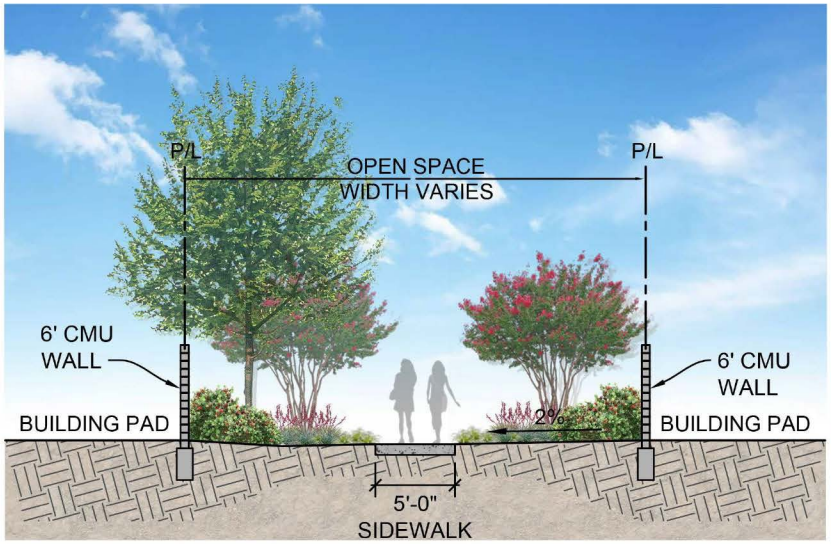
Exhibit VII-22

Not to Scale

Conceptual Streetscape – Ventilla/Baeza Court (TCW)

Key Map





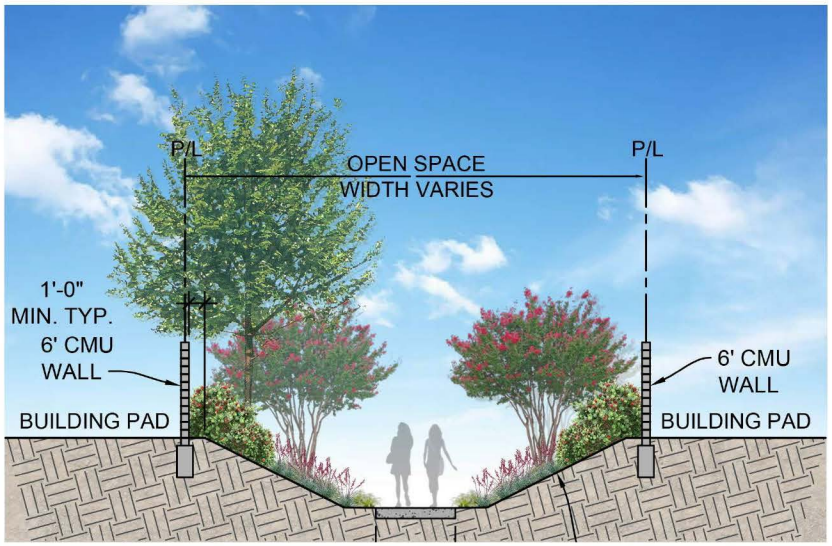


Exhibit VII-23

Not to Scale

Conceptual Paseo Cross Section (TCW)

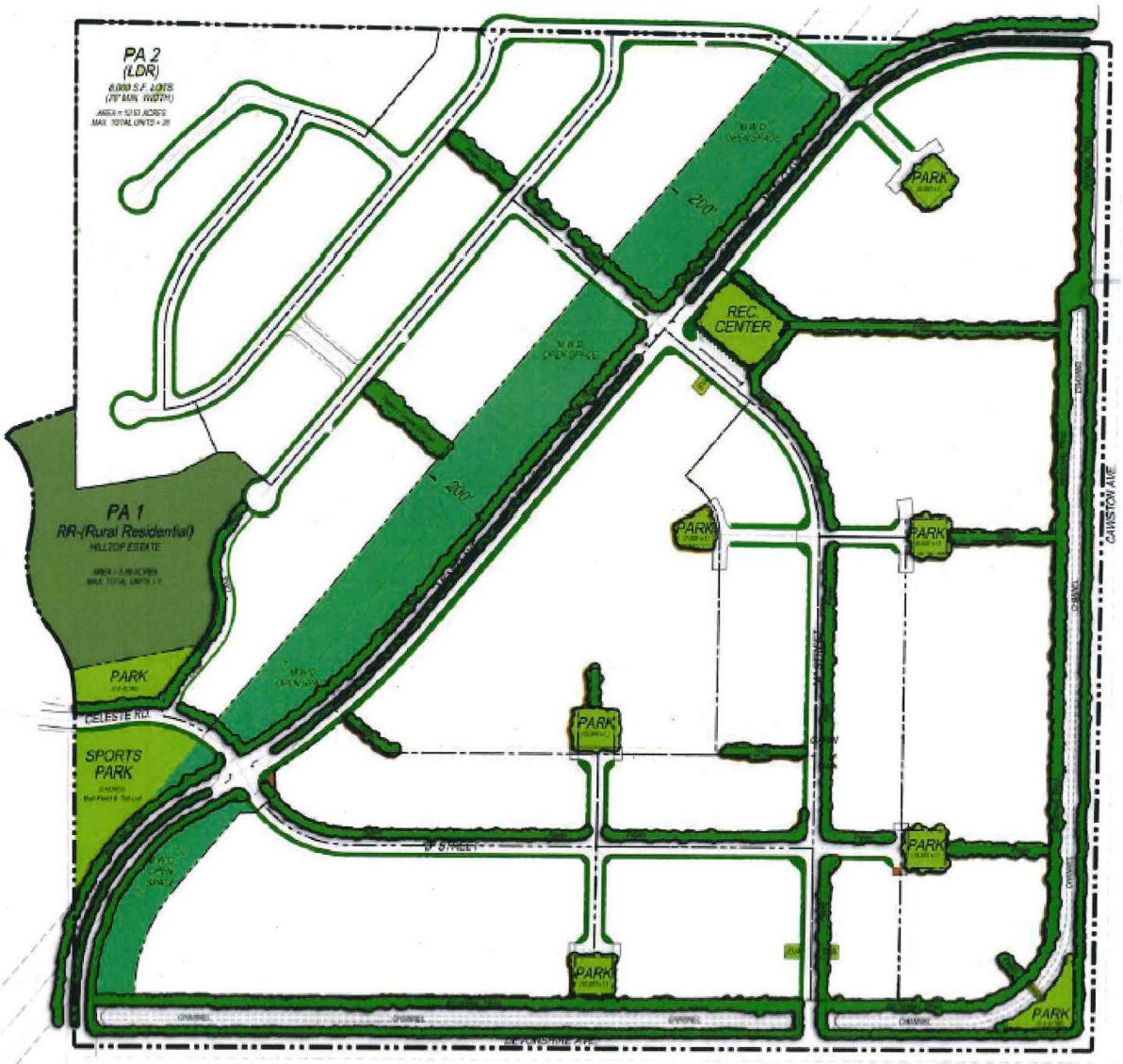


Exhibit VII-24

Not to Scale

Pedestrian Circulation Plan (TCE)

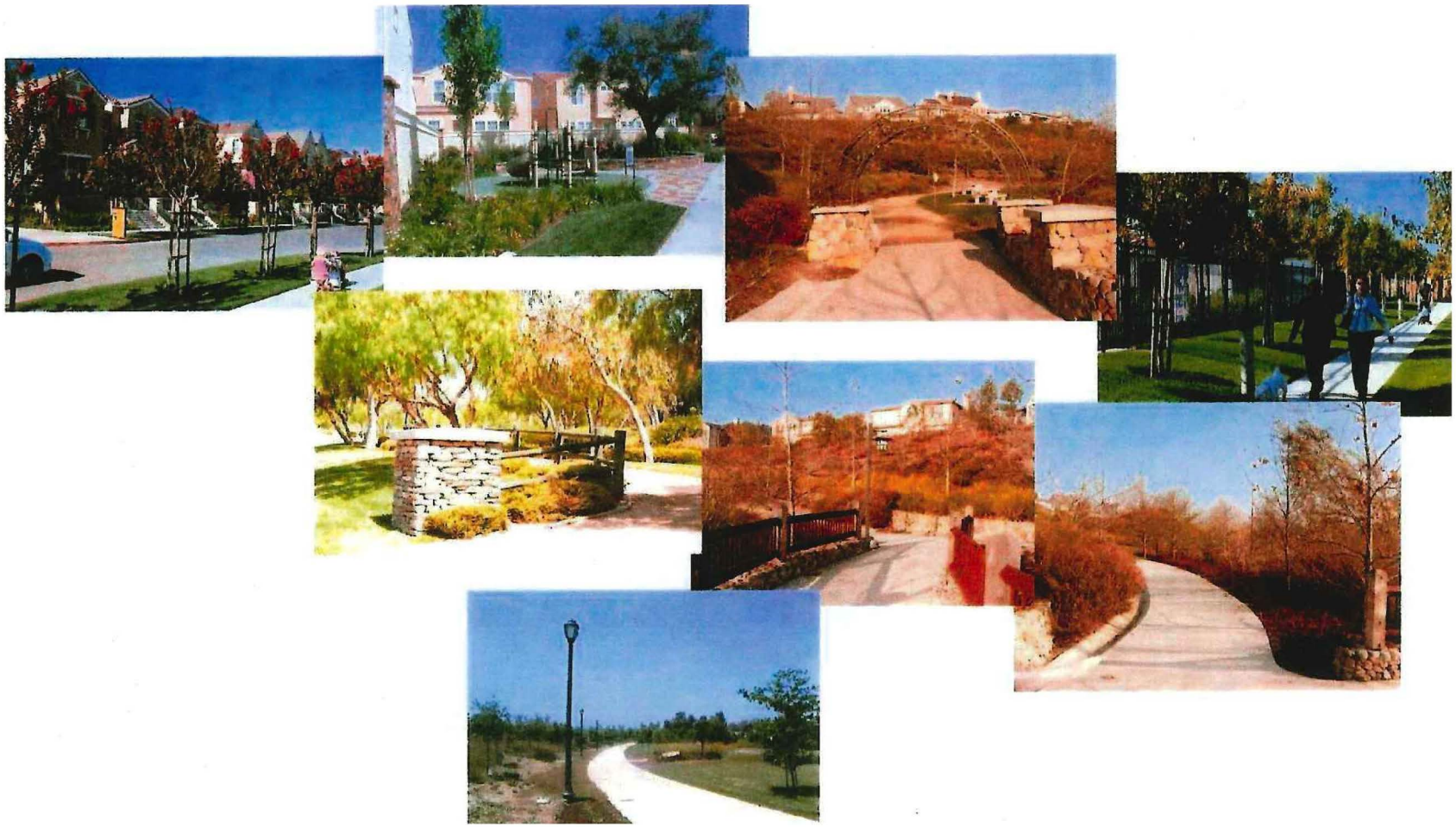


Exhibit VII-25

Not to Scale

Paseo/Streetscape Images (TCE)

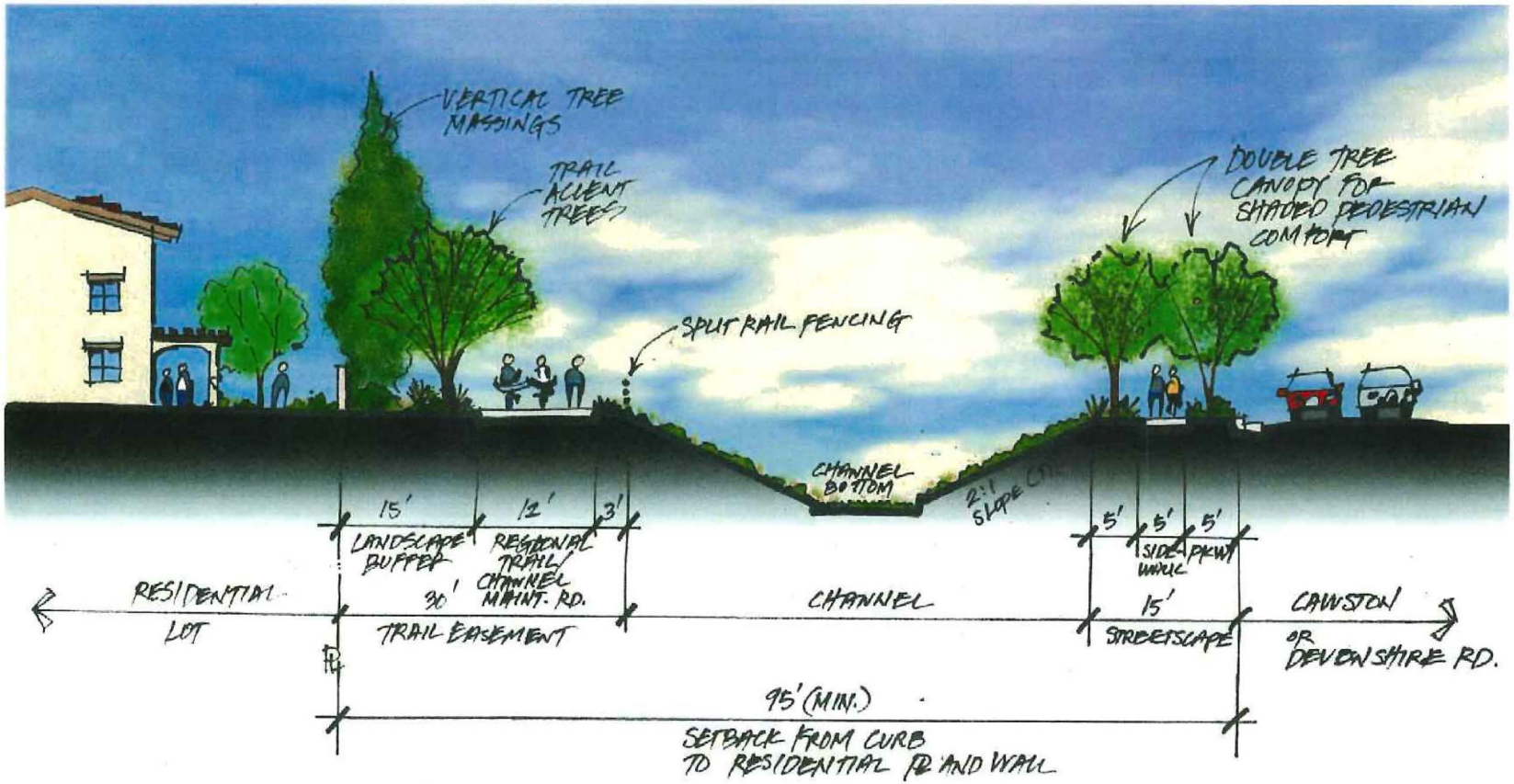


Exhibit VII-26

Not to Scale

Regional Trail/Channel Section (TCE)

K. Interfaces

1.Tres Cerritos West (TCW)

TCW contains six (6) distinct landscape interfaces, or edge treatments, which demonstrate the relationship between abutting land uses. The general location of each of these landscape interfaces in depicted on Exhibit VII-4, Conceptual Landscape Plan (TCW). Each of these landscape interfaces are discussed in detail below.

i. Interface #1 - Residential to Open Space (Conservation) Area

As shown on Exhibit VII-27, Conceptual Residential/OS Conservation Interface (TCW), illustrates the condition where single-family homes are adjacent to the undisturbed open space in Planning Area 5. In this condition, a slope extends with the existing surface from the undisturbed open space area to a 10-foot-wide terrace and 5-foot-wide maintenance path at the toe of the slope (Planning Areas 9A-9D). A vinyl view fence is located at the edge of the rear property line, where a manufactured slope then continues downward at a maximum 2:1 slope (height varies) within the private rear setback.

ii. Interface #2 - Residential to Open Space Area

As shown on Exhibit VII-28, Conceptual Residential/OS Lot (Typical) Interface (TCW), illustrates the condition where single-family homes abut open space in Planning Areas 9A-9D. In this condition, an open space easement extends from the 6-foot-high CMU wall at the rear property line. The open space easement would remain at existing conditions, including an access road on the existing ground and a concrete v-ditch that terminates at the adjacent rear property line. An existing 36" EMWD water line is located under the open space easement. A 6-foot-wide CMU wall is located at the edge of the residential property line, where a manufactured slope then continues downward at a maximum 2:1 slope (height varies) within the private rear setback.

iii. Interface #3 - Residential to Park (Planning Area 6A)

As shown on Exhibit VII-29, Conceptual Residential/PA 6A Park Interface (TCW), illustrates the condition where single-family homes abut the park in PA 6A. In this condition, a 6-foot-high CMU wall is provided at rear property lines to restrict public view into private lots. A minimum 28-foot-wide landscaped buffer extends outside the rear property lines and features landscaping and a 5-foot-wide sidewalk.

iv. **Interface #4 - Residential to Park (Planning Area 6B)**

As shown on Exhibit VII-30, Conceptual Residential/PA 6B Park Interface (TCW), illustrates the condition where single-family homes abut the park in PA 6B. In this condition, a 6-foot-high CMU wall is provided at rear property lines to restrict public view into private lots. A landscape buffer within Park 6B extends outside the rear property lines, and features a landscaped slope at a 2:1 grade, an 8-foot-wide trail, a second landscaped slope at a 2:1 grade, and a second 8-foot-wide trail.

v. Interface #5 – Open Space (Conservation) Area to Park (Planning Area 6C)

As shown on Exhibit VII-31, Conceptual OS Conservation/PA 6C Park Interface (TCW), illustrates the condition where the park in PA 6C is adjacent to the undisturbed open space in Planning Area 5. In this condition, a slope extends with the existing surface from the undisturbed open space area to a 10-foot-wide terrace and 5-foot-wide maintenance path at the toe of the slope (Planning Area 9A-9D). A landscape buffer, which includes a landscaped slope at a maximum 2:1 grade,

extends from the vinyl fence at the property line to the northerly R.O.W.

vi. Interface #6 - Residential to Basin Interface

As shown on Exhibit VII-32, Conceptual Residential/Basin (Typical) Interface (TCW), illustrates the condition where single-family homes are adjacent to basins in Planning Areas 10A-10C. In this condition, a landscaped slope at a maximum 2:1 grade extends from the basin to a 6-foot-wide maintenance path abutting rear property lines. A 6-foot-high CMU wall is provided at rear property lines to restrict public view into private lots. Conceptual basin details are illustrated on Exhibit VII-33, Conceptual Basin Concept (TCW).

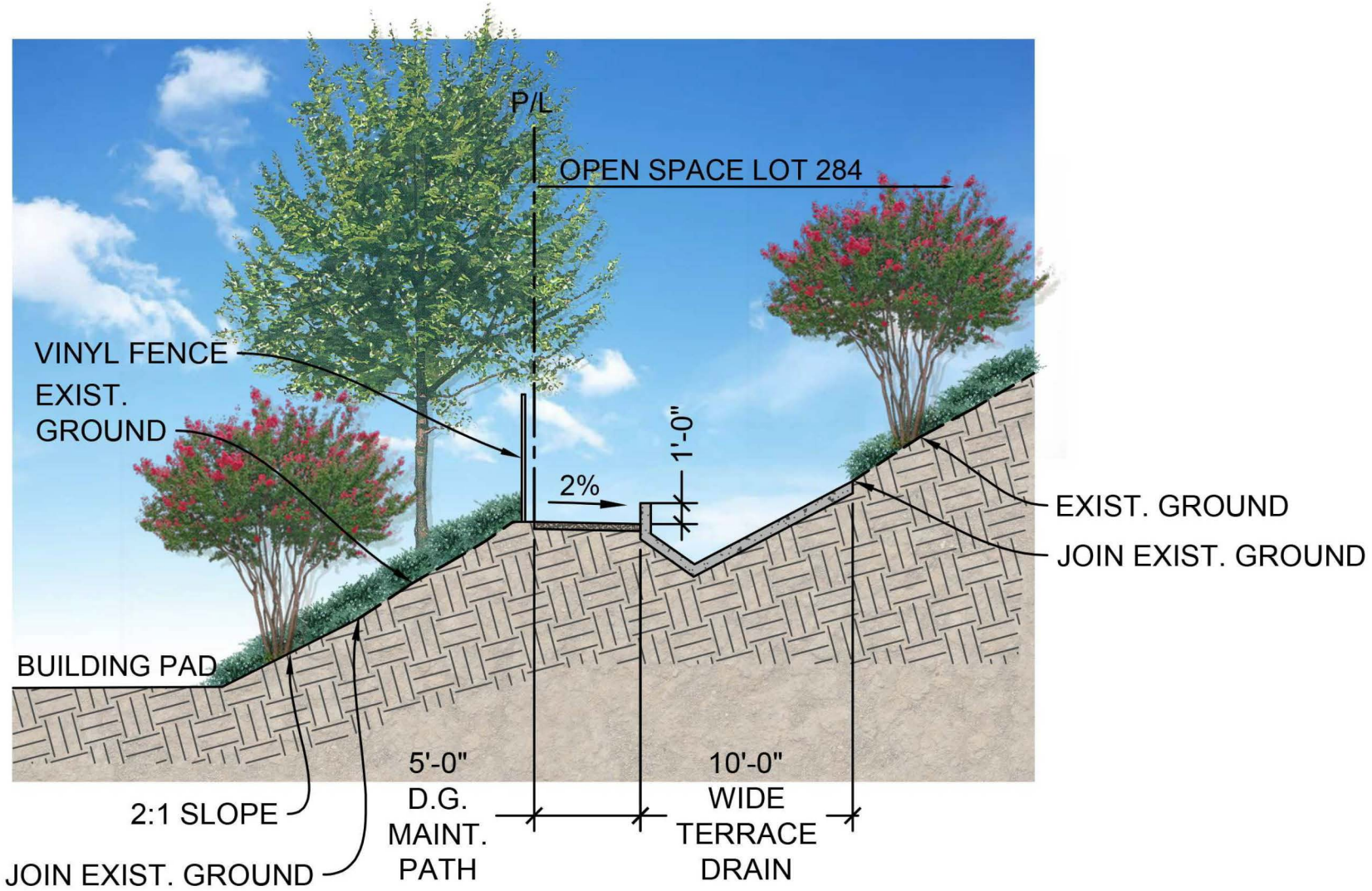


Exhibit VII-27

Not to Scale

Conceptual Residential/OS Conservation Interface (TCW)

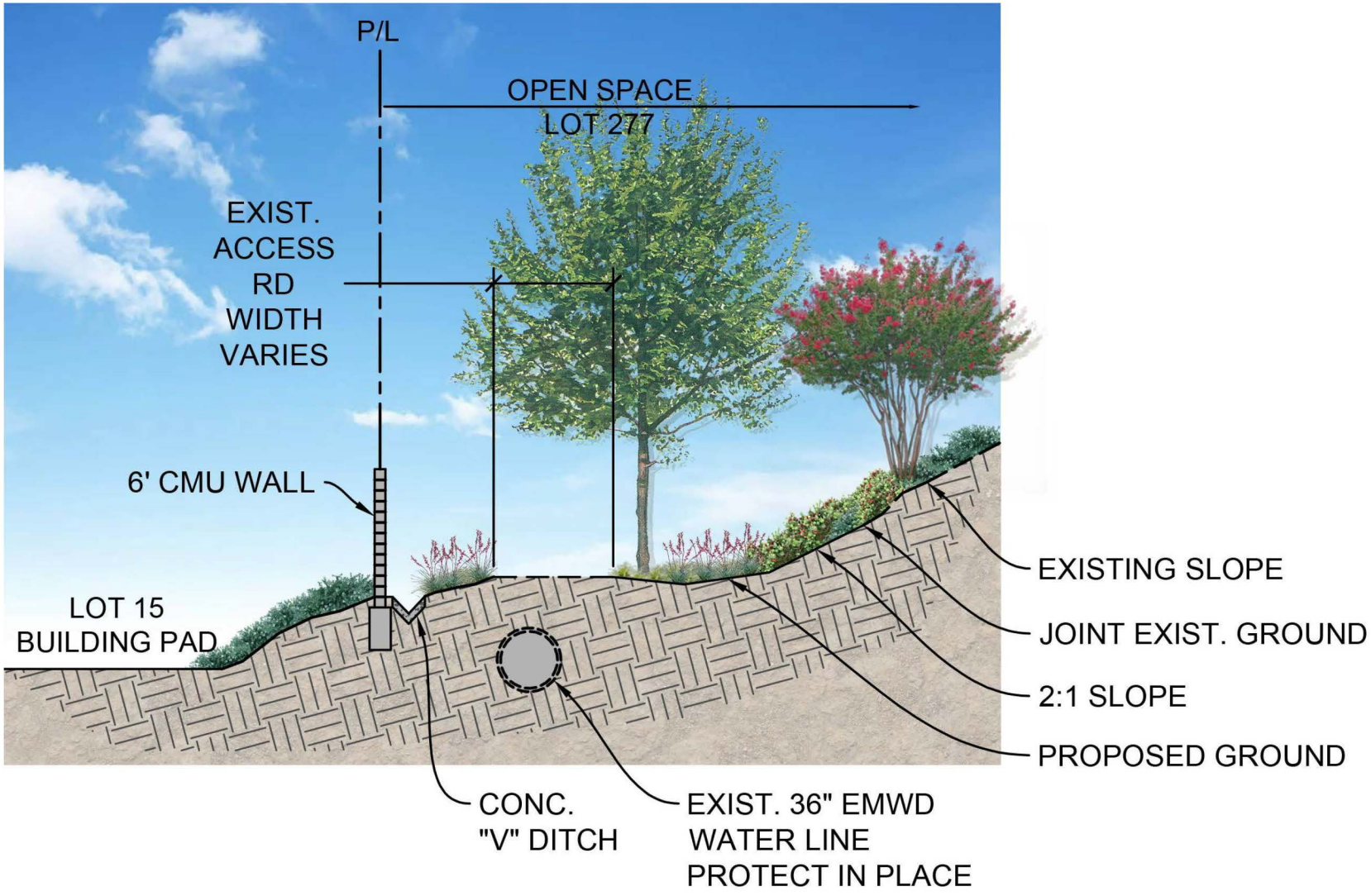


Exhibit VII-28

Not to Scale

Conceptual Residential/OS Lot (Typical) Interface (TCW)

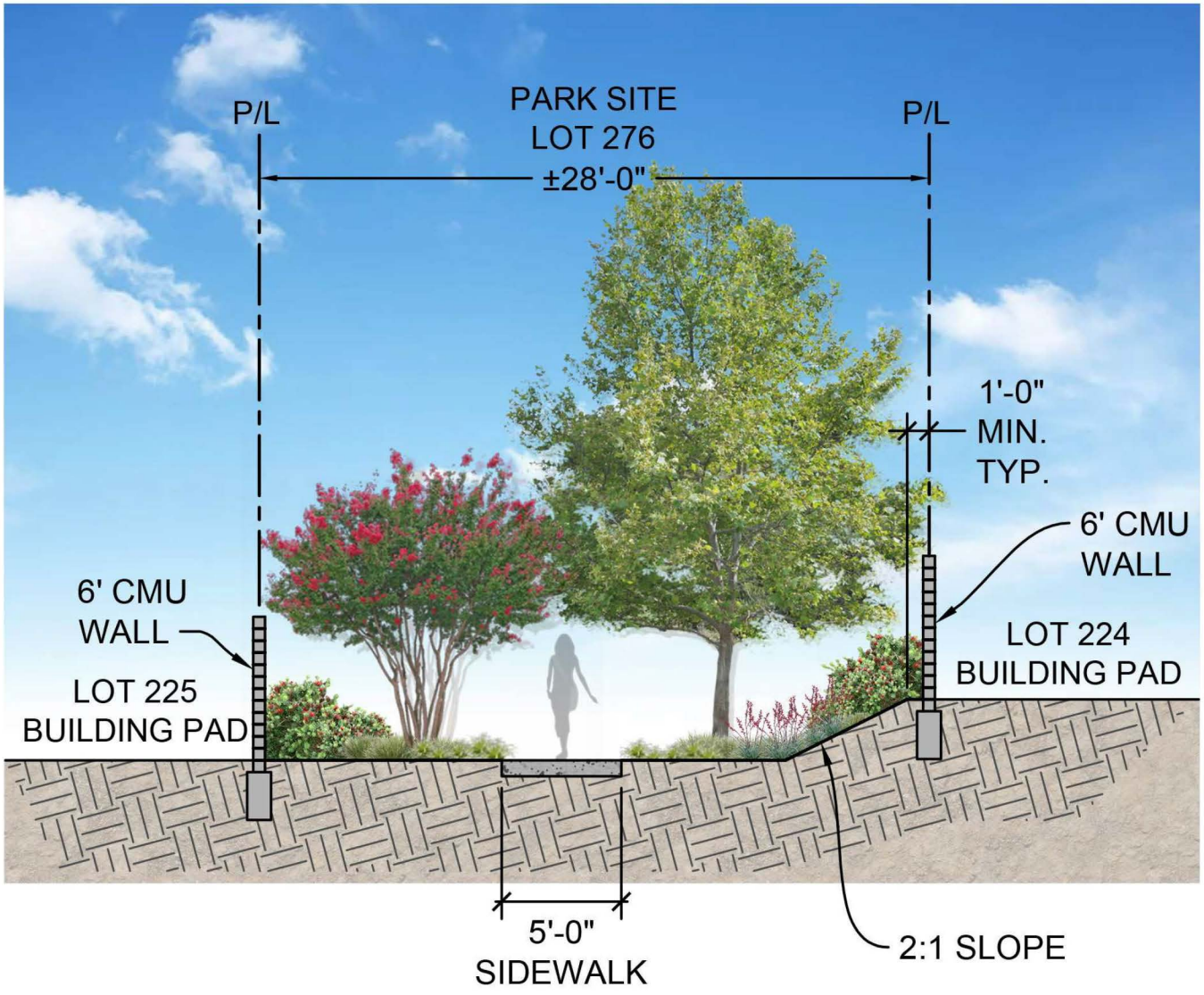


Exhibit VII-29

Not to Scale

Conceptual Residential/PA 6A Park Interface (TCW)

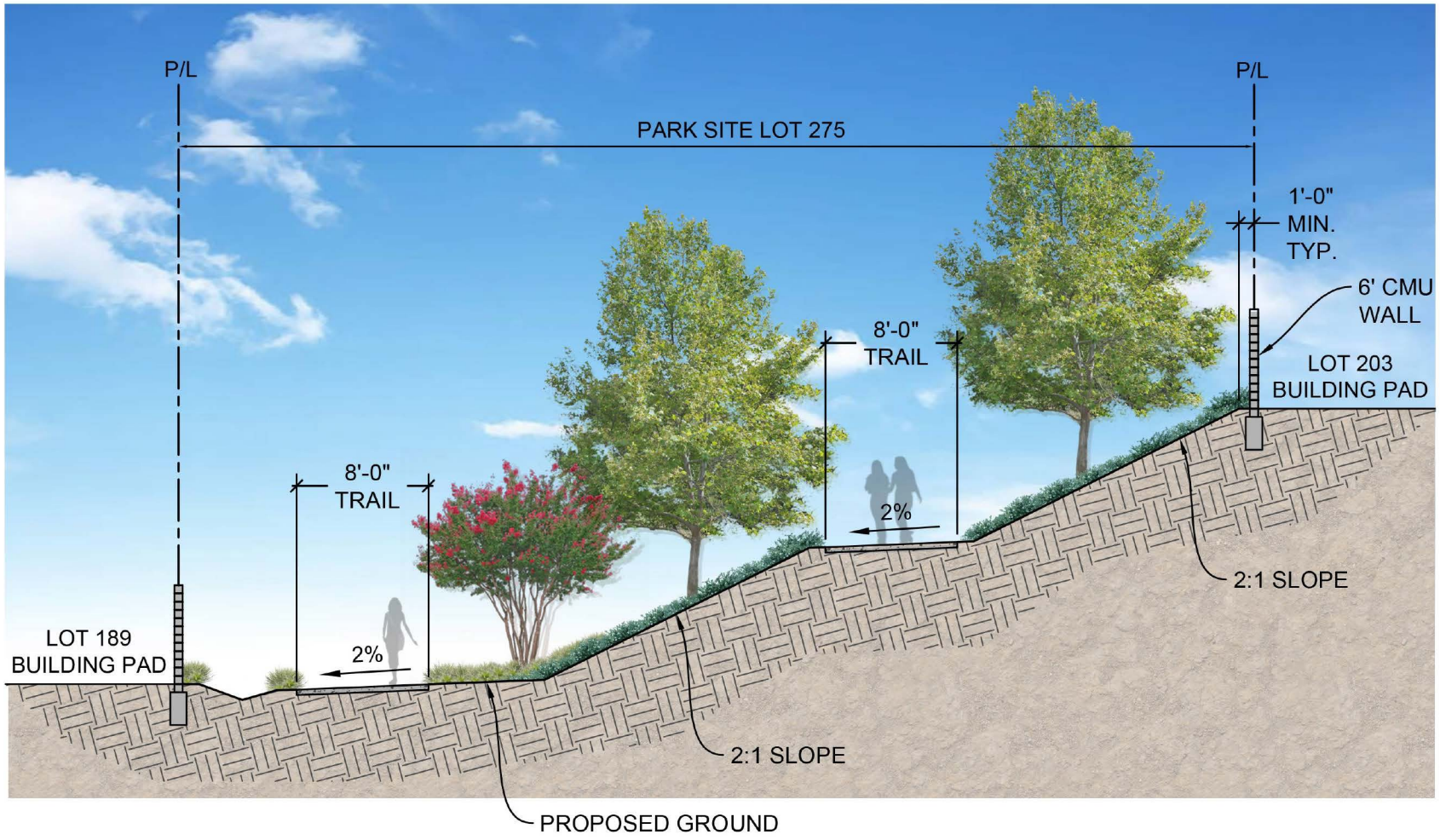


Exhibit VII-30

Not to Scale

Conceptual Residential/PA 6B Park Interface (TCW)

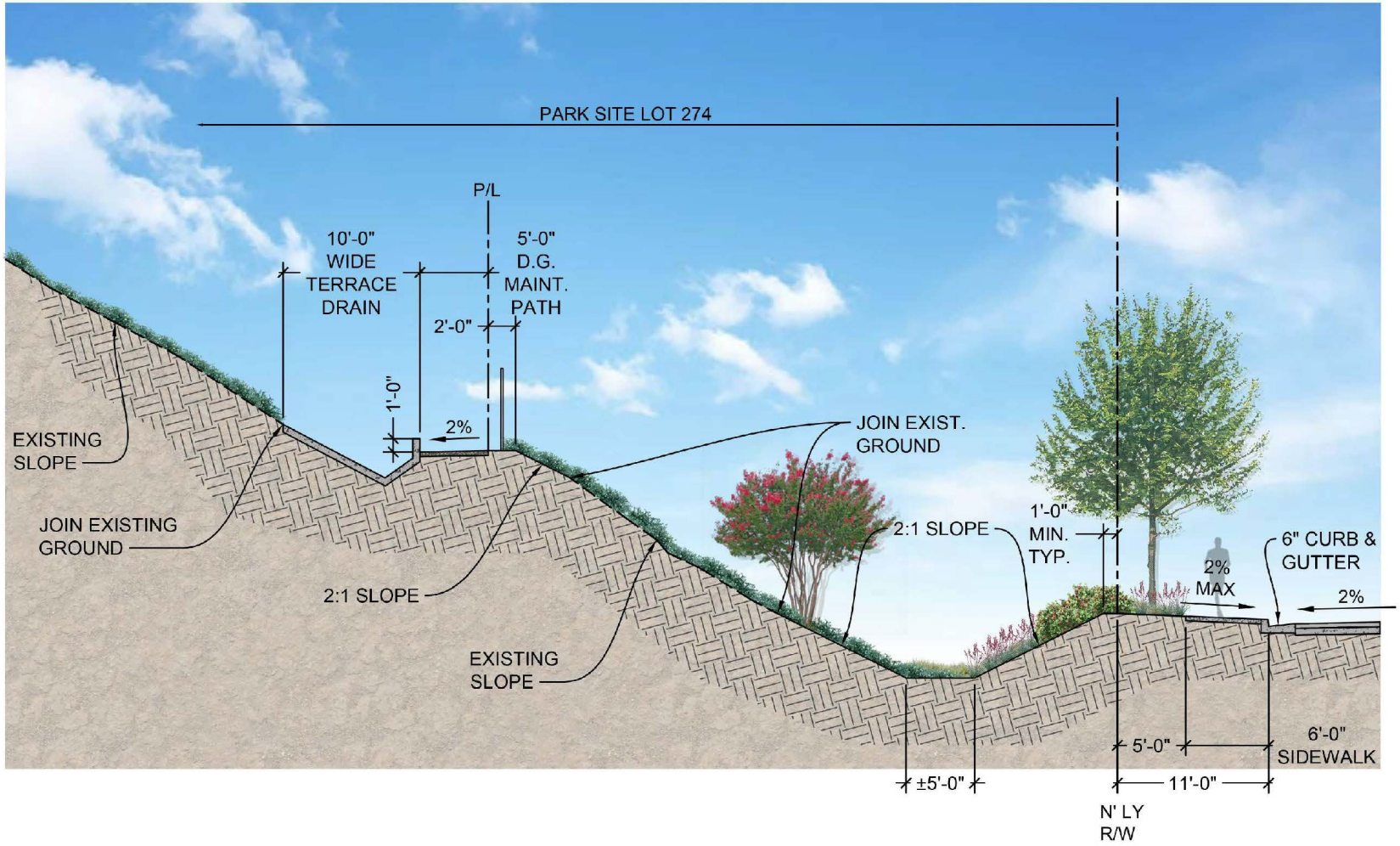


Exhibit VII-31

Not to Scale

Conceptual OS Conservation/PA 6C Park Interface (TCW)

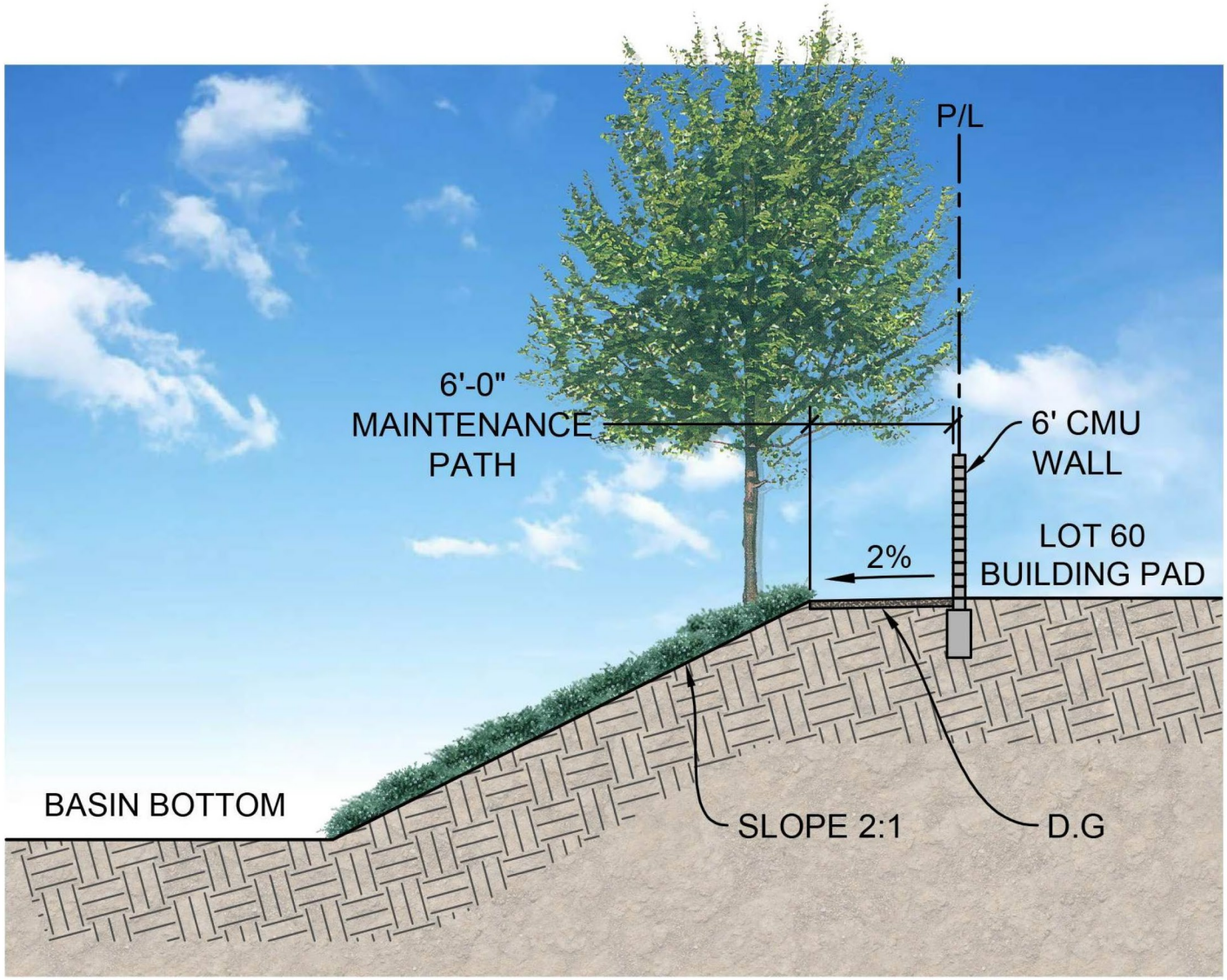


Exhibit VII-32

Not to Scale

Conceptual Residential/Basin (Typical) Interface (TCW)

Exhibit VII-33

Not to Scale

Conceptual Basin Concept (TCW)

L. Fencing and Walls

1.Tres Cerritos West (TCW)

Walls and fences for the TCW community are located around the perimeter and interior of each residential planning area where they interface with roads, parks, debris/detention/water quality basins, other - recreational areas, as illustrated on Exhibit VII-34, Conceptual Wall and Fence Plan (TCW). Where walls and fencing are necessary, they shall be designed to create a sense of community space, increase privacy, and security, provide noise attenuation, fire protection, and act as a buffer between neighborhoods or different land uses.

Walls and fences shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery and return walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture and may include metal fencing. Variety in materials, design, and height is encouraged.

The five (5) types of walls and fencing used within the TCW community are described below and conceptually depicted on Exhibit VII-35, Conceptual Wall and Fence Elevations (TCW). Wall and fence materials, types, and locations are conceptual, and the final locations and design of wall and fences will be determined by implementing project(s).

- 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.

- Block Wall/Metal Fence: Perimeter, exterior, and return walls along the residential Planning Areas may consist of split-face block walls or decorative metal fencing. Block walls are a maximum of 6 feet in height and include pilasters. Decorative metal fences are a maximum of 6 feet in height. Colors and finishes for these walls and fences should be neutral shades.

- Tubular Steel Fence: Tubular steel fences are located where residential land uses abut basins and the vernal pool reserve. These fences a provide views into key areas and incorporate portions of non-climbable/pest control fencing for the vernal pools. Tubular steel fences are a maximum of 6 feet in height and include pilasters.

- Vinyl /Split-Rail Vinyl Fence: Vinyl Fencing may be provided along the side and rear property lines of lots that do not abut open space or public roadways, and where it is not necessary to preserve views. Vinyl fences are a maximum of six (6) feet in height, with 3-foot-wide vinyl gates. Colors and finishes for these fences should be neutral shades complementary in color to the block walls or decorative metal fences. Split-rail vinyl fencing may be provided at the southern boundary of the TCW community to restrict access to off-site uses, which consist of 3-rail vinyl fences with a maximum height of four (4) feet.

2.Tres Cerritos East (TCE)

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 VII-36, Wall and Fence Plan (TCE). 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

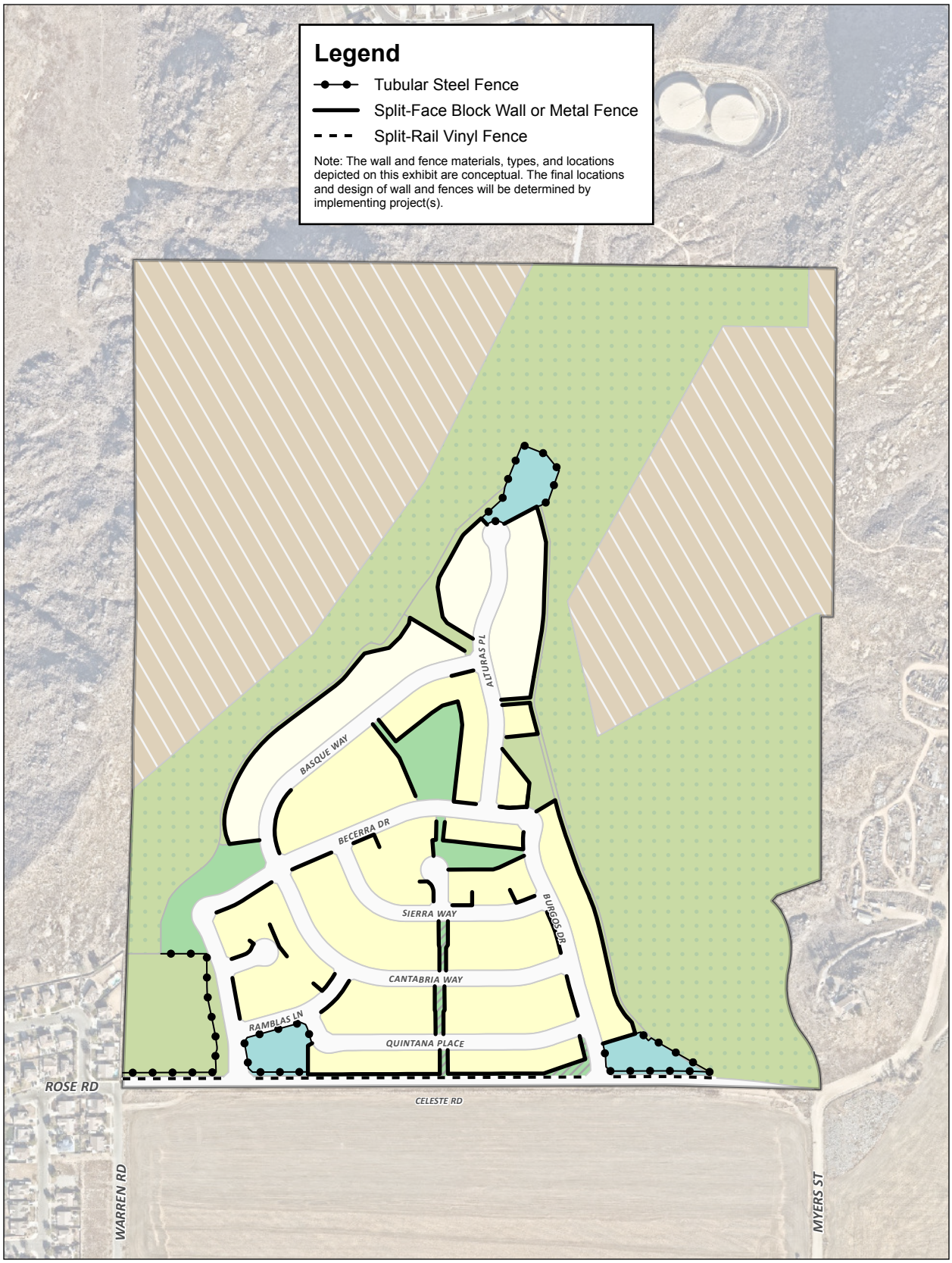
A streetscape wall will be provided along the rear of lots that adjoin public streets. The streetscape wall is designed as tan split face block with a brown split face course and block cap at the top. Brown pilasters will be placed every 75 feet on center or at intersecting property lines.

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 Exhibit VII-36, Wall and Fence Plan (TCE) and Exhibit VII-37, Wall and Fence Elevations (TCE).



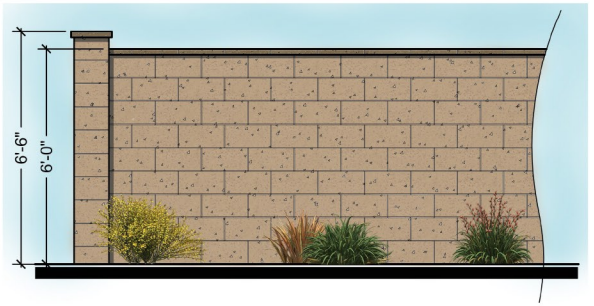
Source(s): ESRI, Nearmap Imagery (May 2025)

Exhibit VII-34

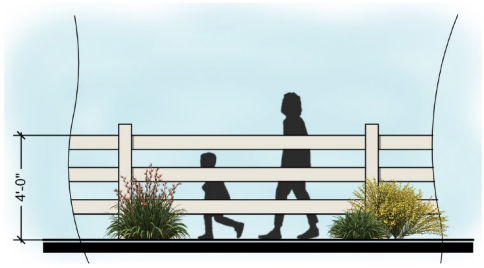
0 137.5 275 550 Feet

Conceptual Wall and Fence Plan (TCW)

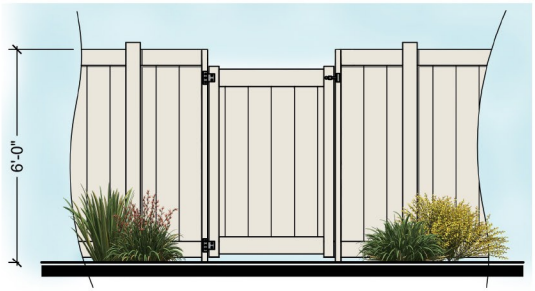
Tubular Steel Fence



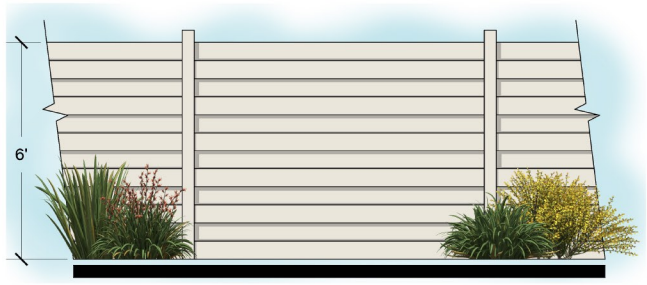
Split Face Block Wall and Pilaster



Split Rail Vinyl Fence



Vinyl Fence and Gate



Metal Fence

Exhibit VII-35

Not to Scale

Conceptual Wall and Fence Elevations (TCW)

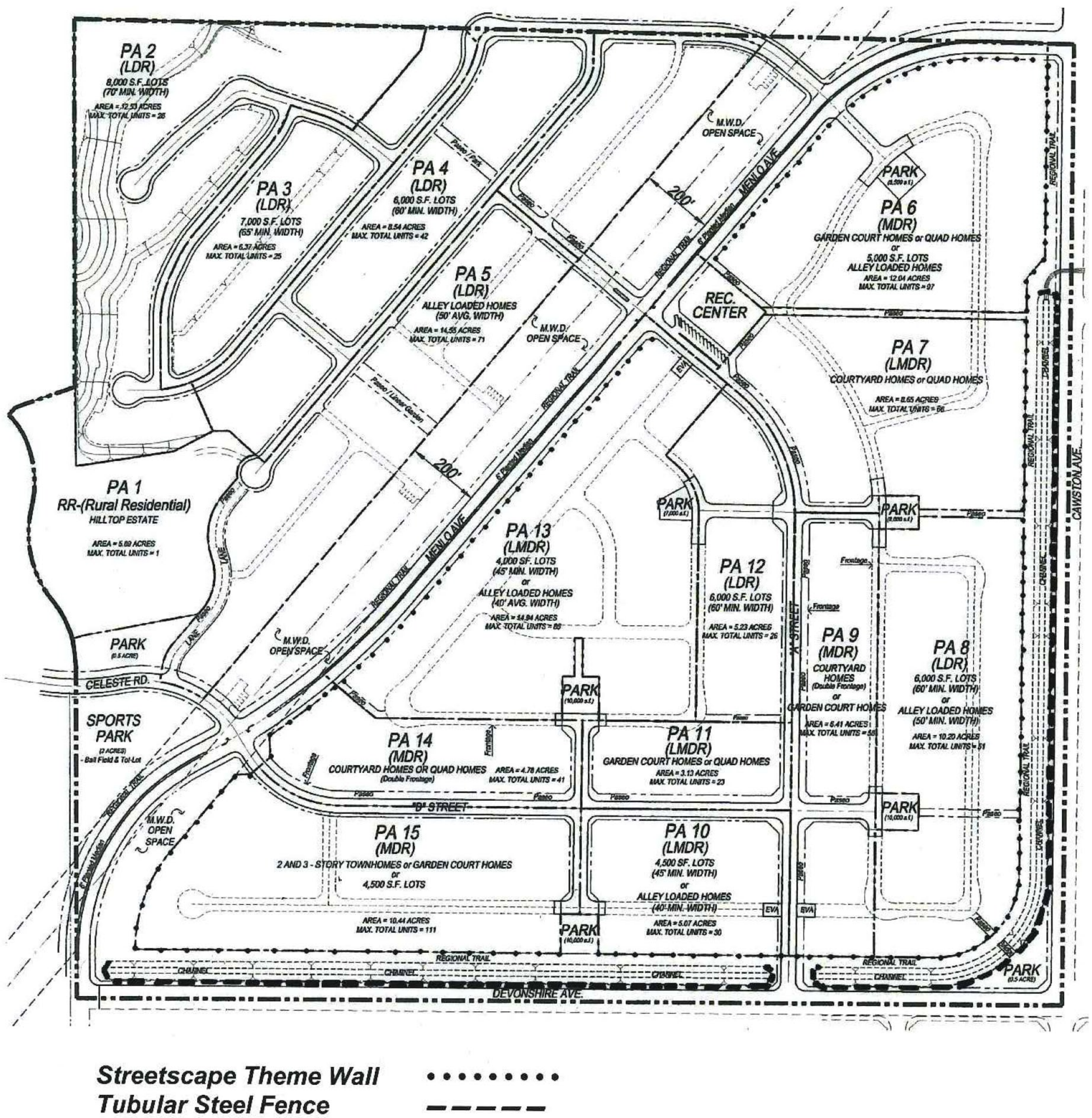


Exhibit VII-36

Not to Scale

Wall and Fence Plan (TCE)

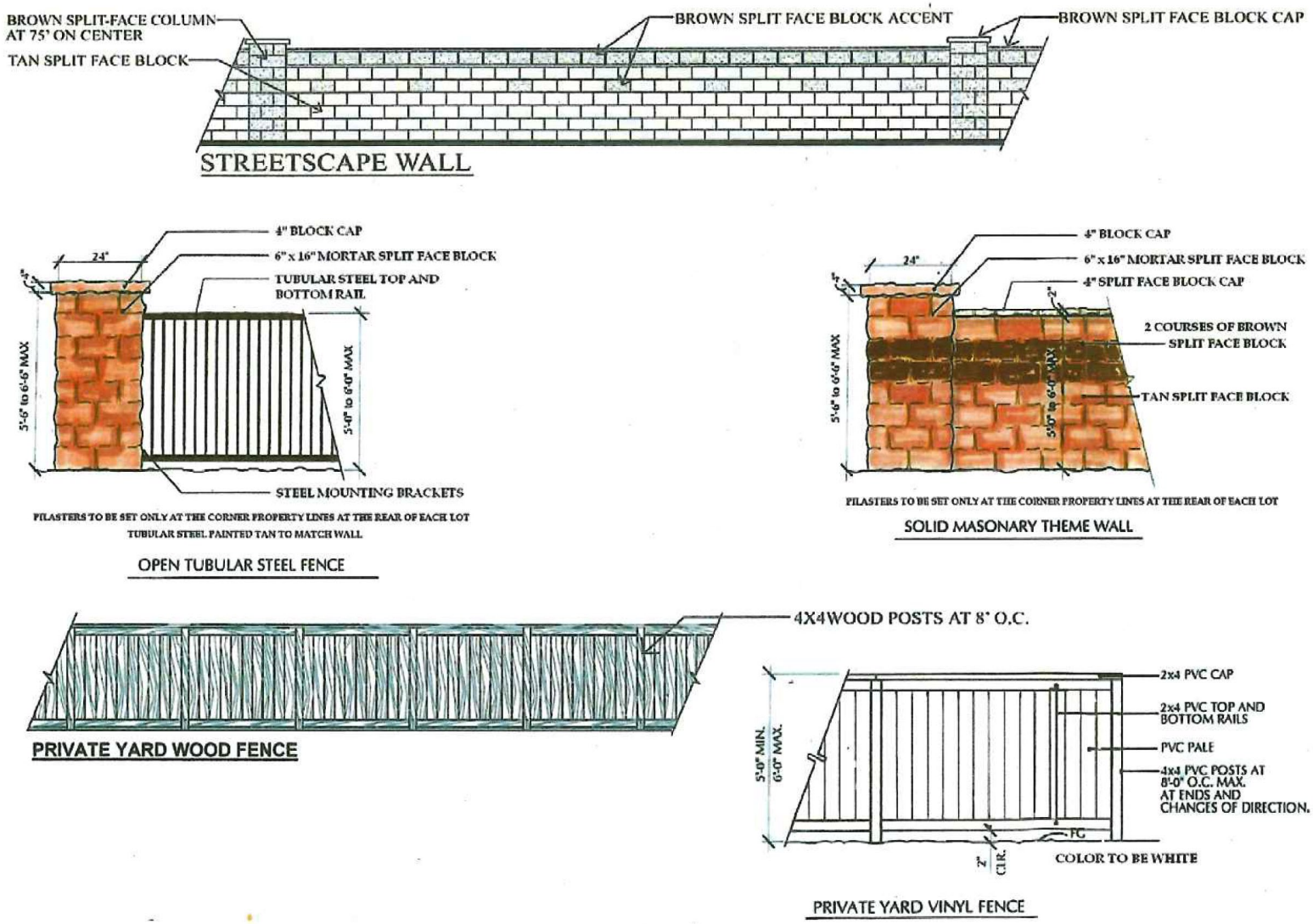


Exhibit VII-37

Not to Scale

Wall and Fence Elevations (TCE)

M. Alterations/Deviations from the Design Elements (Project-Wide)

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/or consultants shall review all proposed revisions or deviations and shall determine whether proposed alterations are significant or minor. Minor 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.

N. Plant Palette (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.

Table VII-1.Tres Cerritos Specific Plan - City of Hemet Preliminary Planting Palette

Botanic Name	Common Name	Height/Spread	Location
TREES			
ARBUTUS MARINA	NCN	40'/40'	TCE/TCW
BRACHYCHITON POPULNEUS	BOTTLE TREE	30'-50'/30'	TCE
CEDRUS DEODARA	DEODAR CEDAR	80'/40'	TCE
CERCIS OCCIDENTALIS	WESTERN REDBUD	Varies	TCW
CHITALPA TASHKENTENSIS	CHITALPA	Varies	TCW
CINNAMOMUM CAMPHORA	CAMPHOR TREE	50'/60'	TCE
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	30'/20'	TCE/TCW
HYMENOSPORUM FLAVUM	SWEET SHADE TREE	40'/20'	TCE
LAGERSTROEMIA INDICA 'CATAWBA'	CATAWBA CRAPE MYRTLE	Varies	TCW
LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE - MULTI TRUNK	15'/15'	TCE
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	40'/40'	TCE
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	60'/40'	TCE
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA	20/15'	TCE
MELALEUCA QUINQUENERVIA	PAPERBARK TREE	30'/20'	TCE
PINUS ELDARICA	AFGHAN PINE	60'/25'	TCE
PINUS HALEPENSIS	ALEPPO PINE	60'/40'	TCE
PISTACIA CHINENSIS	CHINESE PISTACHE	40'/40'	TCE/TCW
PODOCARPUS GRACILIOR	FERN PINE	40'/20'	TCE
PRUNUS CERASIFERA	PURPLE LEAF PLUM	15'/15'	TCE
PYRUS KAWAKAMI!	EVERGREEN PEAR	30'/30'	TCE
QUERCUS ILEX	HOLLY OAK	50'/50'	TCE
QUERCUS SUBER	CORK OAK	50'/50'	TCE

QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	60'/60'	TCE
RHUS IANCEA	AFRICAN SUMAC	30'/30'	TCE/TCW
SCHINUS MOLLE	CALIFORNIA PEPPER	40'/40'	TCE
ULMAS PARVIFOLIA	CHINESE ELM	Varies	TCW
SHRUBS			
ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	5'/5'	TCE
AGAPANTHUS AFRICANUS 'PETER PAN'	LILY-OF-THE-NILE	18"/18"	TCE
ARBUTUS UNEDO	STRAWBERRY TREE	10'/10'	TCE
ARCTOSTAPHYLOS SPP.	MANZANITA	Varies	TCW
BOUGAINVILLEA SPP.	BOUGAINVILLEA	VARIES	TCE/TCW
CEANOTHUS SP.	WILD LILAC	VARIES	TCE/TCW
CISTUS 'SUNSET'	ROCKROSE	3'/6'	TCE/TCW
COLEONEMAPULCHRUM	PINK BREATH OF HEAVEN	5'/5'	TCE
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	Varies	TCW
DIETES VEGETA	FORTNIGHT LILY	3'/2'	TCE
ESCALLONIA FRADESII	ESCALLONIA	5'/5'	TCE
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	8'/8'	TCE/TCW
GREVILLEA 'NOELLII'	GREVILLEA	4'/4'	TCE/TCW
GREWIA OCCIDENTALLIS	LAVENDER STAR FLOWER	Varies	TCW
JASMINUM MESNYI	PRIMROSE JASMINE	6'/6'	TCE
HEMEROCALLIS HYBRIDS	DAYLILY	18"/18"	TCE
ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	Varies	TCW
ILEX CORNUTA	CHINESE HOLLY	7'/7'	TCE
LAVANDULA OFFICINALIS	ENGLISH LAVENDER	18"/18"	TCE
LAVANDULA STOECHAS	SPANISH LAVENDER	18"/18"	TCE/TCW
LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	Varies	TCW
MAHONIA 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE	6'/5'	TCE
NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	3'/3'	TCE
OSMANTHUSFRAGRANS	SWEET OLIVE	8'/8'	TCE
PHILADELPHUS MEXICANUS	EVERGREN MACK ORANGE	5'/5'	TCE
PHORMIUM TENAX 'CHOCOLATE'	NEW ZEALAND FLAX	4'/4'	TCE
PHORMIUM TENAX 'PINK STRIPE'	NEW ZEALAND FLAX	3'/4'	TCE
PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	5'/5'	TCE
PHOTINIA FRASERI	PHOTINIA	8'/8'	TCE
PITTOSPORUM TOBIRA 'VARIEGATA'	TOBIRA	7'/7'	TCE/TCW
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF TOBIRA	3'/3'	TCE
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	Varies	TCW
PYRACANTHA SPP.	FIRETHORN	Varies	TCW
RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5'/5'	TCE/TCW
ROSA X 'ICEBERG'	SHRUB ROSE	Varies	TCW
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	6'/3'	TCE
SALVIA GREGGII	AUTMUN SAGE	18"/18"	TCE
TAGETES LEMMONI	COPPER CANYON DAISY	Varies	TCW
TULBAGHIA VIOLACEA 'SILVER LACE'	SOCIETY GARLIC	18"/18"	TCE
VIBURNUM JAPONICUM	VIBURNUM	Varies	TCW
XYLOSMA CONGESTUM	SHINY XYLOSMA	8'/8'	TCE
VINES			

CALLIANDRA HAEMATOCEPHALA 'ESPALLIER'	PINK POWDER PUFF	VARIES	TCE
DISTICTUS BUCCINATORIA 'ESPALLIER'	BLOOD RED TRUMPET VINE	VARIES	TCE
FICUS REPENS	CREEPING FIG	VARIES	TCE
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	VARIES	TCE
GROUNDCOVERS			
AGAVE SPECIES	AGAVE	Varies	TCW
ANIGOZANTHOS CULTIVARS	KANGAROO PAW	Varies	TCW
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS	Varies	TCW
CEANOTHUS GRISEUS VAR. HORIZONTALIS	CARMEL CEANOTHUS	Varies	TCW
CONVOLVULUS SABATICUS	GROUND MORNING GLORY	18"	TCE
HEMEROCALLIS SPP.	DAYLILY	Varies	TCW
HYPERICUM CALYCINUM	AARON'S BEARD	18"	TCE
LONICERA JAPONICA 'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	24"	TCE
MUHLENBERGIA CAPILLARIS	PINK MUHLY	Varies	TCW
MYOPORUM PARVIFOLIUM 'PINK'	MYOPORUM	12"	TCE
PHORMIUM TENAX	NEW ZEALAND FLAX	Varies	TCW
ROSA 'JOYFUL JUBILEE'	CARPET ROSE	24"	TCE
ROSMARINUS OFFICINALIS - 'HUNTINGTON CARPET'	ROSEMARY	24"	TCE
SAVIA SONOMENSIS	CREEPING SAGE	Varies	TCW
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	Varies	TCW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	24"	TCE
VERBENA PULCHELLA 'GRACILIOR'	MOSS VERBENA	12"	TCE

VIII. ENVIRONMENT

A. Geopolitical (Project-Wide)

Jurisdiction:	City of Hemet Riverside County, CA
Tres Cerritos West:	121.25 acres in Northwest Hemet
Location:	North of Devonshire and Celeste Roads; West of Cawston Avenue; and East of (Old) Warren Road
Assessor Parcel Numbers:	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:	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
Assessor Parcel Numbers:	441-740-001-005, 441-740-012-013, 441-750-001-004, 441-760-018, 441-770-001-018-021

B. Topography/Geology

(Excerpts from Geotechnical Investigation Hemet Valley Country Club Estates. Inland Foundation Engineering, 1998)
The TRES CERRITOS Specific Plan 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: Creataceous 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 Jurassic Metasedimentary rock

The TRES CERRITOS Specific Plan 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.

1. Tres Cerritos West (TCW)

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 of 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 geotechnical 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.

2. Tres Cerritos East (TCE)

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 recompacted 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 measures 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 ElR, 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 Tl 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.

C. Hydrology

1. Tres Cerritos West (TCW)

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.

2. Tres Cerritos East (TCE)

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 by 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.

D. Biology

1. Tres Cerritos West (TCW)

❖ **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:

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

2. Tres Cerritos East (TCE)

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 lynch,). 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.

E. Archaeology

1. Tres Cerritos West (TCW)

(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:

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

2. Tres Cerritos East (TCE)

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.

F. Paleontology

1. Tres Cerritos West (TCW)

(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:

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

2. Tres Cerritos East (TCE)

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 [Qof]; 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 [Qyv]) 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.

G. Aesthetics/Visual Resources

1. Tres Cerritos East (TCE)

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.

H. Agricultural Resources

1. Tres Cerritos East (TCE)

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.

I. Air Quality

1. Tres Cerritos East (TCE)

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 NOx 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 NOx, ROG, and CO cannot be further mitigated, hence these emissions would remain significant.

J. Noise

1. Tres Cerritos East (TCE)

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.

K. Public Health and Safety/Hazardous Materials

1. Tres Cerritos East (TCE)

(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 of 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.

L. Public Services

1. Tres Cerritos East (TCE)

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 TRES CERRITOS Specific Plan community.

The City of Hemet Public Library is located at 300 E Latham Avenue, about three (3) miles east of the TRES CERRITOS Specific Plan area. The TRES CERRITOS Specific Plan area is served by the Eastern Municipal Water District (EMWD) for water supply and sewer service, and served by the Southern California Gas Company for natural gas service. 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. Verizon/Spectrum 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 ("CFO") 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 CFO with the Tract's annexation into the CFO.

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 CFO; (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 HUSO 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.

M. Transportation and Traffic

1. Tres Cerritos East (TCE)

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 plus 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.

N. Land Use and Planning

1. Tres Cerritos East (TCE)

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

A – General Plan Consistency Analysis

Applicable Policies	Tres Cerritos Specific Plan Consistency Analysis
Land Use Element	
Goal LU 1: Achieve a balanced and sustainable pattern of land uses, community services, and amenities that provide for the needs of the City's residents and businesses and enhance the overall quality of life in the community.	
Policy LU-1.3 Housing Opportunities: Create a broad range of housing opportunities for all segments of the community and ensure that a balance of housing types and densities are available for existing and future residents.	**Consistent:** The proposed Project increases the available housing supply within the region by accommodating single-family detached residential homes that will be marketable within the evolving economic profile of the City of Hemet and surrounding communities.
Policy LU-1.5 Strong Sense of Place: Foster distinctive, attractive, community districts and neighborhoods with a strong sense of place.	**Consistent:** The proposed Project, through project design features (SP Section 7) utilizes monumentation, open space amenities, and cohesive architectural styles to foster distinctive neighborhoods with a strong sense of place.
Policy LU-1.6 Open Space Preservation: Recognize and preserve open space, prominent landforms, natural beauty, and critical environmental areas through creative design and integrate open space and trail networks within the urban fabric to enhance the character and quality of life.	**Consistent:** The proposed Project would develop approximately 4.9 acres of public park and recreational facilities, 3.3 acres as open space, and would conserve approximately 62.7 acres including 3.5 acres of vernal pools.
Policy LU-1.9 Consistency with Land Use Districts: Require new and infill development to be in conformance with the land use character and development intention of each land use District established in the General Plan and implementing specific plans, ordinances, and design guidelines.	**Consistent:** The proposed Project, through project design features (SP Section 7), proposes Low Density and Low Medium Density residential development that maintains the character and development intention of the land use District and General Plan.
Policy LU-1.11 Master Planned Development: Promote the preparation of Community Area Plans, Specific Plans, and Planned Unit Developments as appropriate to foster comprehensive, cohesive, and well-designed residential, commercial, industrial projects and mixed-use projects.	**Consistent:** The proposed Project, through the preparation of a Specific Plan, fosters a comprehensive, cohesive, and well-designed residential project.
Policy LU-1.14 New Residential Communities: Design new residential communities to complement existing neighborhoods and assure a high level of livability. Establish cohesive development patterns united by a landscape and architectural design framework, and recreational amenities that create a distinct sense of place.	**Consistent:** The proposed Project complements the existing neighborhoods to the south using appropriate land use transitions and open space. Additionally, the Project's design features (SP Section 7)establish cohesive development patterns through monumentation, open space, and architectural styles.
Goal LU-3: Avoid land use conflicts and provide for compatible development.	

Applicable Policies	Tres Cerritos Specific Plan Consistency Analysis
Policy LU-3.1 Residential Variety: Encourage a variety of residential development types which are physically and functionally compatible with surrounding neighborhoods.	**Consistent**: The proposed Project would provide a variety of residential development types through a mix of lot sizes within the Low Density and Low Medium Density residential land use designation that maintain compatibility with surrounding neighborhoods.
Policy LU-3.4 Compatible Residential Development: Integrate new residential projects into existing neighborhoods so that they are compatible with adjacent structures with respect to scale, neighborhood architectural character, setbacks, and other neighborhood design aspects. Assure that the type and intensity of residential use is consistent with that in the immediate neighborhood.	**Consistent**: The proposed Project complements the existing neighborhoods to the south using appropriate land use transitions and design aspects. The proposed Project would provide a housing types and intensities through a mix of lot sizes within the Low Density and Low Medium Density residential land use designation that maintain compatibility with surrounding neighborhoods.
Policy LU-3.5 Buffering of New Development: Require new development to provide a transition from adjoining development of different land uses and intensity through the use of buffers, setbacks, edge treatments, site design, landscaping and building scale and orientation.	**Consistent:** The proposed Project, through project design features (SP Section 7), proposes Open Space buffers, setbacks, edge treatments, and landscaping to the north, west, and east of the residential uses, providing a buffer from any neighboring uses.
Community Design Element	
Goal CD-1: Enhance Hemet's sense of place and local identity to develop community pride and expand tourism and investment.	
Policy CD-1.1 Unique Sense of Place: Require quality site, architectural, and landscape designs that incorporate those qualities and characteristics that make Hemet a desirable place to live and work including: walkable blocks, distinctive parks and open space, tree-line streets, and varied architectural styles.	**Consistent**: The proposed Project, through project design features (SP Section 7), establishes quality site architectural, and landscape designs via streetscapes, monumentation, open space and parks, paseos, and varied architectural styles to encourage walkable blocks and distinctive open space areas.
Policy CD-1.5 Design Excellence: Require design excellence and compatibility in site planning, architecture, landscape design, and signage.	**Consistent:** The proposed Project, through coordination with the City of Hemet, would exhibit design excellence and compatibility in site planning, architecture, landscape design, and signage.
Goal CD-3: Develop a streetscape system that provides cohesive design, enhances community image, incorporates green street concepts, and develops an attractive identity for the various City districts.	
Policy CD-3.1 Public Streetscapes: Provide public streetscapes that unify the City of Hemet and contribute to the unique identity of its neighborhoods, districts, open space corridors, and public spaces.	**Consistent**: The proposed Project would be responsible for public streetscape for Celeste Road, along the Project frontage, which would contribute to the unique identity of the City of Hemet through street trees, native landscaping, a landscape parkway, a sidewalk, and a paseo, with ample buffering from the adjacent residential uses.

Applicable Policies	Tres Cerritos Specific Plan Consistency Analysis
Goal CD-5: Promote attractive community design to make Hemet a more desirable place to live.	
Policy CD-5.2 Scale and Character of Development: New development should reflect the scale and character of the community as a whole, individual neighborhoods, street, site and surrounding buildings.	**Consistent**: The proposed Project would reflect the scale and character of the surrounding area by developing Low Density and Low Medium Density Residential land uses buffered by Open Space land uses.
Policy CD-5.5 Specific Plans: Require specific plans to promote cohesive and integrated patterns of development for large undeveloped areas, especially areas designated for mixed use.	**Consistent:** The proposed Project would promote cohesive and integrated patterns of development by maintaining similar land uses and scale of the surrounding residential neighborhoods.
Policy CD-5.10 Residential Variety: Encourage a variety of residential development types which display attractive design features and amenities, and are physically and functionally compatible with surrounding neighborhoods.	**Consistent:** The proposed Project would provide a variety of residential development types through a mix of lot sizes within the Low Density and Low Medium Density residential land use designation that utilize attractive design features and amenities, and that are compatible with surrounding neighborhoods.
Goal CD-7: Enhance the visual image of the City through landscaping and perimeter walls and fencing.	
Policy CD-7.3 Landscape Design: Encourage the use of creative landscape design to enhance visual interest, reduce conflicts between different land uses, accommodate stormwater drainage and treatment, and incorporate drought tolerant landscape materials.	**Consistent**: The proposed Project would use creative landscape design in the development of paseos, streetscapes, slopes, and stormwater basins to enhance visual interest and reduce conflicts between different land uses.
Policy CD-7.4 Public Landscaping: Improve the appearance of neighborhood areas through public landscaping, location of open space buffers, and special landscape features.	**Consistent:** The proposed Project would provide public landscaping, open space buffers, and special landscape features such as paseos, to improve the appearance of neighborhood areas.
Goal CD-8: Facilitate good community design featuring pedestrian access and amenities that offer a pleasurable walking environment, and encourages residents to consider alternatives to the automobile. Enhance the visual image of the City through landscaping and perimeter walls and fencing.	
Policy CD-8.4 Increase Walkability: Require new development to create walkable, pedestrian scaled blocks, publicly accessible mid-block paseos, and pedestrian routes where appropriate, with sidewalks appropriately scaled for anticipated pedestrian use.	**Consistent**: The proposed Project would provide mid-block paseos and pedestrian routes, which encourage walkability throughout the neighborhood.
Open Space and Conservation Element	
Goal OS-2: Conserve open space areas and hillsides to provide for a balance of recreation, scenic enjoyment, development, and protection of natural resources and features.	
Policy OS-2.4: Require developers and residents to incorporate native drought-resistant vegetation and shade trees into landscape designs to conserve water, improve comfort, augment neighborhood aesthetics, reduce energy use from operation of buildings, and maximize carbon capture and storage.	**Consistent**: The proposed Project proposes to incorporate native drought-resistant vegetation into landscape designs to conserve water, improve comfort, and augment neighborhood aesthetics.
Housing Element	
Goal H-1: Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.	

Applicable Policies	Tres Cerritos Specific Plan Consistency Analysis
Policy H-1.1: Promote a variety of housing types to meet the special needs of seniors, large families, female-headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, and homeless individuals and families.	**Consistent**: The proposed Project proposes accommodates a variety of lot sizes within the Low Density and Low Medium Density Residential designations, providing a more balanced mix of housing types and more attainable housing choices.
Goal H-3: Provide adequate sites for housing. **Policy H-3.2:** Plan for residential land uses that accommodate anticipated growth of new employment opportunities.	**Consistent**: The proposed Project accommodates a variety of lot sizes within the Low Density and Low Medium Density Residential land use designations that support new employment opportunities by providing more attainable housing choices for diverse segments of the populations.