

SEVEN HILLS
SP 80-02

Vicinity Map
Specific Plan
Resolutions

SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
MASTER PLAN

Prepared By:
McCutchan & Associates, Inc.
265 North San Gabriel Boulevard
Pasadena, CA 91107

December, 1979
As Amended by Specific Plan Amendment No. 06-003

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TABLE OF CONTENTS

<u>Section</u>		<u>Starting Page No.</u>
	Introduction	1
Section I	Existing Conditions	2
A	Location	2
B	Area	2
C	Zoning	2
D	Physical Characteristics	2
E	Drainage	5
F	Roads and Circulation	5
G	Noise	5
H	Air Quality	5
I	Public Facilities	6
1.	Fire Protection	6
2.	Police Protection	6
3.	Schools	6
4.	Parks and Open Space	6
5.	Solid Waste Disposal	7
6.	Water	7
7.	Sewer	7
8.	Private Utilities	7
Section II	Environmental Construction Mitigation Measures	13
1a.	Flooding	13
1b.	Flood Mitigation Measures	14
2a.	Archaeologic Preservation	15
2b.	Archaeological Mitigation Measures	15
3a.	Traffic Circulation	15
3b.	Circulation Mitigation Measures	15
Section III	Description of the Planned Community Development	16
A.	Land Use	16
	Land Use Table	18
	Land Use Table	18
	<i>(as amended by SPA 06-003)</i>	18A
B.	Circulation System	20
C.	Public Facilities	20
1.	Utilities	20
2.	Storm Water	21
D.	Open Space / Recreation	21

TABLE OF CONTENTS

<u>Section</u>		<u>Starting Page No.</u>
	Introduction	1
Section I	Existing Conditions	2
A	Location	2
B	Area	2
C	Zoning	2
D	Physical Characteristics	2
E	Drainage	5
F	Roads and Circulation	5
G	Noise	5
H	Air Quality	5
I	Public Facilities	6
1.	Fire Protection	6
2.	Police Protection	6
3.	Schools	6
4.	Parks and Open Space	6
5.	Solid Waste Disposal	7
6.	Water	7
7.	Sewer	7
8.	Private Utilities	7
Section II	Environmental Construction Mitigation Measures	13
1a.	Flooding	13
1b.	Flood Mitigation Measures	14
2a.	Archaeologic Preservation	15
2b.	Archaeological Mitigation Measures	15
3a.	Traffic Circulation	15
3b.	Circulation Mitigation Measures	15
Section III	Description of the Planned Community Development	16
A.	Land Use	16
B.	Circulation System	20
C.	Public Facilities	20
1.	Utilities	20
2.	Storm Water Management Facilities	21
D.	Open Space/Recreation	21

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
1.	Topo / Viciniity Map	3
2.	Seven Hills Planned Community Development Site	4
3.	Existing Major Water Mains	9
4.	Existing Major Sewer Mains	10
5.	Existing Major Electric & Telephone Lines	11
6.	Existing Major Gas Lines	12
7.	Seven Hills Planned Community Development	17
7A.	<i>Seven Hills Planned Community Development as amended by SPA 06-003</i>	17A
8.	Major Roadways	19
9.	Open Space	22
9A.	<i>Open Space Map as amended by SPA 06-003</i>	22A

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
1.	Topo/Vicinity Map	3
2.	Seven Hills Planned Community Development Site	4
3.	Existing Major Water Mains	9
4.	Existing Major Sewer Mains	10
5.	Existing Major Electric & Telephone Lines	11
6.	Existing Major Gas Mains	12
7.	Seven Hills Planned Community Development	17
8.	Major Roadways	19
9.	Open Space	22

SEVEN HILLS PLANNED COMMUNITY DEVELOPMENT

INTRODUCTION

This report has been prepared to provide to the officials of the City of Hemet and to the interested public, information concerning the proposed Planned Community Master Plan for the undeveloped portion of the Seven Hills residential community.

This proposed Planned Community Development is the final phase in the Seven Hills Community that includes several fine residential developments and some of the finest recreational facilities in the area. The project is being submitted as a Planned Community Development in order to present the entire scope of the Seven Hills Planned Community and to work with the City of Hemet to realize a completion of this development that will be complimentary to the existing community and be in conformance with the policies and guidelines established in the Southwest Area Specific Plan.

SEVEN HILLS PLANNED COMMUNITY DEVELOPMENT

I. EXISTING CONDITIONS

A. LOCATION

The Seven Hills Planned Community Development (P.C.D.) site is located in the southwest area of the City, contiguous to the southerly portion of the existing Seven Hills housing areas and golf course. The site is bounded on the east by Lyon Avenue, on the south by the City's corporate limit, and on the west by the Page Ranch Tract. Figure 1, "Topo and Vicinity Map" shows the site and surrounding area. Figure 2, "Seven Hills Planned Community Development Site" shows the boundaries of the Tract in greater detail.

B. AREA

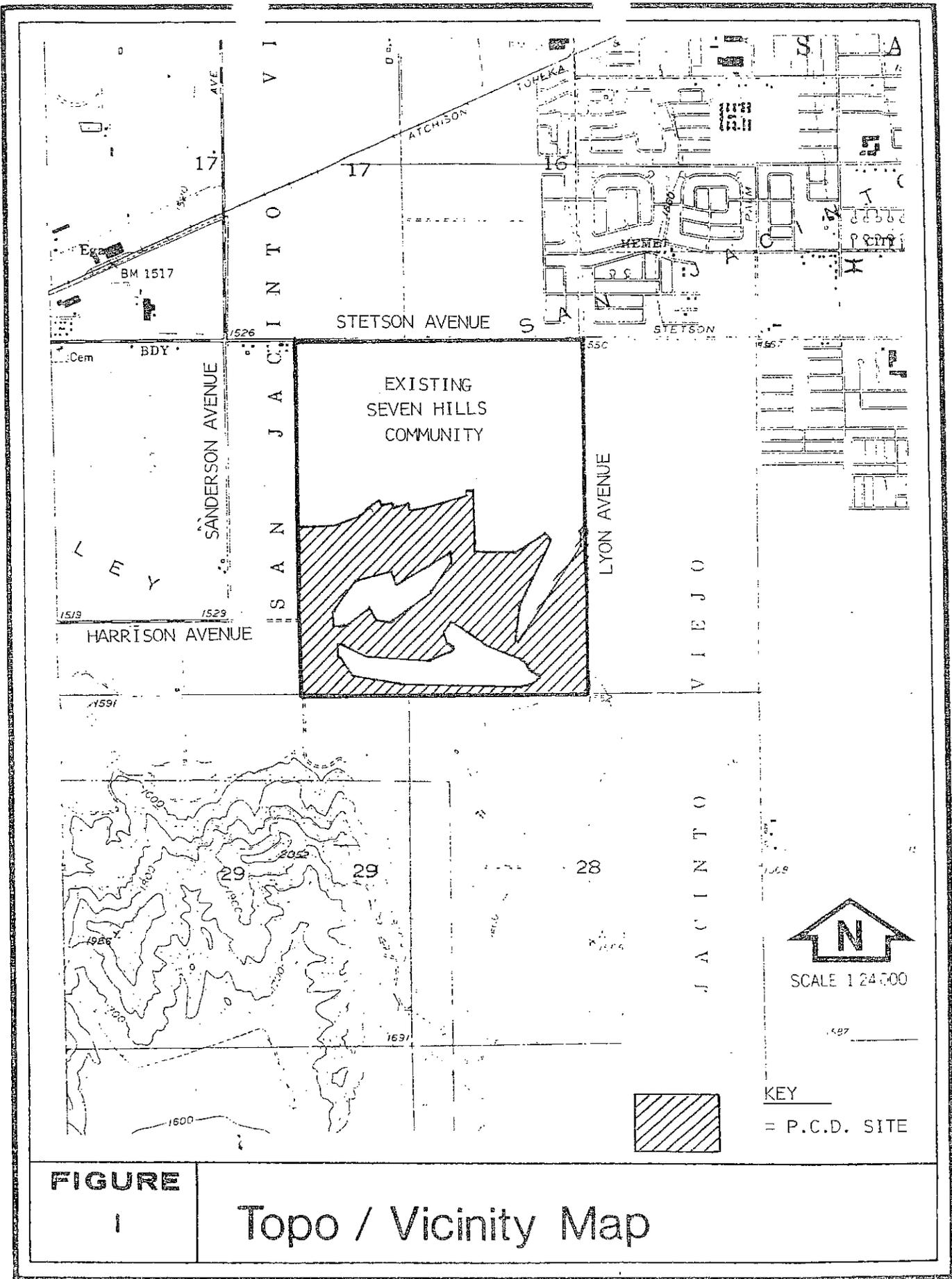
The land area encompassed by the Planned Community Development Plan (P.C.D. Plan) comprises 182.1 acres. The portion of the existing golf course situated within the P.C.D. Plan limits, totaling 95.3 acres, has not been included in the P.C.D. area or density computations.

C. ZONING

The existing zoning in the P.C.D. area includes "R-A" (Residential-Agricultural), "TR-20" (Mobile Home Subdivision) and "R-1" (Single Family).

D. PHYSICAL CHARACTERISTICS

The P.C.D. land area is vacant and undeveloped at present. The topography of the majority of the site is gently sloping in character, with ground slopes of one-half percent, more or less. The stream channel of Salt Creek traverses the tract in an east-west alignment. The



FIGURE

1

Topo / Vicinity Map

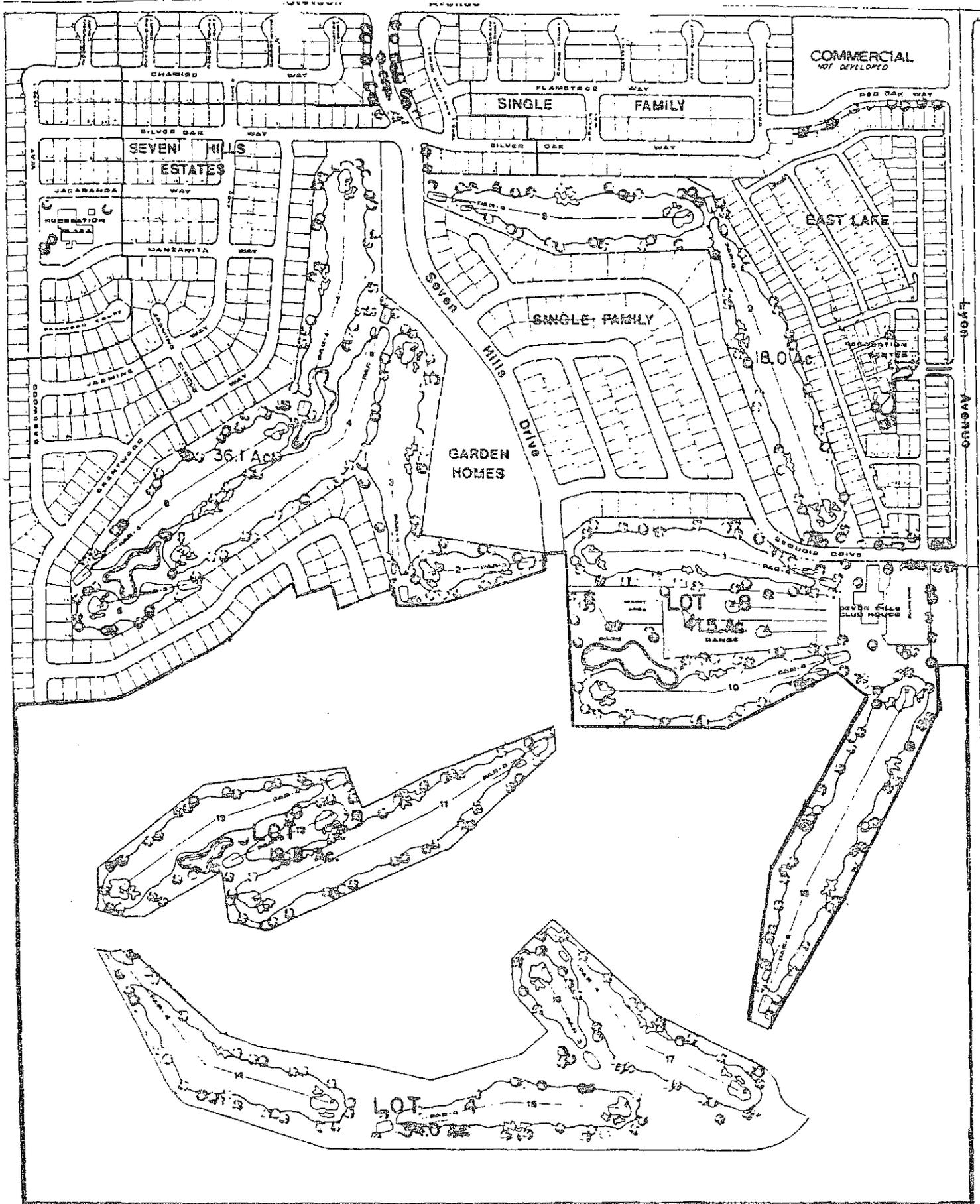


FIGURE
2

SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT SITE



soils of the property are typically composed of sands and silty sands which provide suitable foundations for roads and structures.

E. DRAINAGE

The P.C.D. site is located within the Salt Creek drainage basin. Based on studies performed by H.U.D., the tract is located within the 100-year floodway of Salt Creek. Calculations performed by the Toups Corporation (H.U.D., 1978), indicate a peak discharge of 9,200 cubic feet per second would be expected to occur during a 100-year flood.

F. ROADS & CIRCULATION

The developed portion of Seven Hills is currently served by Seven Hills Drive, a secondary highway. Stetson Avenue, classified as a major highway, is the northerly boundary of Seven Hills. This street is fully improved adjacent to the existing development, and easterly, with two lanes in each direction plus left turn channelization. Lyon Avenue, which is a secondary road, forms the easterly boundary. The westerly half of this street is developed from Stetson Avenue to Sequoia Drive. The vehicular capacities of the three roadways are adequate to accommodate the traffic generated from Seven Hills Development.

G. NOISE

Noise levels at the project site are characteristic of a semi-rural environment. The tract is beyond the Hemet-Ryan Airport influence area, and there is no adverse impact from aircraft-related noise.

H. AIR QUALITY

Air quality in the Hemet Valley is generally good when compared to the

Metropolitan areas of the South Coast Air Basin. Prevailing levels of air pollutants are within an acceptable range for residential uses.

1. PUBLIC FACILITIES

1. Fire Protection

Fire protection within the Seven Hills community is provided by the City. There are two fire stations; Fire Station #1 in downtown Hemet, and Station #2, directly east of the Seven Hills site at the intersection of Stetson Avenue and Palm Avenue. The response time of Fire Station #2 for calls originating in Seven Hills is less than five minutes.

2. Police Protection

The City is responsible for police protection in the project area. The Department allots a staff level of 1.45 sworn personnel per one thousand population. The Southwest Area Plan indicates that there is currently a deficiency in manpower, based on adherence to the above staffing formula.

3. Schools

The Hemet Unified School District provides elementary, intermediate, junior high and high schools available to the project area. Existing enrollments are at or near classroom capacities.

4. Parks and Open Space

The Seven Hills Golf Course provides both recreation facilities and visual open space for the enjoyment of community residents. In addition, there are two recreation centers within the community, offering swimming, tennis and other sport facilities.

4. Parks and Open Space (continued)

There are two main City parks in Hemet; Western Park and Gibbel Park. Recreation facilities are also available at local playgrounds, the Y.M.C.A., and the State Fairgrounds.

5. Solid Waste Disposal

Solid waste in Hemet is collected by the City and disposed of in two sanitary landfills operated by the Riverside County Road Department. The two sites have anticipated reserve capacity beyond the year 2,000.

6. Water (See Figure 3 - "Existing Major Water Mains")

The Eastern Municipal Water District provides water to Seven Hills. There is a 12-inch water line in Lyon Avenue and Seven Hills Drive adjacent to the P.C.D. area. Water pressure and flow are adequate, and reserve capacity is available for future development.

7. Sewer (See Figure 4 - "Existing Major Sewer Mains")

The City maintains sewers in the developed portions of the Seven Hills area. Sewage is treated at the Eastern Municipal Water District's Hemet treatment facility. Adequate sewer main and sewage treatment capacity are available to serve the existing community, and future development.

8. Private Utilities (See Figure 5 - "Existing Major Electric & Telephone Lines")
(See Figure 6 - "Existing Major Gas Mains")

The following companies provide service to the Seven Hills community:

Electricity - Southern California Edison Company
Natural Gas - Southern California Gas Company
Telephone - General Telephone Company of California

8. Private Utilities (Continued)

Electric and telephone cables, and gas mains are available at the borders of the P.C.D. area. Ample capacity exists to serve existing and future development.

STATEMENTS SUPPORTING THE REQUESTED ZONE CHANGE

The Seven Hills Planned Community Development Plan will serve as the master plan for the completion of this residential community. The P.C.D. Plan was designed to accomplish three important goals:

- To conform to the policies and guidelines adopted by the City for the Southwest Area.
- To create a superior living environment for existing and prospective residents.
- To harmoniously blend the proposed development with the surrounding neighborhood.

Seven Hills is an established recreation-oriented community of quality homes in an attractive park-like setting. The portion of the community completed to date contains a variety of housing styles, including single-family detached, mobile homes and attached housing. Among the community facilities available to residents are an 18-hole golf course complete with club house and restaurant, and two recreation centers providing swimming pools, tennis courts and other recreational amenities.

The proposed P.C.D. Rezoning Plan has been designed to preserve and enhance the character of the existing community by offering additional golf course oriented housing areas. The Plan also includes major open space areas to be utilized for storm water management and passive or active recreation.

The new residential land use areas will feature a variety of dwelling types, densities and price range. The golf course fairways and open space parcels will provide scenic buffers between the different housing types.

For these reasons, we believe the proposed rezoning plan to reflect good zoning practice, and to be in the interest of public welfare.

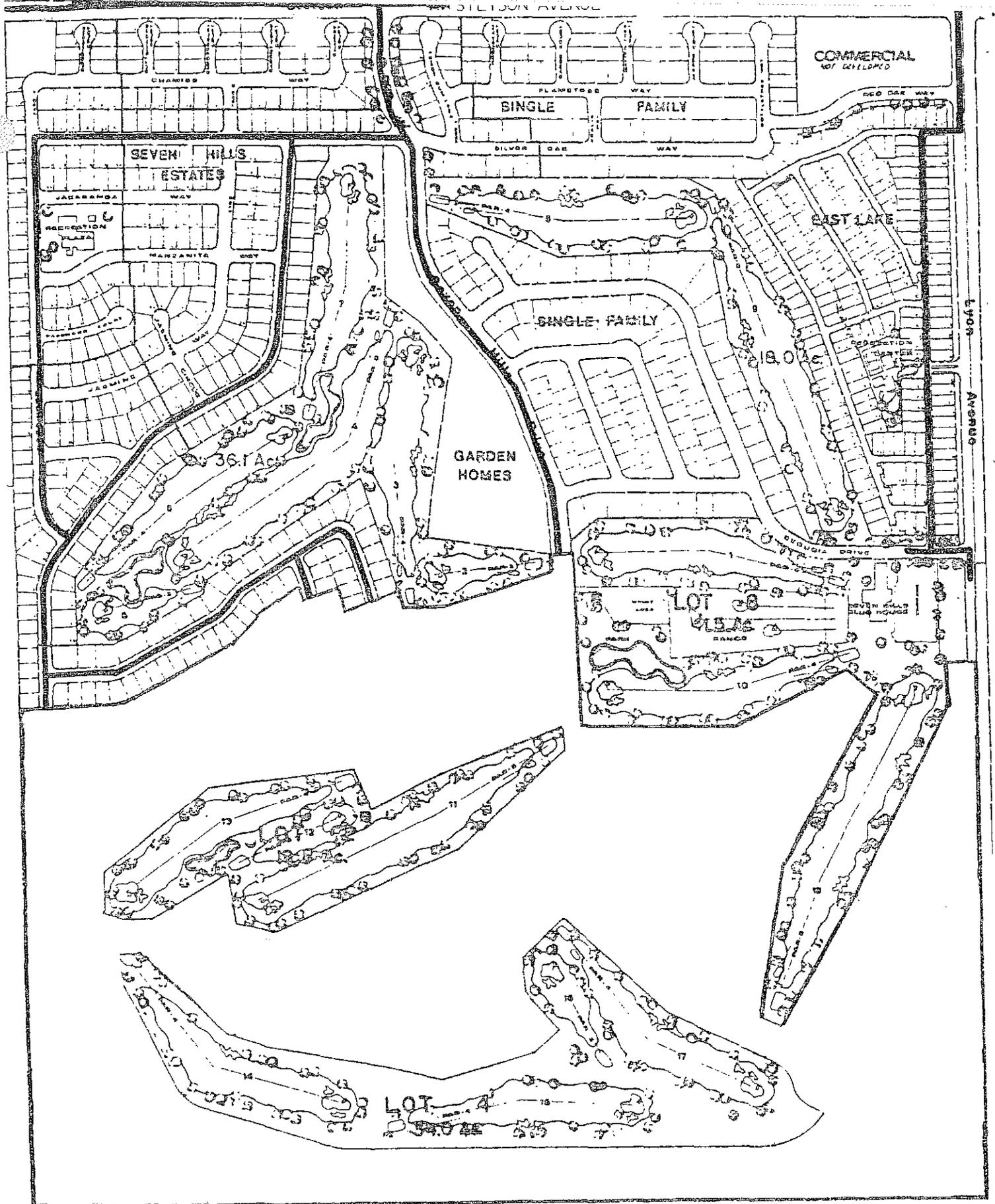


FIGURE
3

**SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
EXISTING MAJOR WATER MAINS**



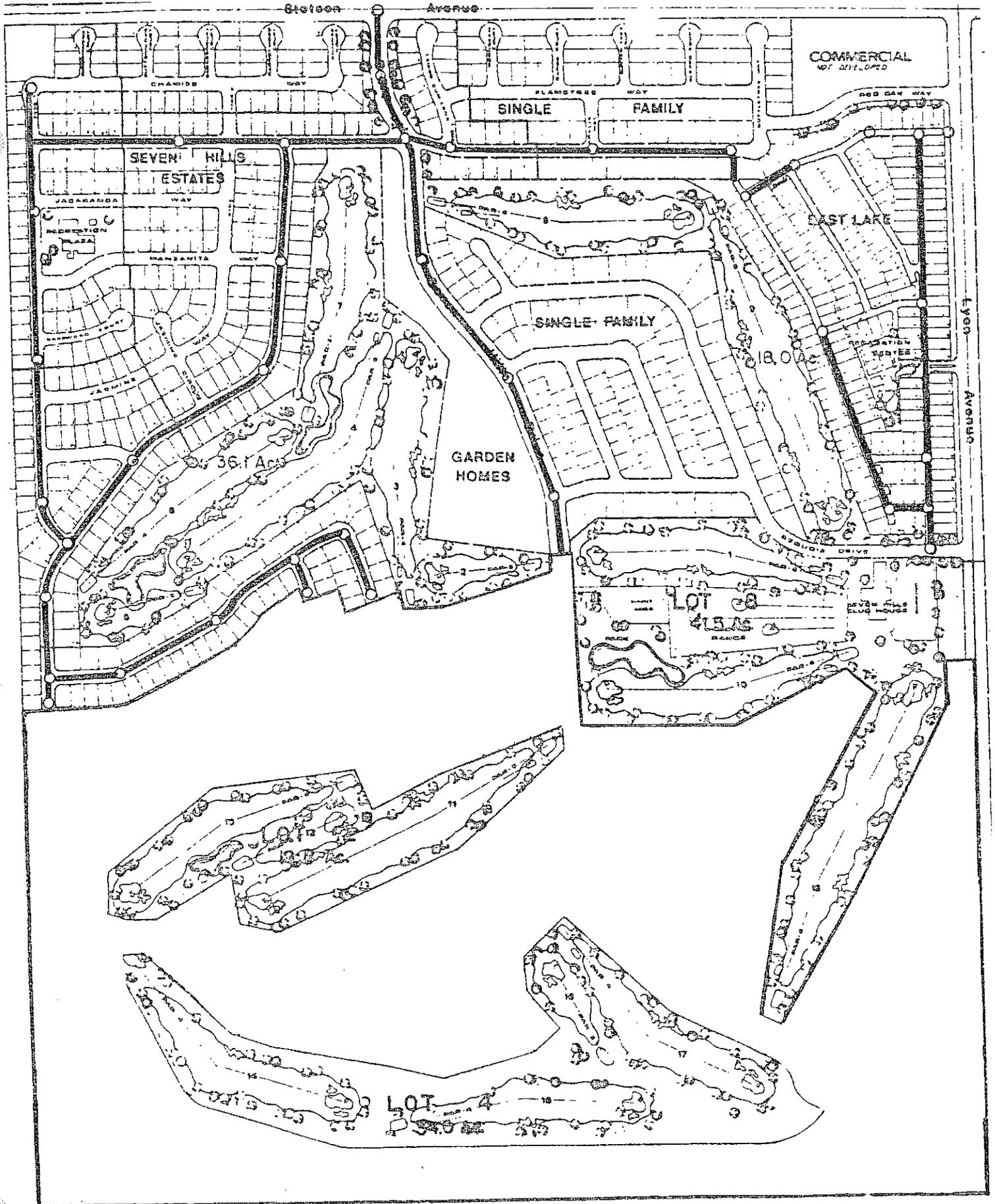


FIGURE
4

**SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
EXISTING MAJOR SEWER MAINS**



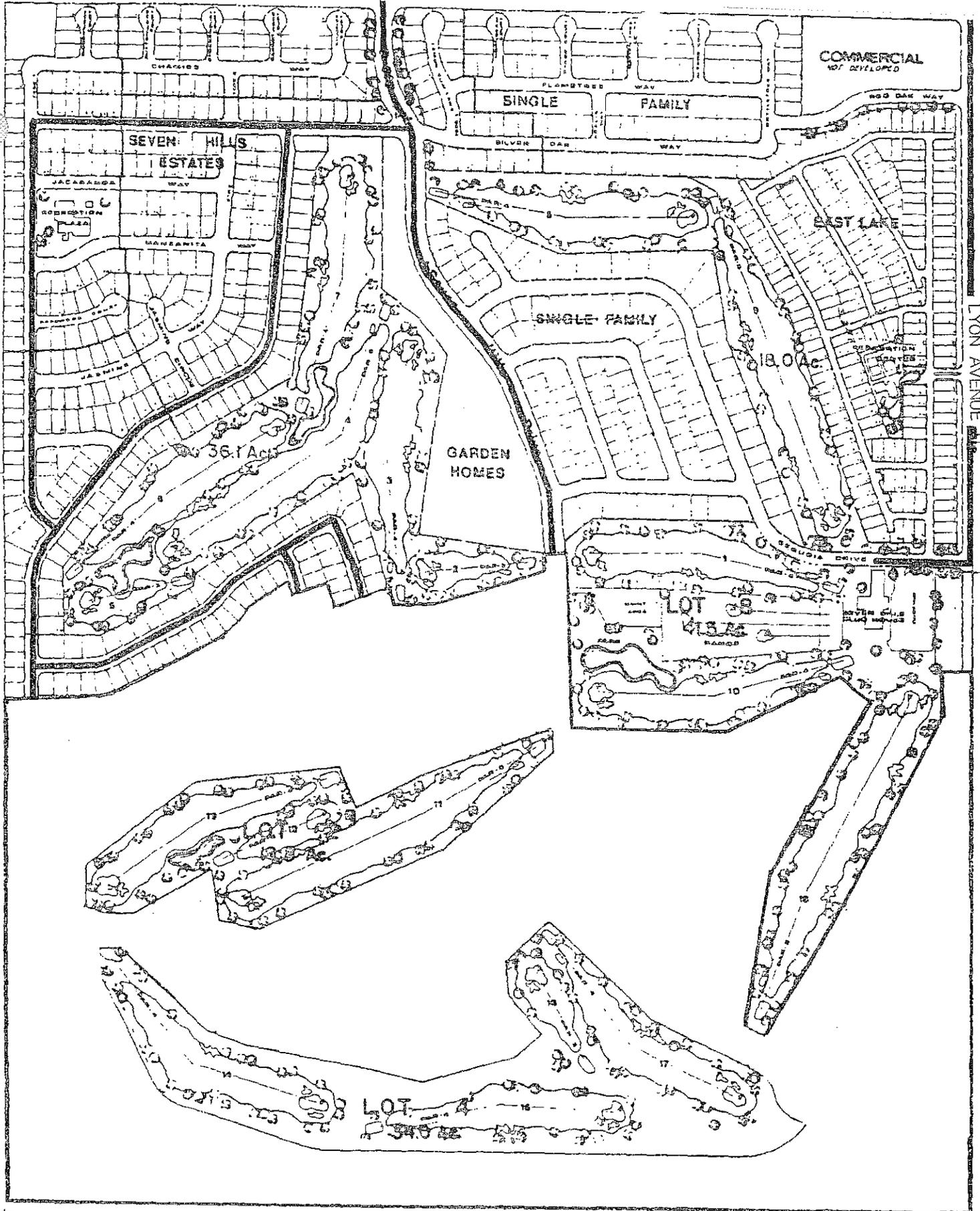


FIGURE
5

SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
EXISTING MAJOR ELECTRIC
& TELEPHONE LINES



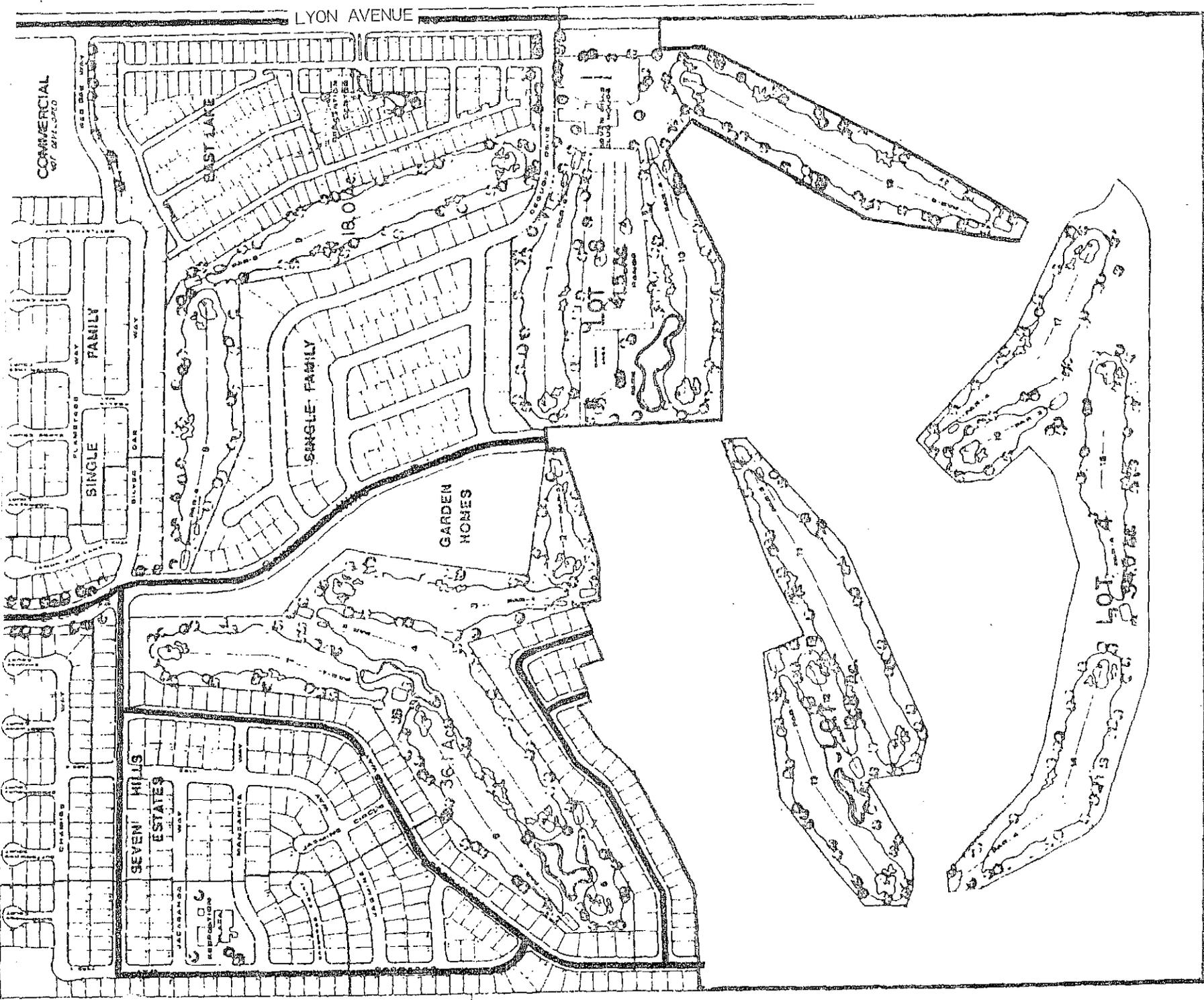


FIGURE
6

**SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
EXISTING MAJOR GAS MAINS**



II. ENVIRONMENTAL CONSTRAINTS & MITIGATION MEASURES

Environmental constraints relevant to the Seven Hills P.C.D. area were identified in the Environmental Impact Report for the Seven Hills Development, prepared for the City in 1978 by WESTEC Services, Inc. In addition, area-wide environmental considerations were discussed in the Specific Land Use Plan for the Southwest Area.

The three most significant environmental issues influencing the land planning of the P.C.D. area are flooding, archaeological preservation and traffic circulation. These are discussed below, together with proposed mitigation measures.

1a. FLOODING

As noted in the Southwest Area Specific Plan, flooding is a major issue in planning for the Southwest Area of Hemet, as well as the developed portions of the City. The Salt Creek stream channel is inadequate to contain storm water flows, causing flood waters to frequently overflow the existing stream banks, and to spread widely over the valley bottom land.

Based on the flood boundary maps included as part of the City's Flood Plain Management Ordinance, the Seven Hills P.C.D. area is situated in the floodway of Salt Creek. Of primary concern to the planning of this site is the protection of the area from flood and health hazards. The Riverside County Flood Control District (R.C.F.C.D.) has studied the flooding problem in Hemet, and has proposed a plan which, if implemented, would greatly reduce flooding in the Salt Creek valley. The central element of the R.C.F.C.D. plan is the channelization of Salt Creek, integrating the improvement into a stream valley park system.

1b. FLOOD MITIGATION MEASURES

In order to eliminate flooding in the Seven Hills P.C.D. area, it is proposed to construct a 4,200 foot segment of the Salt Creek channel improvement through the project site. The channelization would be designed in accordance with the City of Hemet and R.C.F.C.D. standards and would be subject to the City and the flood agency's review and approval.

In addition, incremental runoff due to development in the P.C.D. area would be retained on-site in a storm water retention basin. Runoff will be allowed to percolate into the soil, or will be pumped into Salt Creek after the hazard of flooding has passed. The retention basin will be provided with a spillway for use in emergencies to protect the impoundment facility in the event the pumps malfunction.

The cost of the stream channelization and retention basin installation will be borne by the P.C.D. developer. It is proposed that the continued maintenance of the flood control facilities will be financed by an assessment imposed on properties benefitted, in the form of a homeowners association levy, a municipal maintenance district tax, or such other means as the City may prescribe.

The R.C.F.C.D. has indicated that incremental construction of the Salt Creek channel is acceptable, provided that there will be no cost to the County for construction or ongoing maintenance of the flood control facilities. The P.C.D. developer's proffer, if acceptable to the City, will satisfy this condition.

2a. ARCHAEOLOGIC PRESERVATION

An archaeological/historical survey of the Seven Hills P.C.D. area revealed the presence of one significant archaeological site situated in the southeast corner of the property. The site is located on a small knoll within the project area, and continues along the hills south of the project. The findings at the site were indicative of prehistoric occupation, with the discovery of bedrock grinding, including slicks and mortars.

2b. ARCHAEOLOGICAL MITIGATION MEASURES

In order to preserve the archaeological resources in the P.C.D. area, it is proposed that there be no grading or landform alteration of the knoll containing the archaeological artifacts. This site has been designated as an open space area in the P.C.D. plan, and it will be incorporated into the proposed Salt Creek stream valley recreation area.

3a. TRAFFIC CIRCULATION

It is indicated in the circulation element of the Southwest Area Plan that as more intensive development of the Southwest Area occurs the need will arise for additional roadway capacity for east-west oriented traffic. Harrison Avenue has been designated in Plan Alternative 6 as a secondary highway, to handle the projected traffic. At present, Harrison Avenue extends from Warren Road to the vicinity of Sanderson Avenue, where it terminates. In the event of development of the balance of the Seven Hills site, the roadway should be extended eastward to Lyon Avenue.

3b. CIRCULATION MITIGATION MEASURES

The circulation system which has been designed for the P.C.D. area provides for the eastward extension of Harrison Avenue to intersect with Lyon Avenue. The street will be constructed according to secondary highway standards which specify a 64 foot wide roadway within an 88 foot wide right-of-way.

III. DESCRIPTION OF THE PLANNED COMMUNITY DEVELOPMENT PLAN

The Seven Hills Planned Community Development Plan will serve as the master plan for the completion of this residential community. The P.C.D. Plan was designed to accomplish three important goals:

- To conform to the policies and guidelines adopted by the City for the Southwest Area.
- To create a superior living environment for existing and prospective residents.
- To harmoniously blend the proposed development with the surrounding neighborhood.

The major elements of the P.C.D. Plan: Land Use, Public Facilities and Open Space & Recreation are discussed in the following text.

A. Land Use

Seven Hills is an established recreation-oriented community of quality homes in an attractive park-like setting. The portion of the community completed to date contains a variety of housing styles, including single-family detached, mobile homes and attached housing. Among the community facilities available to residents are an 18-hole golf course complete with club house and restaurant, and two recreation centers providing swimming pools, tennis courts and other recreational amenities.

The proposed P.C.D. Plan has been designed to preserve and enhance the character of the existing community by offering additional golf course oriented housing areas. The Plan also includes major open space areas to be utilized for storm water management and passive or active recreation.

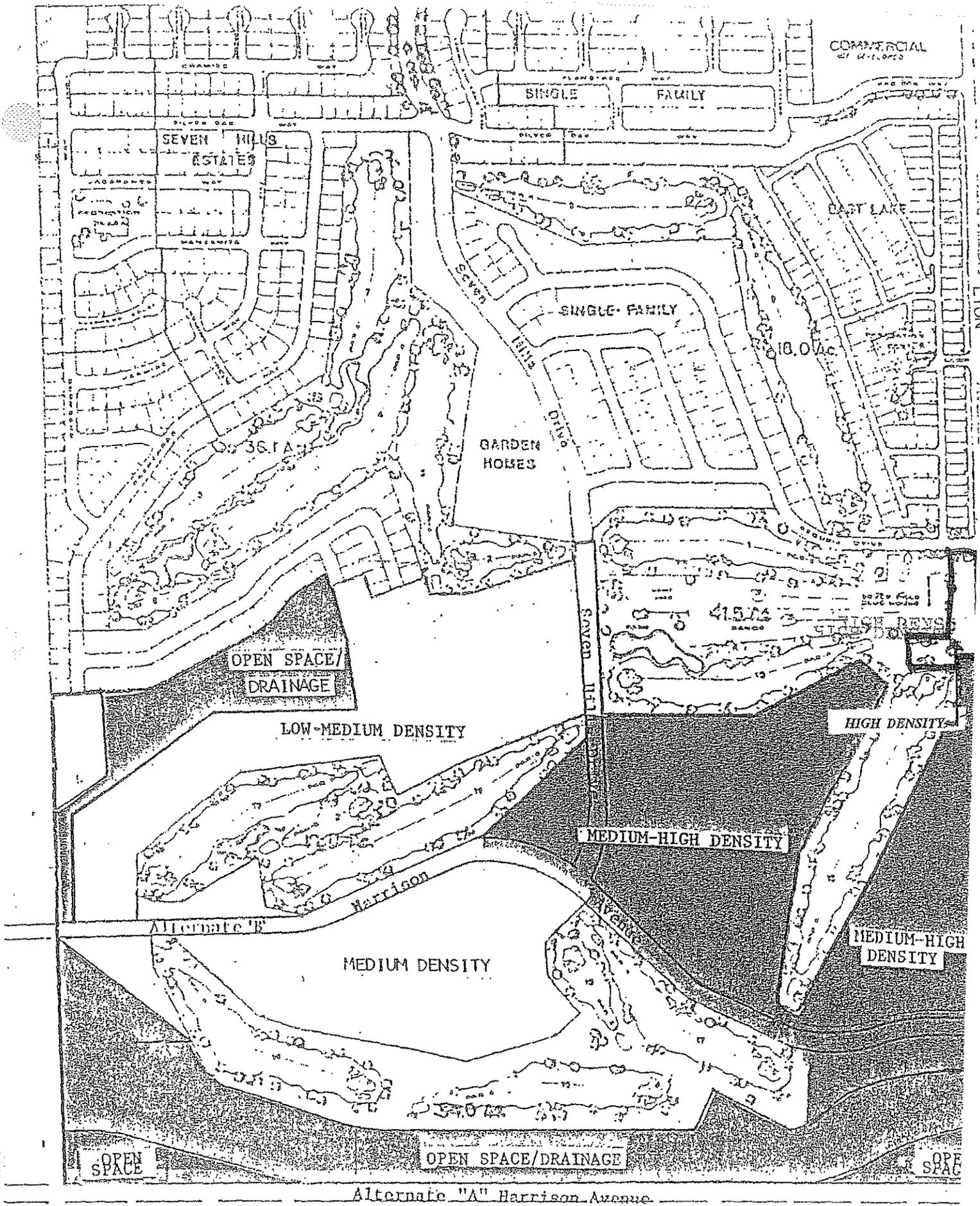


FIGURE
7A

SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT



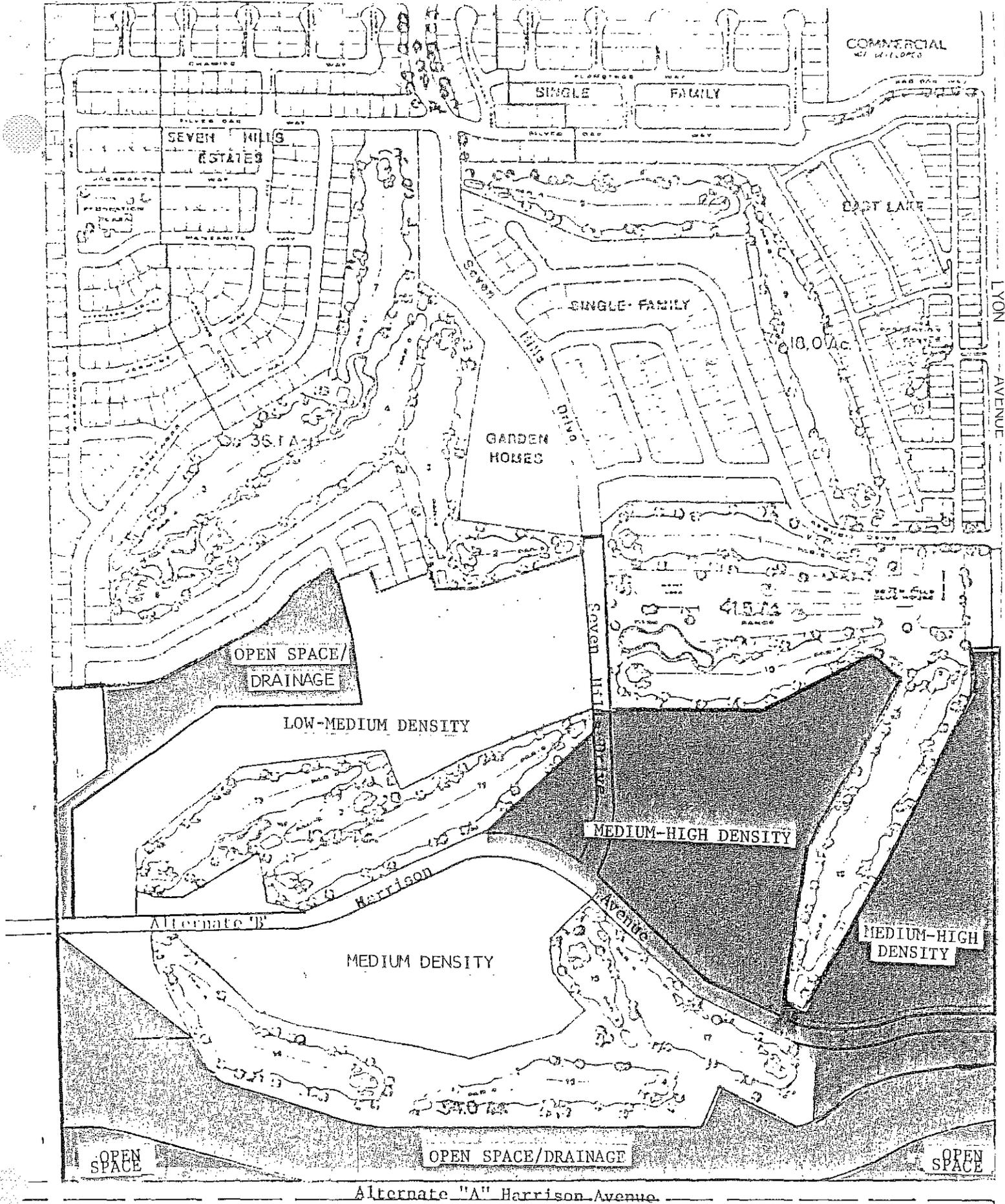


FIGURE
7

**SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT**



The new residential land use areas will feature a variety of dwelling typed, densities and price range. The golf course fairways and open space parcels will provide scenic buffers between the different housing types.

A breakdown of the land uses contained in the master plan is presented in Table 1 – "Proposed P.C.D. Land Uses". Figure 7 – "Seven Hills Planned Community Development" illustrates the various land use areas.

TABLE 1
PROPOSED P.C.D. LAND USES

<u>Land Use Type</u>	<u>Area (Acres)</u>	<u>Density (d.u./ac.)</u>	<u># of dwelling units w/density bonus</u>	<u># of dwelling units without density bonus</u>
Residential				
Low-Medium density	32.8	4.6	151	151
Medium density	31.6	7.0	221	184
Medium-high density	61.3	11.7	717	644
High density *	1.95			
Open space/Drainage	56.4	-	-	-
	<u>54.45</u>	<u>-</u>	<u>-</u>	<u>-</u>
Totals:	182.1 ac.	-	1089 du	979 d.u.
	182.1 ac.	-	1137 du	1172 d.u.

* High Density Residential, including two-story buildings permitted under Site Development Review by Planning Commission

The maximum average residential density (MAR) for this plan is 5.4 d.u. per acre. The MAR is computed as follows:

$$\begin{aligned}
 &\text{Gross Residential Acreage} &&= 32.8 \text{ Ac.} \\
 & &&31.6 \text{ Ac.} \\
 & &&61.3 \text{ Ac.} \\
 & &&56.4 \text{ Ac.} \\
 & &&\underline{54.45 \text{ Ac.}} \\
 &\text{Total:} &&= 182.1 \text{ Ac.} \\
 &\text{No. of Dwelling Units} &&= 979 \text{ d.u.} \\
 & &&1137 \text{ d.u.} \\
 &\text{M.A.R.} = 979 \text{ d.u.} / 182.1 \text{ ac} = 5.4 \text{ d.u./Ac.} \\
 &\text{M.A.R.} = 1137 \text{ d.u.} / 182.1 \text{ ac} = 6.24 \text{ d.u./Ac.}
 \end{aligned}$$

It is anticipated that the types of development proposed for the medium, and medium-high density residential areas may qualify these housing areas for density bonuses. In that event, the M.A.R. would increase to 6.0 6.44 d.u. per acre.

The new residential land use areas will feature a variety of dwelling types, densities and price range. The golf course fairways and open space parcels will provide scenic buffers between the different housing types.

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Low-Medium density	32.8	4.6	151	151
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Open space/Drainage	56.4	-	-	-
Totals:	182.1 ac.	-	1089 d.u.	979 d.u.

The maximum average residential density (M.A.R.) for this plan is 5.4 d.u. per acre. The M.A.R. is computed as follows:

Gross Residential Acreage	= 32.8 Ac.
	31.6 Ac.
	61.3 Ac.
	<u>56.4 Ac.</u>
Total:	=182.1 Ac.
No. of Dwelling Units	=979 d.u.
M.A.R. = 979 d.u. ÷ 182.1 Ac.	= 5.4 d.u./Ac.

It is anticipated that the types of development proposed for the medium, and medium-high density residential areas may qualify these housing areas for density bonuses. In that event, the M.A.R. would increase to 6.0 d.u. per acre.

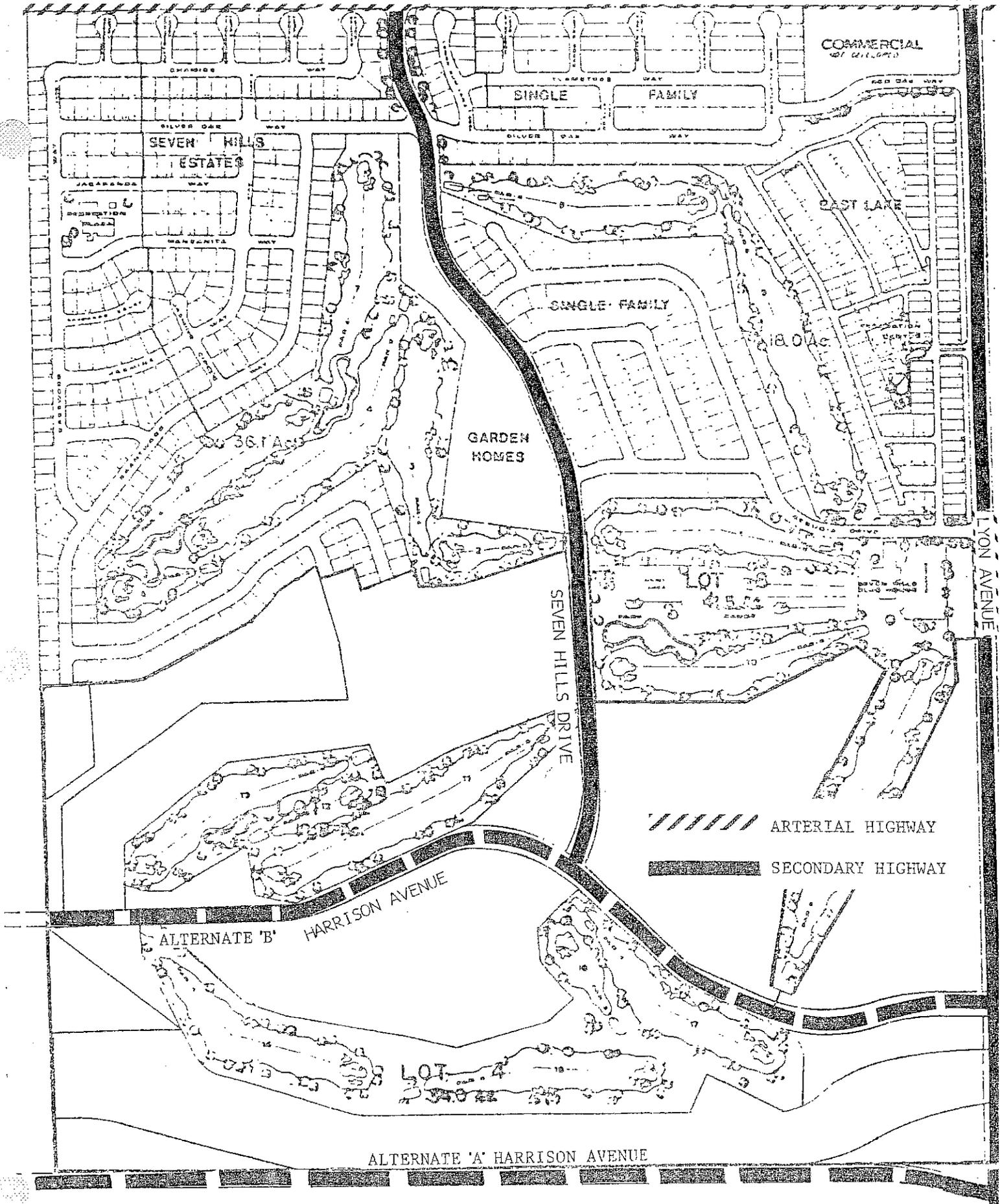


FIGURE
8

SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
MAJOR ROADWAYS



B. CIRCULATION SYSTEM (See Figure B - "Major Roadways")

The proposed circulation system for the P.C.D. has been designed in accordance with the circulation requirements recommended in the Southwest Area Plan. Traffic generated within the P.C.D. area will be accommodated on a network of roadways, including local public and private streets, collector streets and secondary highways.

Lyon Avenue will be extended southward as a half-section secondary highway to the limit of the Planned Community Development. Seven Hills Drive, also designated as a secondary highway, will provide for north-south traffic within the community.

Two alternative alignments are proposed for the eastward extension of Harrison Avenue. Alternate "A" is aligned along the southerly boundary of the P.C.D., through land currently being annexed to the City. Alternate "B" traverses the P.C.D. tract. Alternate "A" is considered more desirable from a planning standpoint, since the east-west oriented through traffic using this highway will not disrupt the use of the existing Seven Hills golf course. Also, the proposed Salt Creek channel will serve as a buffer to protect the residential areas from the noise and pollution generated by the highway vehicles.

The street pattern within the various housing areas will be designed to discourage through traffic by using curvilinear street patterns and discontinuous local streets. Bike lanes will be provided on those portions of the bicycle transportation system which run along the secondary highways.

C. PUBLIC FACILITIES

1. Utilities

All utilities, including water, gas and sewer mains, and power and telephone cables are readily available at the borders of the site. No off-site utility line extensions will be required.

Utility lines will be extended throughout the P.C.D. to serve all of the proposed development areas. The extension of service lines will be in accordance with all prevailing City, County and State regulations and ordinances.

2. STORM WATER MANAGEMENT FACILITIES:

Incorporated in the P.C.D. Plan are two major flood control facilities which are designed to protect the site from flooding by a "100-year" storm.

The project will utilize street flow, storm drains and drainage swales to convey local on-site storm drainage to a storm water retention basin situated in a 12.8 acre site. This retention basin will discharge to Salt Creek by means of a drainage pump station. A secondary discharge will be provided to drain the basin in case of failure of the drainage pump station. The 12.8 acre site will also serve as an open space/recreation area for the community.

Salt Creek will be improved to contain the "100-year" off-site drainage flow within a new channel and the southerly portion of the golf course. A 32.3 acre parcel has been designated for the development of the channel and an open space/recreation area which can be incorporated into the future Salt Creek stream valley park system.

D. OPEN SPACE/RECREATION (See Figure 9 - "Community Open Space")

The P.C.D. Plan allocates a total of 56.4 acres to open space/recreation and drainage-related use. This acreage will afford both active and passive recreation opportunities to community residents. Parks and playgrounds will also be included in various housing areas per standards established in the Southwest Area Specific Plan "Open Space and Conservation Policies."

It should be noted that in addition to the acreage cited above, there are 95 acres devoted to active recreation in the portion of the existing Seven Hills Golf Course which is contiguous and interwoven into the P.C.D. area. While this recreation land has been excluded from the P.C.D. Plan, it will serve as an important visual amenity for residents of the Planned Community Development.

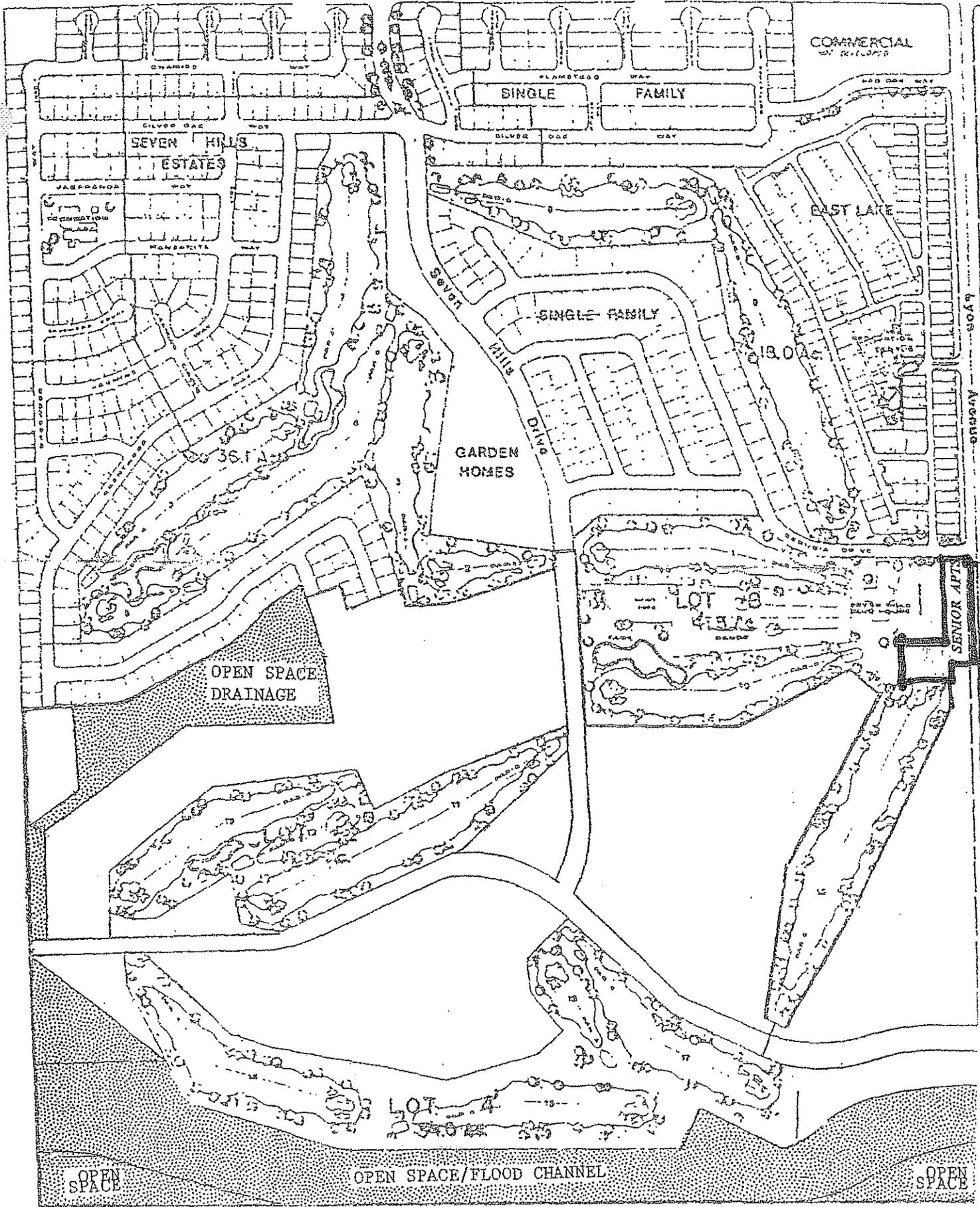


FIGURE
9A

SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
OPEN SPACE

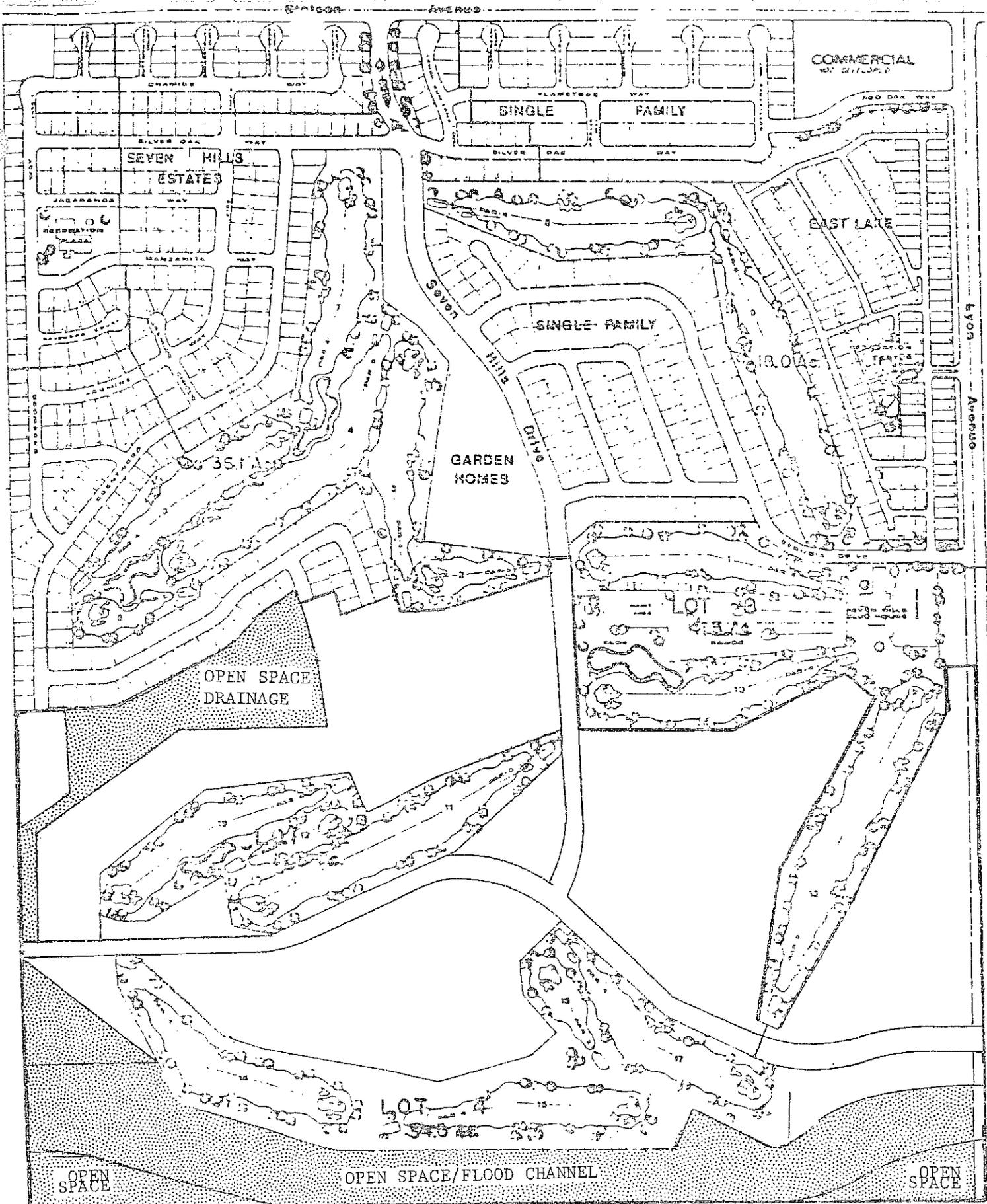


FIGURE
9

SEVEN HILLS
PLANNED COMMUNITY DEVELOPMENT
OPEN SPACE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING THE REVISION OF THE MASTER PLAN FOR P.C.D. 80-02 TO REFLECT THE REVISED SALT CREEK ALIGNMENT AS IT AFFECTS TENTATIVE TRACT MAP NO. 17727, LOCATED SOUTHERLY OF EXISTING SEVEN HILLS DEVELOPMENT, WEST OF LYON AVENUE

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

SECTION ONE:

Ordinance No. 621 is amended by approving the revision to the Master Plan for P.C.D. 80-02 to reflect the revised Salt Creek alignment as it affects Tentative Tract Map No. 17727, and open space.

(Legal description on file in the Department of Community Development).

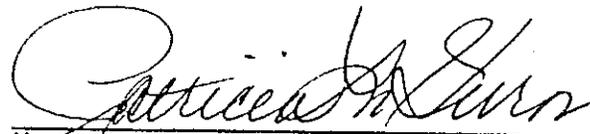
SECTION TWO:

A map of the property described in Section One herein is attached hereto as Exhibit "A".

Introduced at the regular meeting of August 14, 1984.

Enacted at the regular meeting of August 28, 1984, by the following vote:

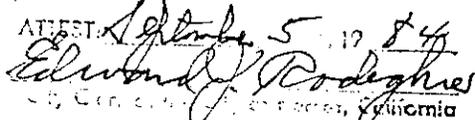
- AYES: Council Members Baskett, Corey, Nishino, Herron.
- NOES: None.
- ABSTAIN: None.
- ABSENT: Young.


 Mayor Patricia Herron
 City of Hemet

ATTEST:

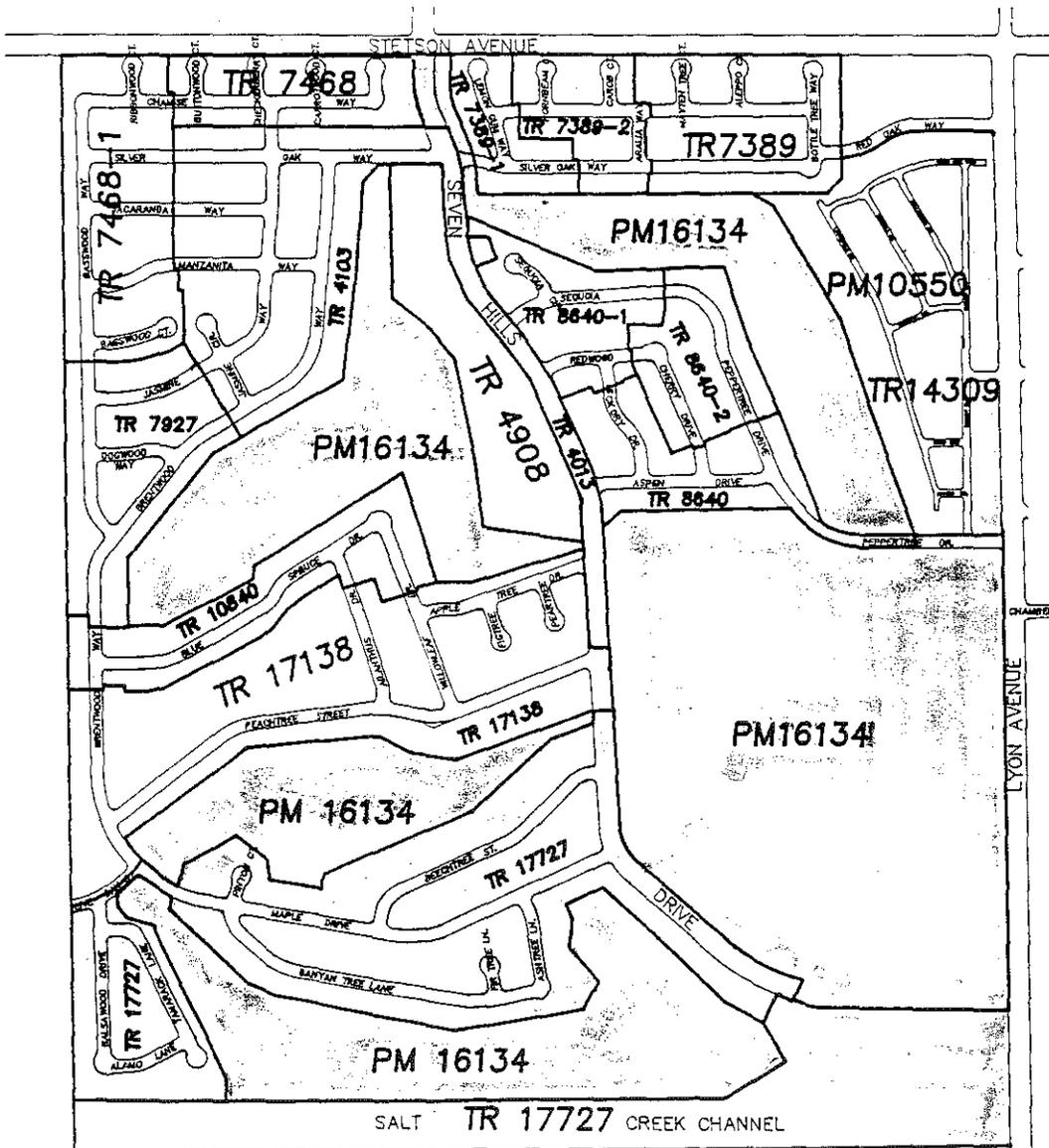

 Edward J. Rodeghier
 City Clerk, City of Hemet

THE FOREGOING INSTRUMENT IS A
 CORRECT COPY OF THE ORIGINAL ON
 FILE IN THIS OFFICE

ATTEST: September 5 1984

 City Clerk, City of Hemet, California

<u>TRACT NO.</u>	<u>ACREAGE</u>	<u>LOTS</u>	<u>LAND USE</u>	<u>RECORDED</u>
TR 4103	? AC	122 Lots	SFR	12/30/70
TR 4908*	10.73 AC	54 Lots	CONDOS*	01/16/73
TR 7927	14.80 AC	68 Lots	MH Sub	07/20/77
TR 7389	13.86 AC	58 Lots	SFR	09/27/77
TR 7389-1	5.99 AC	27 Lots	SFR	12/02/76
TR 7389-2	7.935 AC	37 Lots	SFR	06/22/77
TR 7468	10.86 AC	49 Lots	SFR	04/29/77
TR 7468-1	16.66 AC	71 Lots	SFR	08/10/76
TR 8640	11.42 AC	49 Lots	SFR	05/23/79
TR 8640-1	10.20 AC	46 Lots	SFR	12/22/77
TR 8640-2	9.85 AC	44 Lots	SFR	05/09/79
PM 10550	32.07 AC	1 Parcel	MH Sub	09/22/77
TR 10840	12.30 AC	58 Lots	MH Sub	06/27/78
TR 14309	32.07 AC	202 Lots	MH Sub	11/02/79
PM 16134	325 AC	4 Parcels	Golf Course	03/03/82
TR 17138	44.90 AC	148 Lots	MH Sub	04/18/85
TR 17727	176.0 AC	244 Lots	SFR/Salt Crk	04/18/85

All tracts are 6,000 Sq. Ft. Minimum Lot Size unless noted by "*".
 * Condominium envelopes w/ equally divided common area.



SEVEN HILLS INDEX MAP

III. DESCRIPTION OF THE PLANNED COMMUNITY DEVELOPMENT PLAN

The Seven Hills Planned Community Development Plan will serve as the master plan for the completion of this residential community. The P.C.D. Plan was designed to accomplish three important goals:

- To conform to the policies and guidelines adopted by the City for the Southwest Area.
- To create a superior living environment for existing and prospective residents.
- To harmoniously blend the proposed development with the surrounding neighborhood.

The major elements of the P.C.D. Plan; Land Use, Public Facilities and Open Space & Recreation are discussed in the following text.

A. Land Use

Seven Hills is an established recreation-oriented community of quality homes in an attractive park-like setting. The portion of the community completed to date contains a variety of housing styles, including single-family detached, mobile homes and attached housing. Among the community facilities available to residents are an 18-hole golf course complete with club house and restaurant, and two recreation centers providing swimming pools, tennis courts and other recreational amenities.

The proposed P.C.D. Plan has been designed to preserve and enhance the character of the existing community by offering additional golf course oriented housing areas. The Plan also includes major open space areas to be utilized for storm water management and passive or active recreation.

COMMERCIAL
NOT DEVELOPED

SINGLE

FAMILY

SEVEN HILLS
ESTATES

EAST LAKE

SINGLE-FAMILY

10.0 Ac.

36.1 Ac.

GARDEN
HOMES

OPEN SPACE/
DRAINAGE

LOW-MEDIUM DENSITY

MEDIUM-HIGH DENSITY

MEDIUM-HIGH
DENSITY

MEDIUM DENSITY

OPEN
SPACE

OPEN SPACE/DRAINAGE

OPEN
SPACE

Alternate "A" Harrison Avenue

FIGURE

7

SEVEN HILLS PLANNED COMMUNITY DEVELOPMENT



The new residential land use areas will feature a variety of dwelling types, densities and price range. The golf course fairways and open space parcels will provide scenic buffers between the different housing types.

A breakdown of the land uses contained in the master plan is presented in Table 1 - "Proposed P.C.D. Land Uses". Figure 7 - "Seven Hills Planned Community Development" illustrates the various land use areas.

TABLE 1

PROPOSED P.C.D. LAND USES

<u>Land Use Type</u>	<u>Area (Acres)</u>	<u>Density (d.u./ac.)</u>	<u># of dwelling units w/density bonus</u>	<u># of dwelling units without density bonus</u>
Residential				
Low-Medium density	32.8	4.6	151	151
Medium density	31.6	7.0	221	184
Medium-high density	61.3	11.7	717	644
Open space/Drainage	<u>56.4</u>	-	-	-
Totals:	182.1 ac.	-	1089 d.u.	979 d.u.

The maximum average residential density (M.A.R.) for this plan is 5.4 d.u. per acre. The M.A.R. is computed as follows:

Gross Residential Acreage	= 32.8 Ac.
	31.6 Ac.
	61.3 Ac.
	<u>56.4 Ac.</u>
Total:	=182.1 Ac.
No. of Dwelling Units	=979 d.u.
M.A.R. = 979 d.u. ÷ 182.1 Ac.	= 5.4 d.u./Ac.

It is anticipated that the types of development proposed for the medium, and medium-high density residential areas may qualify these housing areas for density bonuses. In that event, the M.A.R. would increase to 6.0 d.u. per acre.

RESOLUTION NO. 82-92

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET,
CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL, THE APPROVAL OF A REVISED
LAND USE PLAN FOR PLANNED COMMUNITY DEVELOPMENT NO. 80-02

1 WHEREAS, an application for a Zone Change was duly filed by:

2 APPLICANT: Seven Hills
3 LOCATION: Southerly of existing Seven Hills
4 Development, west of Lyon Avenue

5 The City of Hemet

6 WHEREAS, the Zone Change is described as:

7 Revised Land Use Plan for Planned Community Development
8 No. 80-02

9 WHEREAS, the Zone Change would apply to the following
described real property:

10 Southerly of existing Seven Hills Development, west of
Lyon Avenue

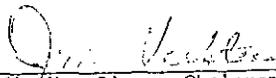
11 (Legal Description on file in Department of Community
12 Development)

13 WHEREAS, notice was duly given of the public hearing on the
14 Zone Change which public hearing was held before the Planning Commission
on the 1st day of August, 1984, at the hour of 7:00 p.m., with all
testimony received being made a part of the public record;

15 NOW, THEREFORE, in consideration of the evidence received at
16 the hearing, and for the reasons discussed by the Commissioners at said
17 hearing, the Planning Commission resolves to recommend to the City
18 Council, approval of the change of a revised Land Use Plan for Planned
Community Development No. 80-02. This Resolution shall be filed with
the City Council and a copy thereof mailed to the applicant.

19 PASSED, APPROVED AND ADOPTED this 1st day of August, 1984, by
the following vote:

20 AYES: Barton, Cain, Kivett, Ryan, Thomas, Ver Steeg
21 NOES: None
22 ABSENT: Kokes
23 ABSTAIN: None

24 
25 Jim Ver Steeg, Chairman
26 City of Hemet Planning Commission

27 ATTEST:

28 Mark Goldberg, Director
29 Community Development
30
31
32

RESOLUTION NO. 82-91

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF HEMET, CALIFORNIA, RECOMMENDING
TO THE CITY COUNCIL, THE APPROVAL OF
A MINOR REVISION TO THE MASTER PLAN FOR PLANNED COMMUNITY
DEVELOPMENT NO. 80-02

WHEREAS, an application for a Zone Change was duly filed by:

APPLICANT: Seven Hills
LOCATION: Southerly of existing Seven Hills
Development, west of Lyon Avenue

The City of Hemet

WHEREAS, the Zone Change is described as:

Change of a minor revision to the Master Plan for Planned
Community Development No. 80-02

WHEREAS, the Zone Change would apply to the following
described real property:

Southerly of existing Seven Hills Development, west of
Lyon Avenue

(Legal Description on file in Department of Community
Development)

WHEREAS, notice was duly given of the public hearing on the
Zone Change which public hearing was held before the Planning Commission
on the 1st day of August, 1984, at the hour of 7:00 p.m., with all
testimony received being made a part of the public record;

NOW, THEREFORE, in consideration of the evidence received at
the hearing, and for the reasons discussed by the Commissioners at said
hearing, the Planning Commission resolves to recommend to the City
Council, approval of the change of a minor revision to the Master Plan
for Planned Community Development No. 80-02. This Resolution shall be
filed with the City Council and a copy thereof mailed to the applicant.

PASSED, APPROVED AND ADOPTED this 1st day of August, 1984, by
the following vote:

AYES: Barton, Cain, Kivett, Ryan, Thomas, Ver Steeg
NOES: None
ABSENT: Kokes
ABSTAIN: None

Jim Ver Steeg, Chairman
City of Hemet Planning Commission

ATTEST:

Mark Goldberg, Director
Community Development

RESOLUTION NO. 82-92

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET,
CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL, THE APPROVAL OF A REVISED
LAND USE PLAN FOR PLANNED COMMUNITY DEVELOPMENT NO. 80-02

WHEREAS, an application for a Zone Change was duly filed by:

APPLICANT: Seven Hills
LOCATION: Southerly of existing Seven Hills
Development, west of Lyon Avenue

The City of Hemet

WHEREAS, the Zone Change is described as:

Revised Land Use Plan for Planned Community Development
No. 80-02

WHEREAS, the Zone Change would apply to the following
described real property:

Southerly of existing Seven Hills Development, west of
Lyon Avenue

(Legal Description on file in Department of Community
Development)

WHEREAS, notice was duly given of the public hearing on the
Zone Change which public hearing was held before the Planning Commission
on the 1st day of August, 1984, at the hour of 7:00 p.m., with all
testimony received being made a part of the public record;

NOW, THEREFORE, in consideration of the evidence received at
the hearing, and for the reasons discussed by the Commissioners at said
hearing, the Planning Commission resolves to recommend to the City
Council, approval of the change of a revised Land Use Plan for Planned
Community Development No. 80-02. This Resolution shall be filed with
the City Council and a copy thereof mailed to the applicant.

PASSED, APPROVED AND ADOPTED this 1st day of August, 1984, by
the following vote:

AYES: Barton, Cain, Kivett, Ryan, Thomas, Ver Steeg
NOES: None
ABSENT: Kokes
ABSTAIN: None

Jim Ver Steeg, Chairman
City of Hemet Planning Commission

ATTEST:

Mark Goldberg, Director
Community Development

RESOLUTION NO. 2358

1 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
2 OF HEMET, CALIFORNIA, APPROVING A VARIANCE
3 UNDER CITY FLOOD DAMAGE PREVENTION
4 ORDINANCE NO. 754, SECTION 4.4 ET. SEQ. FOR PROPERTY INVOLVING
5 TENTATIVE TRACT MAP NOS. 17138, 17727, 17728 AND 17729,
6 WEST OF LYON AVENUE, SOUTH OF STETSON AVENUE (SEVEN HILLS)

7 WHEREAS, an application for a Variance was duly filed by:

8 Seven Hills South

9 WHEREAS, the Variance is described as:

10 Vary from City Flood Damage Prevention Ordinance No.
11 754, Section 4.4 ET. SEQ., for grading and
12 improvement of the Salt Creek Channel

13 WHEREAS, the Variance would apply to the following
14 described real property:

15 Tentative Tract Map Nos. 17138, 17727, 17728 and
16 17729, located west of Lyon Avenue, south of Stetson
17 Avenue (Seven Hills)

18 WHEREAS, notice was duly given of the public hearing on
19 the Variance, which public hearing having been held before the Planning
20 Commission on February 6, 1985, at the hour of 7:30 p.m., with all
21 public testimony received being made a part of the public record; and,

22 WHEREAS, notice was duly given of the public hearing on
23 the Variance, which public hearing having been held before the City
24 Council on February 26, 1985, at the hour of 7:30 p.m., with all public
25 testimony received being made a part of the public record; and,

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

29 NOW, THEREFORE, in consideration of the evidence received
30 at the hearing, and for the reasons discussed by the Councilmembers at
31 said hearing, the City Council now finds as follows:

- 32 1. There shall be no increase in flood levels within the designated
floodway during the base flood discharge. Mr. Thielmann's
calculations on the preliminary channel design indicate that there
is a slight rise in the flood level during the base flood
discharge. The design must be corrected to show NO increase.
2. FEMA regulations allow new construction, however the pertinent
regulation at first glance appears to limit such construction to
perhaps areas of one-half acre or less and further, that such
areas must be contiguous to and surrounded by lots with existing
structures constructed below the base flood level. If such
interpretation is in fact intended by FEMA, then the application
presented by Seven Hills would not qualify. However, it does not
appear that such strict interpretation is actually required. You
will recall that at CFR §60.6 (a), the regulations expressly
states, "The administrator does not set forth absolute criteria
for granting a variance." Furthermore, this regulation under
consideration addresses itself to construction which will take
place below the base flood level. The grading plans indicate that
no construction will be placed below base flood level; Therefore,
the regulation does not appear to apply to this case.

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3. It appears the application can show "good and sufficient cause" in that the variance, if granted, will result in the applicant's donation of the needed right-of-way and construction of the proposed channel in the entire affected area, thereby relieving the Redevelopment Agency from perhaps condemning the needed land in the future and performing the same construction at substantial cost. Furthermore, the "good and sufficient cause" may be demonstrated through the removal of substantial acreage which is now needlessly inundated. The extensive inclusion of the approved tracts within the existing floodway may constitute exceptional hardship. Good and sufficient cause is also demonstrated in a broader aspect: The "Hemet Master Flood Control and Drainage Plan" indicates that the Salt Creek drainage system ultimately drains water from 90% of the City area and from 70% of the area within the City's Sphere of Influence - its importance as a major backbone drainage facility cannot be overstated. In recognition of the importance of the Salt Creek System, the City adopted a Redevelopment Agency and Plan with a major focus of installing the Salt Creek drainage system to begin to alleviate flooding problems faced by the entire community.
4. The conditions recommended will assure that; the engineer's calculations represent a design which will not result in increased flood heights; and there will be no additional threats to public safety. The donation of the land and construction of the improvements will reduce public expense. The developer will, as represented in a letter to Riverside County Flood Control and Water Conservation District dated January 30, 1985, post a cash bond to cover maintenance cost.
5. The variance shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. The tract maps, approved in September of 1981, are currently within the floodway. The construction of the channel will eliminate the flood hazard and permit construction. The technical FEMA approval process for removing the property from the floodway designation has already been initiated; However, the process will not be complete for many months. The issuance of the variance would permit the channel grading and construction to occur pursuant to the design which will be reviewed and approved by the City engineering consultants. This is the same design which will be reviewed by FEMA. The FIA floodway provision policy states:

Community Floodway Revision Requests:

The floodway designation is not "appealable" to FIA by individuals, since it is the community that selects and adopts the regulatory floodway. Thus, an individual should appeal the floodway designation to, or seek amendments, from, the community. The community, in turn, may support the amendment and seek approval of an alternate floodway configuration from FIA. The community may also seek a revision to the floodway for its own purposes.

The responsibility for demonstrating that an alternative floodway configuration meets NFIP requirements rests with the community, although the FEMA Regional Offices may be willing and able to provide various degrees of technical assistance in this regard.

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Floodway revisions must normally be based on the identical hydraulic model which was used to develop the floodway currently approved by FIA. The Community should obtain, through the FEMA Regional Office, a copy of the input data and card deck representing the computer model used for their effective flood insurance study and floodway. The community's analyst should run the model and verify it against the profiles contained in the flood insurance study.

The Council does not view granting the variance for channel grading and construction as a serious risk in that either with or without the channel, there are no structures currently within the designated floodway; Therefore, if properly designed, there is no greater risk due to the placement of the channel than existed prior to the placement of the channel.

The construction of structures (other than the channel) would represent a significant risk to the community's flood insurance program. City authorization of the placement of buildings in a floodway, prior to the floodway designation being removed from the Flood Insurance Rate Map (F.I.R.M.) through official action by FEMA could subject the City to the assumption of any liability relating to damage or injury caused by unforeseen flooding of the structures. Staff feels that the "minimum necessary...to afford relief" from the hardship is the granting of the variance, only for the purpose of grading and constructing the Salt Creek Channel.

WHEREAS, based upon the foregoing findings, testimony and summaries, the City Council hereby approves the proposed Variance, subject to the attached Exhibit "A", conditions 1 through 10.

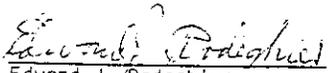
PASSED, ADOPTED AND APPROVED this 26th day of February, 1985, by the following vote:

AYES: Council Members Baskett, Herron, Nishino, Ringel, Garrett.
NOES: None.
ABSENT: None.
ABSTAIN: None.



Scott Garrett, Mayor

ATTEST:


Edward J. Rodeghier,
City Clerk

THE FOREGOING INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL ON
FILE IN THIS OFFICE

ATTEST:  19
City Clerk of the City of Hemet, California

RESOLUTION NO. 2358
Exhibit "A"

Conditions of Approval

- 1 1. The Salt Creek Channel design shall be continued to a completed
2 stage with the appropriate hydrology and hydraulic calculation
3 packages.
 - 4 A. The design and alignment shall be submitted for review and
5 approval by the City and the Riverside County Flood Control
6 and Water Conservation District.
 - 7 B. Following local agency approval, the design package shall be
8 submitted to FEMA by the City for issuance of a Belief Letter.
- 9 2. Prior to the issuance of grading permits:
 - 10 A. The developer shall obtain agreements from affected property
11 owners with respect to the following:
 - 12 1) Land acquisition/dedication
 - 13 2) Use restrictions for flood control purposes
 - 14 3) Possible ponding, erosion, deposition, nuisance
15 vegetation, or other flow-elevation changes.
 - 16 4) The grantor's rights to future use of the channel and cost
17 reimbursement, if any.
 - 18 B. Seven Hills South, or their agent, shall submit a construction
19 sequence plan for the Salt Creek Channel and improvements to
20 the City for review and approval.
 - 21 C. A completion bond or other security approved by the City
22 Attorney for Faithful Performance, Work and Materials.
 - 23 D. A warranty by the applicant that it will implement any
24 additional construction requirements or modifications as may
25 be imposed by FEMA.
 - 26 E. A maintenance agreement with financial arrangements described
27 and acceptable to the City Attorney as to form and content
28 shall be prepared by the developer and implemented.
 - 29 F. The applicant shall offer irrevocable Right-of-Way dedication
30 for drainage purposes and that Lien Holders of Record shall
31 join in offer or in the alternative, the applicant shall offer
32 for dedication and a bond for the reasonable value of the
Right-of-Way.
3. The proposed channel shall have concrete-lined side slopes from
Station 825 to Station 760 (approximately Lyon Avenue to Cawston
Avenue).
4. The concept plan dated November 21, 1984, as revised January 17,
1985, is approved by this variance in concept only, subject to all
conditions imposed in this approval, and does not eliminate the
requirement to proceed under a City-approved (and ultimately a
FEMA-approved) design.
5. Approval of this variance and the installation of Salt Creek
improvements does not preclude the requirement for on and off-site
hydrology and hydraulic calculations for individual tract
development and for compliance with other City of Hemet Ordinances
pertaining to drainage and flood control.

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6. The Salt Creek Channel design:
 - A. Shall eliminate the risk of water escaping from the channel by the elimination of any levees and that during any 100-year flood event.
 - B. Erosion considerations at the inlet are addressed to the satisfaction of the City of Hemet.
 - C. Shall meet the purpose of providing a permanent solution to the flooding problem of the affected area.
7. Grading authorized by this Variance shall:
 - (1) Be for the primary purpose of construction of the Salt Creek Channel per approved design.
 - (2) Appurtenant flood control improvements related to Subparagraph (1).
 - (3) Material removed from the channel may be placed in other areas of the development.
8. The proposed channel outlet shall return the water to its natural course in its natural manner.
9. No building permit shall be issued, or additional grading be permitted or additional fill be allowed on Tracts 17138, 17727, 17728, and 17729, other than as permitted hereinabove, until receipt of the F.E.M.A. Belief Letter and completion of the Salt Creek Channel grading or improvements as contemplated by this variance, provided that this condition is without prejudice to the applicant's right to request further relief upon completion of the Salt Creek Channel per design.
10. Comprehensive liability policy during the exercise of this variance in a sum not less than one-million dollars with the City of Hemet named as an additional insured on that policy.

-END-

City of Hemet
2/6/85

RESOLUTION NO. 1938

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, DESIGNATING SEVEN HILLS AS AN ADULT COMMUNITY

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WHEREAS, the area known as Seven Hills has been in the process of developing as an adults only project for many years, and

WHEREAS, the Southwest Specific Plan, recently adopted, has apparently confused the public in regards to the City Council's intentions concerning the full development of the present plans of Seven Hills, and

WHEREAS, the City Council desires that the present development plans of Seven Hills continue as an adults only community,

NOW, THEREFORE, BE IT RESOLVED that the present boundaries of Seven Hills are hereby designated as an Adults Only development.

MOVED, PASSED and ADOPTED this 22nd day of April, 1980, by the following vote:

AYES: Councilmembers Herron, Hutchings Lindquist.

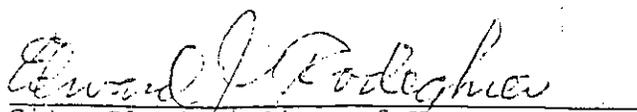
NOES: None.

ABSTAIN: Young.

ABSENT: Kahn.


Mayor - City of Hemet

ATTEST:


City Clerk - City of Hemet

DESCRIPTION

Lot A and all that portion of Parcel 3 of Parcel Map 16134, as shown by Parcel Map on file in Book 102, Pages 1 through 7, inclusive, of Parcel Maps, described as follows:

That portion of Section 20 and Section 21 lying within the boundary lines of Tract 16 of Rancho San Jacinto Viejo, as shown by Map of the Partition of the said Rancho San Jacinto Viejo and particularly described in the Final Decree of Partition of said Rancho on file in the office of the County Clerk of the County of San Diego, in that certain Action entitled "F. M. Bouten vs. Miguel Pedorena et al" which Final Decree of Partition was filed in said Action on November 22, 1882 and that portion of Lot "R" of Tract No. 4103, as shown by Map on file in Book 66, Pages 93 through 100, inclusive, of Maps, Riverside County Records, described as follows:

Beginning at the Southwest corner of Lot 5 of Tract 10840, as shown by Map on file in Book 98, Pages 32 through 36, inclusive, of Maps, Riverside County Records; said point being the TRUE POINT OF BEGINNING; thence South 89° 55' 39" East, along the South boundary of said Tract 10840; a distance of 165.00 feet; thence North 0° 04' 21" East, a distance of 23.10 feet; thence South 89° 55' 39" East, a distance of 100 feet; thence South 0° 04' 21" West, a distance of 30.00 feet; thence South 89° 55' 39" East, a distance of 100.00 feet; thence North 0° 04' 21" East, a distance of 40.00 feet; thence South 89° 55' 39" East, a distance of 62.30 feet; thence North 77° 26' 29" East, a distance of 83.46 feet; thence North 62° 54' 18" East, a distance of 517.60 feet; thence North 52° 41' 48" East, a distance of 83.05 feet; thence North 38° 30' 16" East, a distance of 83.00 feet; thence North 43° 32' 25" East, a distance of 56.62 feet; thence North 57° 39' 16" East, a distance of 186.21 feet; thence South 16° 46' 42" East, a distance of 67.36 feet; thence North 73° 13' 18" East, a distance of 160.00 feet; thence South 16° 46' 42" East, a distance of 112.82 feet; thence North 73° 13' 18" East, a distance of 160.00 feet; thence North 16° 46' 42" West, a distance of 20.50 feet; thence North 73° 13' 18" East, a distance of 95.00 feet to the Southeast corner of Lot 33 of said Tract 10840; the last 19 calls being along the Southerly boundary of said Tract 10840; thence leaving said Southerly boundary of said Tract 10840; South 16° 48' 28" East, a distance of 80.00 feet; thence North 88° 16' 37" East, a distance of 160.00 feet; thence North 73° 15' 48" East, a distance of 540.44 feet; thence North 88° 16' 37" East, a distance of 88.00 feet; thence South 01° 43' 23" East, a distance of 730.00 feet; thence South 88° 16' 37" West, a distance of 88.00 feet; thence South 70° 10' 00" West, a distance of 640.00 feet; thence South 63° 15' 27" West, a distance of 312.00 feet; thence North 22° 41' 43" West, a distance of 204.00 feet; thence South 84° 15' 18" West, a distance of 644.09 feet; thence South 53° 50' 22" West, a distance of 782.61 feet; thence North 36° 09' 38" West, a distance of 34.97 feet to the beginning of a curve concave to the Northeast with a radius of 480.00 feet; thence Northerly and Westerly along said curve through a central angle of 24° 12' 50" an arc length of 202.85 feet; thence North 89° 55' 28" West, a distance of 115.49 feet to the West line of Tract 16; thence North 0° 04' 18" East, a distance of 620.00 feet to THE TRUE POINT OF BEGINNING.



503526
DESCRIPTION
Page 2

Excepting therefrom any portion lying within Lot "X" (Seven Hills Drive) as shown on map of Tract No. 4103, as per plat recorded in Book 66 of Maps, Pages 93 to 100, inclusive, records of said County.

Said land is also situated in the City of Hemet.



STATE OF OREGON