

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



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The Metropolitan Water District of Southern California
P.O. Box 54153, Los Angeles, California 90054-0153

MWD Report No. 1189

Diamond Valley Lake Park Specific Plan

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I. Executive Summary

A. Project Description

The Diamond Valley Lake (DVL) Park Specific Plan will provide for a variety of recreation-related land uses within approximately 538 acres of the East Recreation Area of Diamond Valley Lake. The proposed project land uses are incorporated into six (6) Planning Areas and include the following:

Planning Area 1:

Planning Area 1 consists of approximately 22 acres and includes development locations for the Southern California Water Education Center, the Western Center for Archaeology and Paleontology, project entry signage and water booster station.

The Southern California Water Education Center (SCWEC) will be operated by the Foundation for the Southern California Water Education Center and utilize approximately 12 of the 22 acres located in Planning Area 1. The SCWEC is anticipated to be a state of the art museum style facility which integrates visual and interactive displays designed to provide students and the general public with knowledge of the history of water development and water supply management in Southern California. Initially, the SCWEC facility will consist of a 29,000 square foot building housing exhibit areas, auditorium, meeting and workshop rooms, computer and science labs, classrooms, kitchenette, lobby, and lounge areas. An additional 10,000 square foot future building expansion is anticipated. Those portions of the site not within the building footprint will be used for outdoor exhibits, special events space, project entry signage, trailheads, water booster station, and parking. The facility's on site circulation plan will accommodate provide bus loading and unloading areas, as well as required visitor and employee parking. Utilizing a ratio of one (1) parking space per 300 square feet of gross floor area will require approximately 96 parking spaces for the initial building. An additional 33 spaces would be required when the future building when the future building addition is constructed. Additional parking will be provided for buses and recreational vehicles.

Adjacent to the Water Education Center in Planning Area 1, and considered part of the same overall public facility complex, is the Western Center for Archaeology and Paleontology (Western Center). This facility will occupy the remaining 10 acres of Planning Area 1 and is designed as a state of the art facility to advance the public's understanding of the environmental history and cultural heritage of western North America. The Western Center will consist of a museum complex, an archaeological and paleontological curation facility, basic and applied science research laboratories, and education/conference center. The Western Center is anticipated to be constructed in two phases, and when complete, the building will be approximately 120,000 square feet in size. Phase I will consist of approximately 31,000 square feet and Phase II will consist of approximately 89,000 square feet. As with the SCWEC, those portions of the site not

Diamond Valley Lake

Park Specific Plan

Executive Summary

utilized by the building will provide outdoor exhibit space, special events space and required parking. When completed, the Western Center will require a total of approximately 400 parking spaces: 103 parking spaces for Phase I and 297 additional spaces for Phase II.

Planning Area 1 will also be the location of a number of other project components. The primary entry feature and entry signage for the project will be located at the intersection of Domenigoni Parkway and Lyon Avenue. Planning Area 1 will provide the location for a combination Hiking and Equestrian trail and the trailhead connection to the North Hills trail system which is located off-site of the Specific Plan area. In addition, a water booster station owned and constructed by Eastern Municipal Water District, and needed to provide water to the off-site location of the planned East Marina, may be located in Planning Area 1.

Planning Area 2:

Planning Area 2 provides a location for an 85-acre community park and regional aquatic facility which will be developed by the Valley-Wide Recreation and Park District (Valley-Wide). Valley-Wide Recreation and Park District is a separate taxing entity, has a publicly elected board and is authorized under the State Public Resources Code to provide parks and open space areas.

The community park and regional aquatic facility is anticipated to provide for a variety of active and passive recreation facilities and activities, including, but not limited to: lighted softball/baseball fields, including a softball/baseball stadium with a seating capacity of 500 people; lighted soccer fields, including a soccer stadium with a seating capacity of 500 people; basketball courts, tennis courts, and volleyball courts; an swimming pools; concession area; 20,000 square feet of community buildings; open park area for picnics and other informal activities; and overnight parking areas for 40 recreational vehicles. This list is intended to be representative of the types of uses anticipated in this planning area but is not intended to be exhaustive of potential uses.

The 85-acre community park and regional aquatic is expected to be developed in four phases which will expand the facilities in the following phases:

- Phase I: 15 acres. This will include the pool complex.
- Phase II: 30 acres. This will consist of three sub-phases of 10 acres each.
- Phase III: 15 acres
- Phase IV: 25 acres

Planning Area 3:

Planning Area 3 consists of a recreation lake and a day-use park area which encompasses approximately 266 acres in the center of the Specific Plan site. The primary feature of this area will consist of a recreation lake ranging in size from 70 acres up to 190 acres,

day use/picnic areas, hiking and equestrian trails, and associated parking. The recreational lake design provides for a variety of water related recreation activities including, but not limited to boating, swimming and fishing. The water supply for the recreation lake will come from on-site project wells. For health and safety reasons extended body contact with the water will be allowed only in swim lagoons and designated areas. These lagoons and swimming areas will be separated from the balance of the lake by physical barriers to allow for the effective treatment of the water and to assure the long term viability of the facility. With the exception of incidental contact, body contact with the water of the balance of the lake will be prohibited. The types of boats and the locations for the use of boats will be determined by Metropolitan during the design phase of Planning Area 3. These uses are expected to include, but may not be limited to, the following types of water craft: kayaks, canoes, paddle boats, inflatable rafts (not inner tubes and air mattresses) and sailboards.

In addition to the recreation lake, Planning Area 3 is anticipated to include recreational land uses which complement the lake uses, including but not limited to the following uses: picnic areas, restrooms, pedestrian paths, equestrian trail, bicycle paths, rest areas, recreation related retail uses, and parking facilities.

Planning Area 4:

Located along the east side of the primary access road, and south of Planning Area 1, Planning Area 4 consists of approximately 58 acres, designated as a "Future Development Area". Planning Area 4 provides an opportunity for the development of additional recreation related uses, including, but not limited to retail uses considered to be associated and/or compatible with, the on-site recreation uses of the Specific Plan area. The following uses, as well as similar uses not specifically mentioned, would be considered appropriate uses for Planning Area 4:

1. Golf-related uses such as a driving range, pro-shop, and golf course.
2. Special events meadow for concerts and festivals.
3. Expansion of the Recreation Lake and recreational facilities.
4. Water Park.
5. Recreation-related retail stores and establishments including but not limited to: Tackle shop, sports equipment, camp market.
6. Campgrounds including RV, tent, and tent cabin sites.
7. Similar open space and recreational uses.
8. Parking Areas.
9. Lodges and conference centers.
10. Water booster station, if not located in Planning Area 1.
11. Hiking, biking, walking and equestrian trails.

Although future development will occur within Planning Area 4, no uses except landscaping, hiking, biking and equestrian trails, water features and overflow parking are proposed at this time.

Development of any uses in Planning Area 4 other than hiking, biking and equestrian trails, water features, landscaping and parking, including uses listed as permitted uses, may require the completion of appropriate environmental review. Metropolitan will remain responsible for maintenance of this Planning Area during the construction and operation of other uses within the Specific Plan area.

Planning Area 5:

Planning Area 5 is envisioned as a 40-acre youth oriented outdoor education facility, intended to provide a camp-like environment for groups of up to 100 young people. It is anticipated the outdoor education program will be highly supervised and oriented toward the environment, water, and ecological related subjects. This Planning Area will have access to the recreation lake located primarily within Planning Area 3. On-site facilities are expected to include administrative offices, sleeping quarters, central washrooms and showers, recreation and dining room, kitchen, laundry, workshops, hiking, biking, equestrian trails, and storage areas. Primary access to Planning Area 5 will be provided from Newport Road.

Planning Area 6:

Planning Area 6 consists of approximately 34 acres, designated as a "Future Development Area". Planning Area 6 provides an opportunity for the development of additional recreation related uses, including, but not limited to retail uses considered to be associated and/or compatible with, the on-site recreation uses of the Specific Plan area. The following uses, as well as similar uses not specifically mentioned, would be considered appropriate uses for Planning Area 6:

1. Golf-related uses such as a driving range, pro-shop, and golf course.
2. Special events meadow for concerts and festivals.
3. Expansion of the Recreation Lake and recreational facilities.
4. Water Park.
5. Recreation-related retail stores and establishments including but not limited to: Tackle shop, sports equipment, camp market.
6. Campgrounds including RV and tent sites.
7. Similar open space and recreational uses.
8. Parking Areas.
9. Lodges and conference centers.
10. Hiking, biking, walking and equestrian trails.

Although future development will occur within Planning Area 6, no uses except landscaping, hiking, biking, walking and equestrian trails, water features and overflow parking are proposed at this time.

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Planning Area 6 is identified separately because it is currently in the Sphere of Influence of the City of Hemet, while the balance of the Specific Plan area is within the corporate boundaries of the City of Hemet.

Development of any uses in Planning Area 6 other than landscaping and parks, including uses listed as permitted uses may require the completion of appropriate environmental review. Metropolitan will remain responsible for maintenance of this Planning Area during the construction and operation of other uses within the Specific Plan area.

Roadways:

The Specific Plan requires the construction of an on-site backbone roadway consisting of 134' of right of way, which provides access to the Specific Plan area from Domenigoni Parkway. When completed, this roadway will provide access to Planning Areas 1, 2, 3, 4 and 6, and will provide an all weather emergency access connection to Newport Road. Improvements to this roadway will be constructed as needed to serve the individual planning areas, and as necessary to meet fire and emergency access requirements. Access to Planning 5, the outdoor education facility, will be provided from Newport Road, with the backbone roadway providing secondary emergency access. The backbone roadway system will occupy approximately 33 acres.

Land Use Summary Table

Planning Area	Acres
PA 1	22
PA 2	85
PA 3	266
PA 4	58
PA 5	40
PA 6	34
Project Roadways	33
Specific Plan Total	538

B. Purpose and Intent of Specific Plan

The Diamond Valley Lake Park Specific Plan has been prepared for the purpose of establishing guidelines for the coordinated development of the overall project site. This document provides the City of Hemet with proposed land uses, plans, criteria, and regulations to ensure efficient, orderly development in accordance with the adopted City of Hemet General Plan and Final Environmental Impact Report (Final EIR) for the Diamond Valley Lake (previously referred to as the Eastside Reservoir). The Diamond Valley Lake Park Specific Plan is intended to provide design and development criteria against which concurrent and future development proposals can and will be evaluated. However, it is important to note that this document is intended to provide the flexibility necessary to accommodate individual development approaches which will come forward from a variety of proponents over a number of years.

The Diamond Valley Lake Park Specific Plan project goals are as follows:

- Implement a portion of the conceptual recreation plan identified in the Final EIR for the Eastside Reservoir (Diamond Valley Lake).
- Provide a comprehensive development plan for public uses.
- Provide for the construction and extension of adequate infrastructure facilities to meet the needs of development of the site.
- Provide development consistent with mitigation measures established for the Eastside Reservoir.
- Provide an integrated system of vehicular, bicycle, and pedestrian systems to traverse the site and connect with existing and planned off-site recreation facilities such as the North Hills trails.
- Provide project-wide landscape and architectural design criteria which will thematically link the variety of public, educational, recreational and recreation related land uses contained within the Specific Plan.

Pursuant to State of California (under California Government Code, Title 7, Division 3, Article 8, Section 65450) regulations and City of Hemet Ordinances, this Specific Plan will be adopted by the City of Hemet by Ordinance. Adoption of this document by the City as Ordinance will establish this document as regulations for the development of the Specific Plan area.

All future development plans, including site plans for projects within the boundaries of this Specific Plan, are required to be consistent with the regulations set forth within this document and with all other applicable City regulations. Furthermore, all regulations, conditions, and programs contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phase or portion thereof is for any reason held 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 portions of the Specific Plan.

C. Specific Plan Format

The DVL Park Specific Plan has been developed as both a regulatory document and a land use plan. This Specific Plan document has been divided into seven (7) sections. This is Section I, *Executive Summary*, which provides a project overview. Section II, *Introduction*, provides a project description and background. Section III, *Project Setting*, describes the existing physical, environmental and regulatory setting and available public services. Section IV, *Project-Wide Development Standards*, describes the overall

planning approach and criteria that will establish a unified theme and link the individual Planning Areas and uses. Section V, *Planning Area Development Standards*, provides design criteria for uses within each Planning Area. Section VI, *Design Guidelines*, provides the guidance needed to thematically link the project land uses through architecture, landscaping, signage, fencing and lighting. Section VII, *General Plan Consistency* provides an analysis of the applicable General Plan concepts and strategies, and the Diamond Valley Lake Park Specific Plan objectives, criteria, and guidelines.

D. General Plan Consistency

This Specific Plan is intended to be consistent with the City of Hemet General Plan and related goals, concepts, strategies, and performance standards. The various land uses permitted by this document are consistent with the goals, concepts, strategies, and performance standards described in the General Plan. Section VII, *General Plan Consistency* provides an analysis of the project's consistency with the applicable provisions of the General Plan.

E. Relationship to Other Regulations

This Specific Plan is intended to provide the information needed to determine which City policies, standards, and regulations are applicable to the development of the project area. Circumstances not specifically covered by this Specific Plan will be governed by City regulations existing at the time of adoption of the plan. No provision of this document is intended to repeat, abrogate, annul, impair or interfere with any existing City ordinance, except as specifically repealed by adoption of this Specific Plan.

Whenever the provisions of this Specific Plan impose or establish more restrictive regulations than those imposed by any City ordinance, code or regulation, the provision of this document shall govern. The stipulations of this document are not intended to interfere with or abrogate any easement, covenants or other existing agreements that are more restrictive than this document. However, should any conflict arise between this Specific Plan or any existing or future City ordinance, resolution, policy or discretionary action, other than an act related to public welfare and safety, this Specific Plan shall take precedence. The methods and procedures for implementation and administration of this Specific Plan document are as provided below in Section I, (F) *Discretionary Actions and Approval*.

F. Discretionary Actions and Approval

The Metropolitan Water District of Southern California, hereinafter referred to as Metropolitan, is the Lead Agency for environmental review under the California Environmental Quality Act (CEQA). The city of Hemet shall be responsible for approving the Specific Plan and reviewing development plans submitted within the project site, and shall be a "Responsible Agency" under CEQA.

Diamond Valley Lake Park Specific Plan

Executive Summary

This Specific Plan will be used by the following public agencies in connection with the following actions:

City of Hemet Planning Commission

- Recommend action to the Hemet City Council on the adoption of this Specific Plan document.
- Recommend action to the Hemet City Council on the adoption of the applicable zone change for this Specific Plan.

City of Hemet City Council

- Undertake final action on the applicable ordinance adopting the zone change to make the zoning on the site consistent with the Diamond Valley Lake Park Specific Plan.
- Adopt the Specific Plan as ordinance.

II. Introduction

A. Location

The Diamond Valley Lake Park Specific Plan is comprised of approximately 538 acres located in the southern portion of the City of Hemet, Riverside County, California (Exhibit II-1, *Regional Map*). Located southwest of the intersection of State Street and the Domenigoni Parkway, the site can be accessed from the signalized intersection at Lyon Avenue and Domenigoni Parkway. A portion of Lyon Avenue south of the intersection is paved and constitutes the project's primary entry location. Exhibit No. II-2, *Vicinity Map*, depicts the project location and its relationship to the surrounding roadways. The easterly dam wall of the Diamond Valley Lake is located approximately 1,000 feet from the westerly project boundary.

B. Project Description

The Diamond Valley Lake Park Specific Plan site represents a portion of the larger "*East Recreation Area of the Diamond Valley Lake*" project area. The Diamond Valley Lake Park Specific Plan establishes the basic development parameters for the public recreation uses located in a portion of the *East Recreation Area*, which is owned by Metropolitan (Exhibit II-3, *Regional Context*). The development of the *East Recreation Area* has been divided into two (2) separate areas: this Specific Plan addresses development of the "public use areas" which are to be owned and/or operated by public or quasi-public agencies. The balance of the *East Recreation Area* is expected to be developed at a later date utilizing private funding and subject to the effects of market conditions.

This Specific Plan is unique for a number of reasons, including:

- The public ownership of the land and associated responsibility for operation and maintenance.
- The recreational attributes of the project site.
- The geographically dispersed nature of the uses.

Although the majority of the individual uses within the Specific Plan area will be widely dispersed throughout the project site, appropriate streetscape and landscape components have been prepared which create an overall project theme, providing a link between land uses. The Specific Plan also ensures that adequate infrastructure will be appropriately sized to accommodate the demands of the project at build out.

The 538 acres Diamond Valley Lake Park Specific Plan consists of the following land uses which are depicted on Exhibit IV-1 *Land Use Plan*.

A 22-acre site for the Southern California Water Education Center and the Western Center for Archaeology and Paleontology.

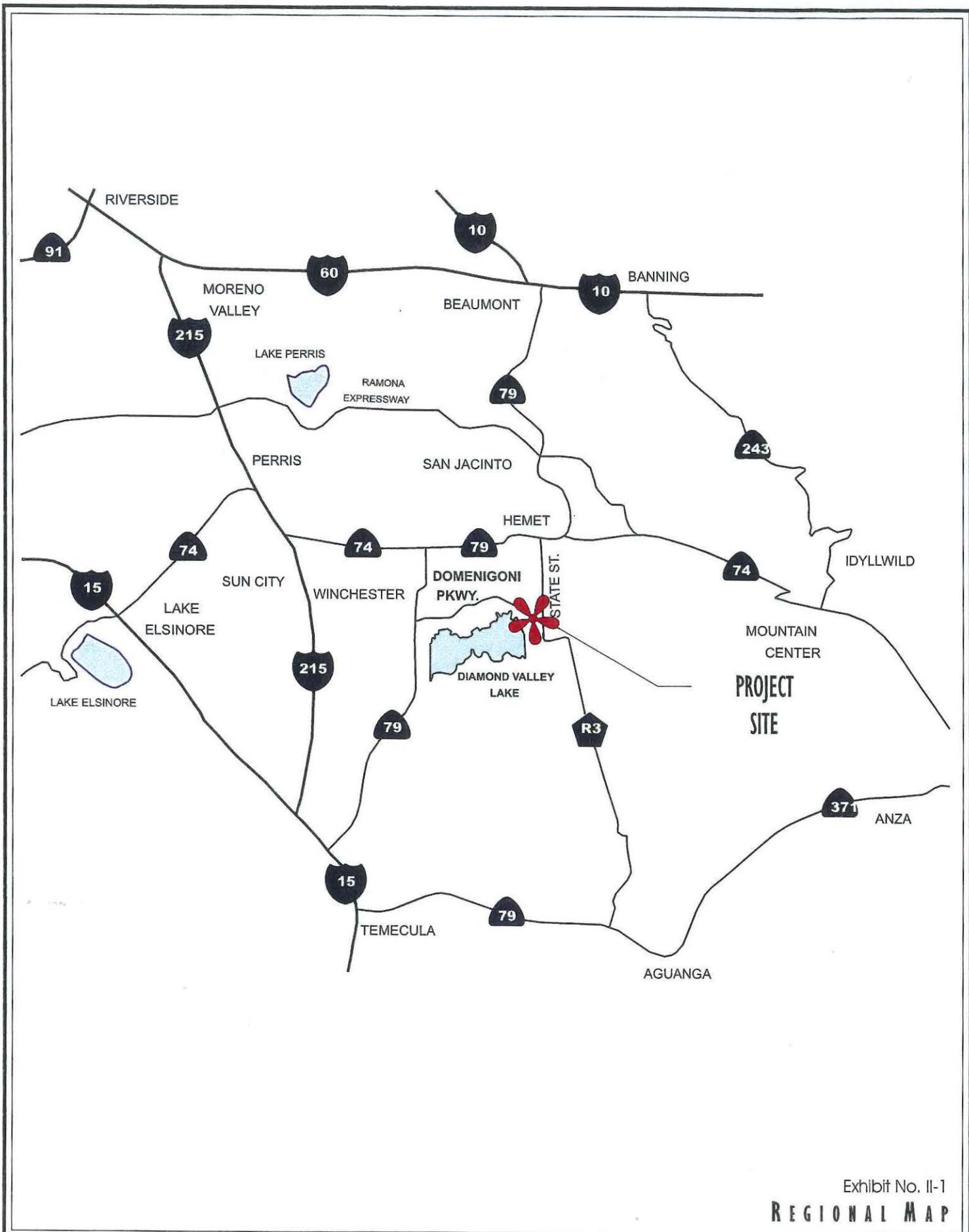


Exhibit No. II-1
REGIONAL MAP

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



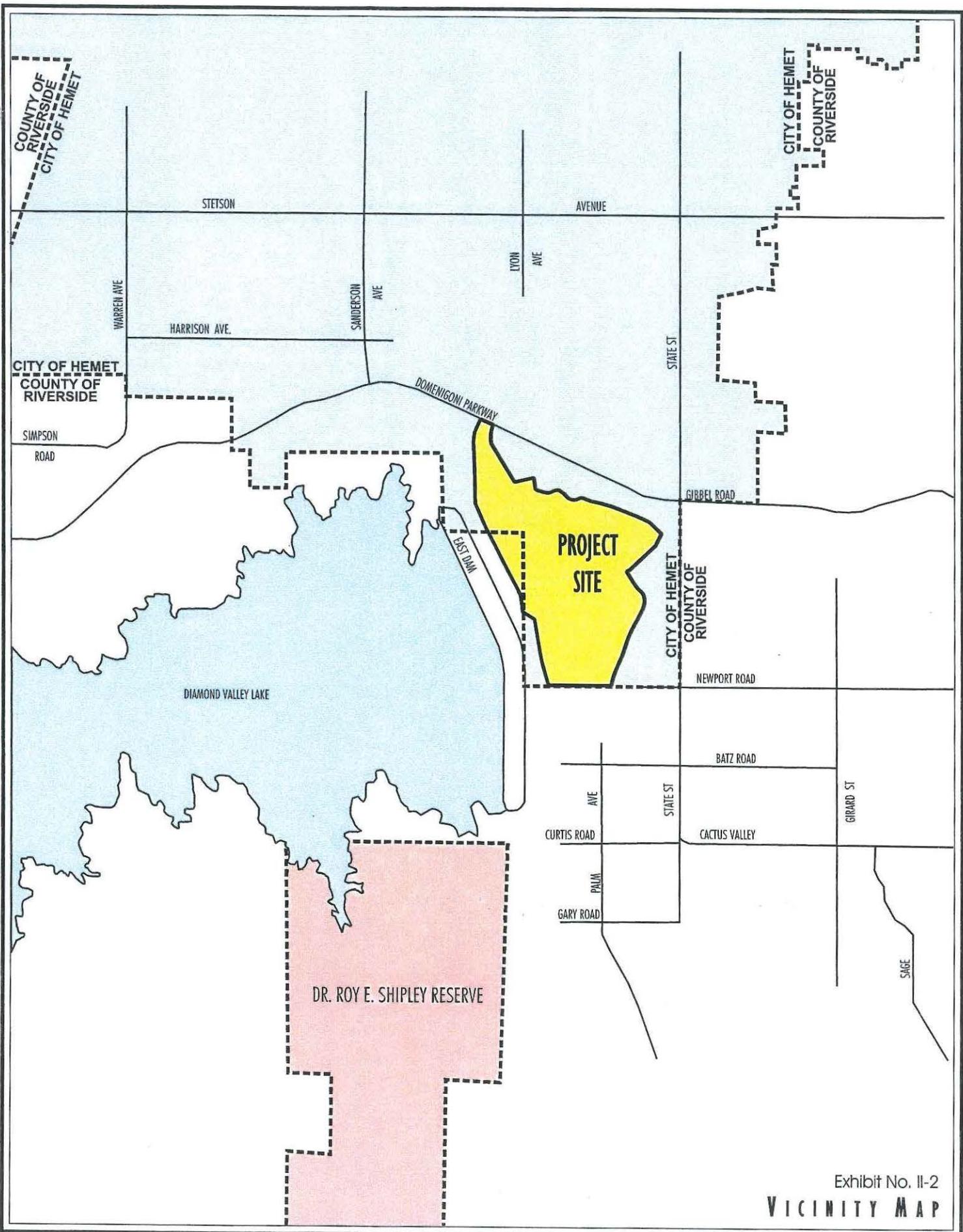


Exhibit No. II-2
VICINITY MAP

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



**SPECIFIC PLAN
BOUNDARY**

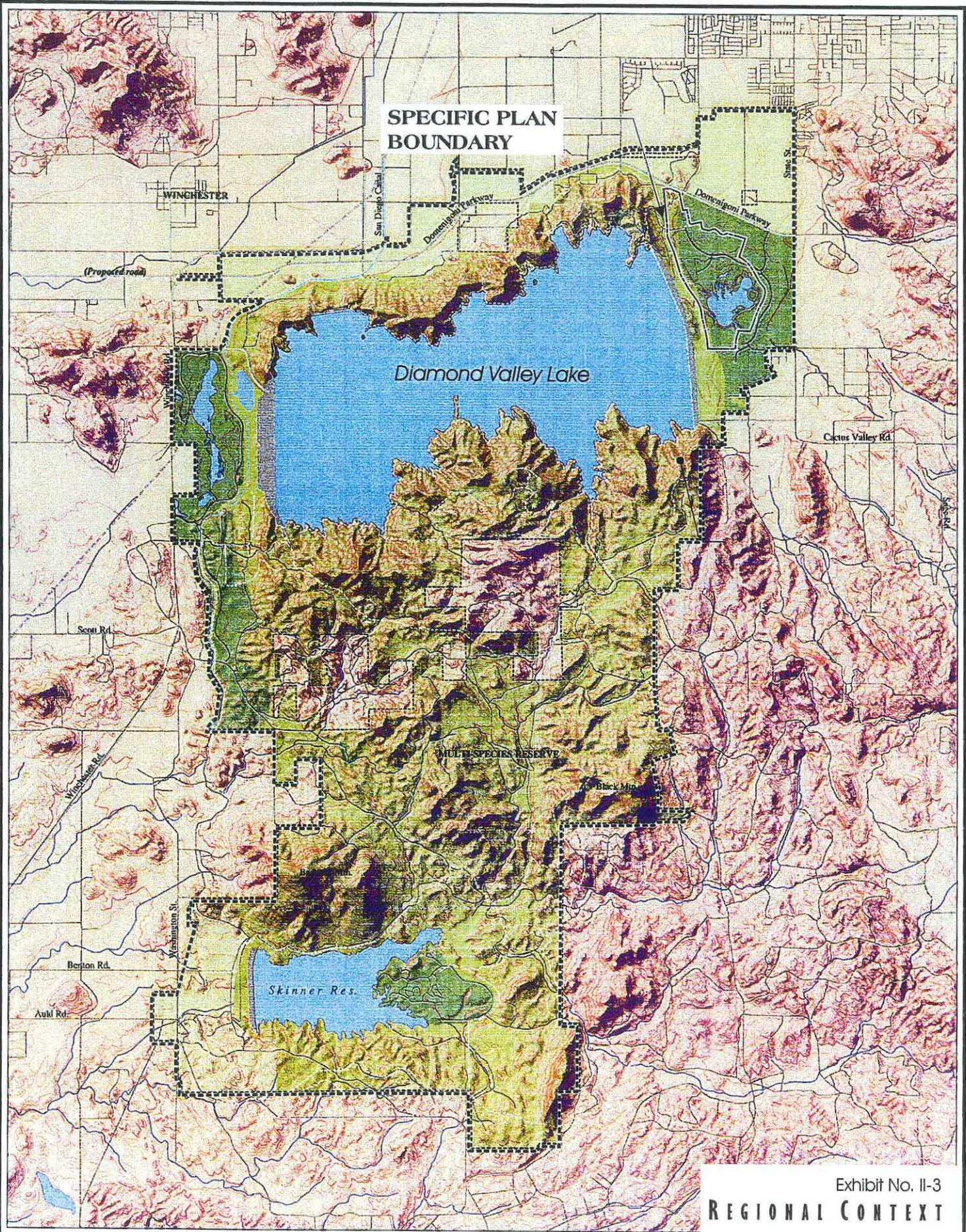


Exhibit No. II-3

REGIONAL CONTEXT

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

An 85-acre site for the Valley-Wide Recreation and Park District Community Park and Regional Aquatic Facility.

A 266-acre site for a Recreation Lake and day use/picnic areas.

A 40-acre youth oriented outdoor education facility.

Two future development areas: a 58-acre site within the City limits and a 34-acre site outside the City limits, but within the City of Hemet Sphere of Influence.

Approximately 33 acres of backbone roadway.

An approximately 1-acre water booster pump station required to deliver potable water to the off-site East Marina facility may be located within Planning Area 1 or Planning Area 4. The final location will be based on final engineering considerations and has not been determined at this time.

The total acres designated within the Specific Plan will not increase unless the plan is amended. Development of land uses not discussed in the Specific Plan document or land uses determined to be substantially different than those permitted may require additional environmental review prior to the approval of that use.

The Specific Plan land uses will be developed incrementally as revenue and organizational milestones are reached. The sequencing of the development of the Diamond Valley Lake Specific Plan is predicated upon the ability of public and semi-public entities to obtain funding from third party sources. Phasing of development will be based upon internal agreements with Metropolitan, who will remain the owner of the Specific Plan area. The conceptual phasing of projected development increments is described in Section IVF, *Conceptual Phasing* of this Specific Plan.

C. Project Background

The Diamond Valley Lake project site, formerly known as the "Eastside Reservoir", was among a number of sites Metropolitan evaluated in its search for the best reservoir site to meet its water storage and distribution needs. As part of Metropolitan's evaluation of potential reservoir sites, a conceptual recreation plan which addressed both the "East Recreation Area" and the "West Recreation Area" of Diamond Valley Lake was prepared. This conceptual plan was depicted in the Final Environmental Impact Report (Final EIR) certified by Metropolitan in October, 1991, for the "Eastside Reservoir" (Diamond Valley) alternative site. The purpose of the conceptual recreation plan contained in the FEIR was to identify a level of development for evaluation as part of the environmental review process for the overall Diamond Valley Lake project. Lake construction included grading for both the east and west recreation areas, and was based on the conceptual plan contained in the Final EIR.

The Final EIR provided a comprehensive evaluation of environmental impacts of the reservoir construction and the operation of recreation areas at the east and west ends of the lake. A Supplemental EIR and Addendums were prepared due to changes in various

components of the reservoir's construction. However, no modifications have been completed that substantially affect the original recreation concept. This Specific Plan accommodates the recreational uses analyzed in the FEIR.

D. Project Purpose and Objectives

1. Project Purpose

Due to the distinction between the public and private development the use of this Specific Plan for public related uses brings a different character to the project and suggests a variation in the manner in which a specific plan is typically implemented. Metropolitan typically provides proposed users with 99-year leases to provide for the development and long-term operation of their facilities. This ensures that Metropolitan can protect its resources and ensure appropriate operations occur adjacent to the Diamond Valley Lake. Although Metropolitan will retain ownership of the area, Metropolitan will allow lessees to implement development plans within the general scope of the lease agreements and consistent with the criteria of this Specific Plan. By the terms of the leases, no construction of any kind can be undertaken by the lessees until Metropolitan has provided written approval of the final plans and specifications for the buildings and landscaping. Although the leases require the lessees to comply with all applicable federal, state and local laws, ordinances and regulations, Metropolitan is not responsible in any manner for reviewing the lessees compliance with such laws, ordinances and regulations. Additionally, Metropolitan recognizes the lessees' right to contest the validity or application of any law, ordinance, order, rule, regulation or requirement.

The Specific Plan provides broad thematic architectural and landscape design parameters to guide development of the site because several public agencies will operate a variety of related land uses within the geographical boundaries of the Specific Plan. An administrative mechanism that allows these agencies to proceed in a loose relationship with one another is essential for the following reasons:

- Each organization is governed by its own Board of Directors. In some cases the Board members are publicly elected.
- The individual Planning Area land uses are oriented toward recreation related activities, and are anticipated to result in the construction of a very limited number of buildings. Due to the limited number of buildings, their unique nature and uses, and the physical distance between them, overall project compatibility is assured through the use of broad, shared thematic landscape and architectural elements, provided by the *Design Guidelines* in Section VI.

2. Objectives

The objectives of this Specific Plan are:

- Provide for the future development of public recreation related uses.
- Permit each organization operating within the Specific Plan to proceed with its planning and development efforts in a coordinated manner consistent with the overall development of the project site.
- Allow Metropolitan to meet its goal of providing recreational related uses and activities.

Based upon these objectives, highly detailed development criteria are not applicable since each organization has been charged with meeting its own constituent needs. In addition, each organization will fund their project through public taxes, assessments, or grants or private donors through fund raising events. Due to this distinction, this Specific Plan provides considerable latitude in the development of project area uses. The design criteria are broadly defined and the development standards are minimal due to the considerable geographic separation between individual use areas, the limited number of users/operators, and the limited number of buildings at each site.

The Planning Areas, except Planning Area 5, will be linked by a single project road, referred to as the Primary Access Roadway. This roadway represents the physical and geographic spine for the project areas, and will provide access to each proposed use except for the outdoor education facility in Planning Area 5. To ensure that this linkage provides an attractive entry to each individual use or Planning Area served by the primary access roadway, specific streetscape design criteria have been provided that establish street improvements, pedestrian access, and landscaping criteria. Secondary emergency access will be provided by a roadway extending from the end of the Primary Access Roadway to Newport Road, to provide access for fire and life safety personnel and equipment. Access to Planning Area 5 will be primarily from Newport Road, with the Primary Access Roadway providing secondary access in the event of an emergency.

E. State law

The State Legislature provides for the preparation and use of a specific plan, provided it meets the following criteria, as specified in Section 65450 of the California Government Code:

- (a) *A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*
 - (1) *The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
 - (2) *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be*

- located within the area covered by the plan and needed to support the land uses described in the plan.*
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*
- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.*

III. Project Setting

A. Project Area and Surrounding Land Use, Zoning, and General Plan

1. Project Area

a) Land Use

The topography of the project site was significantly altered during the construction of the Diamond Valley Lake. The project area is currently undeveloped but has been graded to provide a variable contour to provide for regional drainage and the proposed recreation lake. The site's undulating pattern was also created to provide for potential recreational use, although no specific design was proposed.

No roadways traverse the project area, except for a paved four-lane entry road extending a short distance south of Domenigoni Parkway and a short segment of the road leading to the East Marina. At the roadway's termination point a paved road extends generally to the west to allow for access to a future marina site on the lake. The most northerly boundary of the Specific Plan area is Domenigoni Parkway, which is a four (4) lane paved, divided roadway. The southerly project boundary is the westerly extension of Newport Road.

b) City of Hemet General Plan

With the exception of the 34-acre Planning Area 6, the project site is located within the City of Hemet, generally south of the Domenigoni Parkway and west of State Street. Planning Area 6 is within the Sphere of Influence of the City and it is anticipated that this area will be annexed into the City.

The City of Hemet General Plan designates the project site SP (Specific Plan). Although the General Plan does not provide for any specific criteria as part of the General Plan designation, the Domenigoni/Diamond Valley Neighborhood Planning Area identifies recreational related issues/concepts for the area, including the following applicable Concept and Strategies. Additional analysis of the Specific Plan consistency with the Hemet General Plan is contained in Section VII, *General Plan Consistency*.

Concept

- "The Domenigoni Reservoir [*now known as Diamond Valley Lake*] and associated eastern dam recreation area will cover the majority of the Domenigoni/Diamond Valley Neighborhood Planning Area. However, until MWD completes definitive plans for the eastern dam recreation area, significant unknowns for the neighborhood's future will exist."

Strategies

- (1) "Work with MWD to ensure that their plan for the Domenigoni Reservoir's eastern dam recreation area is integrated into the Hemet community, and provide recreational opportunities for residents of the local, as well as regional, area."
- (2) "Review the proposed McSweeny Farms East Specific Plan to identify opportunities for the creation of recreational and related commercial uses southwest of Salt Creek that will be mutually supportive with the recreational uses planned by MWD in the east dam recreational area."

c) City of Hemet Zoning

The project site is zoned A-10 (Agriculture, 10 acre minimum lot size) and SP 88-16. The City of Hemet Zoning Ordinance permits a variety of agricultural and rural related commercial enterprises within the current zoning. A Zone Change application to Specific Plan for those portions of the site not currently zoned SP is being processed concurrently with this Specific Plan, and the zoning will be changed concurrently with the adoption of the Specific Plan.

2. Surrounding Area

a) Land Use

In general, the surrounding land use is primarily undeveloped, except for the East Dam of Diamond Valley Lake located approximately 1,000 feet to the west of the project boundary. A 1,000-foot wide Wildlife Corridor and Reserve area is located within the open space area between the eastern dam wall and the project's westerly boundary. The Wildlife Corridor/Reserve attributes are discussed in Section B.1, below.

Provided below is a more detailed explanation of existing land uses and proposed development projects surrounding the project area.

- North: Domenigoni Parkway, a paved four (4) lane divided roadway, delineates the most northerly project boundary. North of the Parkway lies a portion of the McSweeny Ranch Specific Plan, originally approved for a combination of residential, commercial, public, and open space areas. Up to 3,200 residential units were approved. Now, however, a portion of the McSweeny Ranch Specific Plan (SP 88-16) is located within the Diamond Valley Lake Specific Plan project. Therefore, the size of the McSweeny Ranch Plan and the number of units within it may be reduced, although the extent of any such reduction is unknown. The area

Diamond Valley Lake Park Specific Plan

Project Setting

north of Planning Areas 2 and 3, south of the Parkway, are outside the Specific Plan boundaries, but constitute a portion of the "East Recreation Area" and are undeveloped.

- **South:** The balance of the East Recreation Area is located to the south and east of the project site. The area is undeveloped except for the Douma House, which is utilized by Metropolitan Staff as office space and Metropolitan's Visitor Center for the Lake.
- **East:** The Specific Plan Area is separated from State Street by a strip of land that has been graded to be a drainage greenbelt. On the east side of State Street is a proposed Specific Plan (McSweeny Farms), with 2,500 residential units, 22 acres of commercial uses, and a variety of public, drainage, and open space areas.
- **West:** The Diamond Valley Lake east dam wall, Wildlife Corridor and Southwestern Riverside County Multi-Species Reserve are adjacent to the westerly project boundary.

b) Riverside County General Plan

The areas west of the project boundaries adjacent to Planning Areas 3 and 5, the Diamond Valley Lake east dam wall and Wildlife Corridor, south of Newport Road and its westerly extension, and east of State Street one-half mile west of the project's northerly entry road, are within the unincorporated area of the County of Riverside. In addition, Planning Area 6 is within the unincorporated area of the County, although within the Sphere of Influence of the City of Hemet. The City of Hemet has initiated the annexation action to bring this portion of the Specific Plan site into the City.

The Riverside County Comprehensive General Plan Open Space and Conservation Map designates all of the area east of State Street as "Agriculture". The unincorporated areas west of the project site are a combination of "Agriculture" and "Adopted Specific Plans/Water Resources" designations. The County's Map is out of date and does not include the Diamond Valley Lake. However, the General Plan update designates the site "Open Space/Recreation".

B. Environmental Constraints

The construction of the Diamond Valley Lake and the grading of the East Recreation Area have significantly affected the project area. The potential impacts of these activities were fully disclosed as part of the "Eastside Reservoir Project" FEIR adopted in October, 1991(SCH 89081422). These actions have resulted in topographic and drainage changes within the Specific Plan area. In addition, mitigation measures for Diamond Valley Lake included in the FEIR established a wildlife corridor adjacent to the east dam wall of the

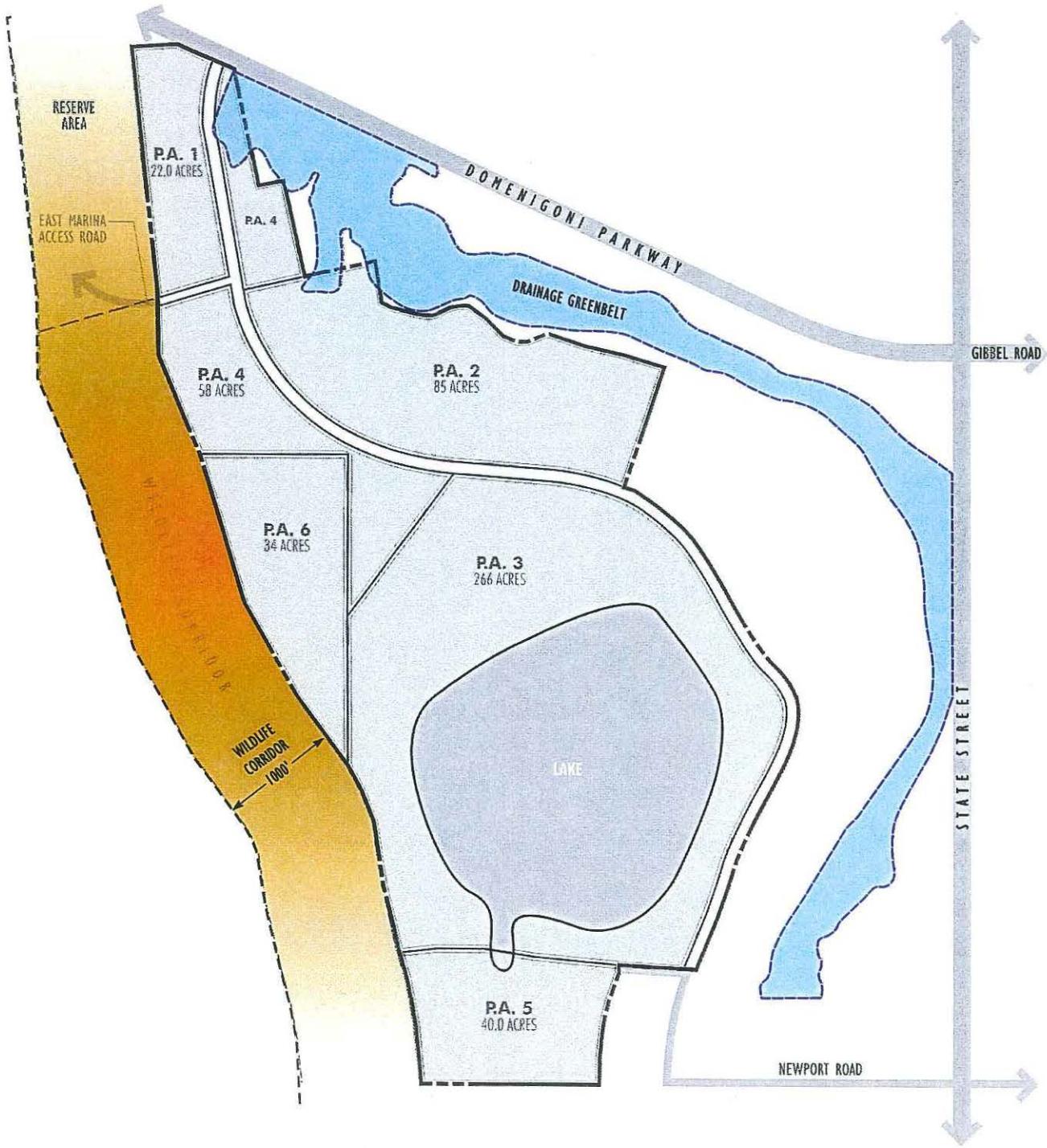


Exhibit 11-i

ENVIRONMENTAL SUSTAINABILITY MAP

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

MWD METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA



lake and a reserve north and south of the reservoir and to the west of Planning Area 1. Each of these potential constraints is discussed below and indicated in Exhibit III-1, *Existing Environmental Constraints*.

1. Wildlife Corridor and Reserve

Metropolitan is member of a Reserve Management Committee (RMC) comprised of representatives of the U.S. Fish and Wildlife Service, California Department of Fish and Game, Riverside County Regional Park and Open Space District, and the Riverside County Habitat Conservation Agency. The RMC manages the Wildlife Corridor adjacent to Planning Areas 3, 4, 5 and 6, as well as the adopted Multi-Species Habitat Conservation Plan (MSHCP) Reserve Area adjacent to Planning Area 1. Exhibit III-1, *Existing Environmental Constraints*, indicates the location of the Wildlife Corridor and /Reserve Area.

The MSHCP requires fencing to protect the Corridor and the Reserve from human use. Additionally, the development of the Specific Plan will be sensitive to following issues:

- Light and noise emanating from adjoining land uses.
- The introduction of non-native vegetation that may adversely affect indigenous plant growth.
- The proximity of humans and domesticated animals, particularly their access to the Corridor/Reserve.
- Maintenance of natural moisture conditions and avoidance of over watering.

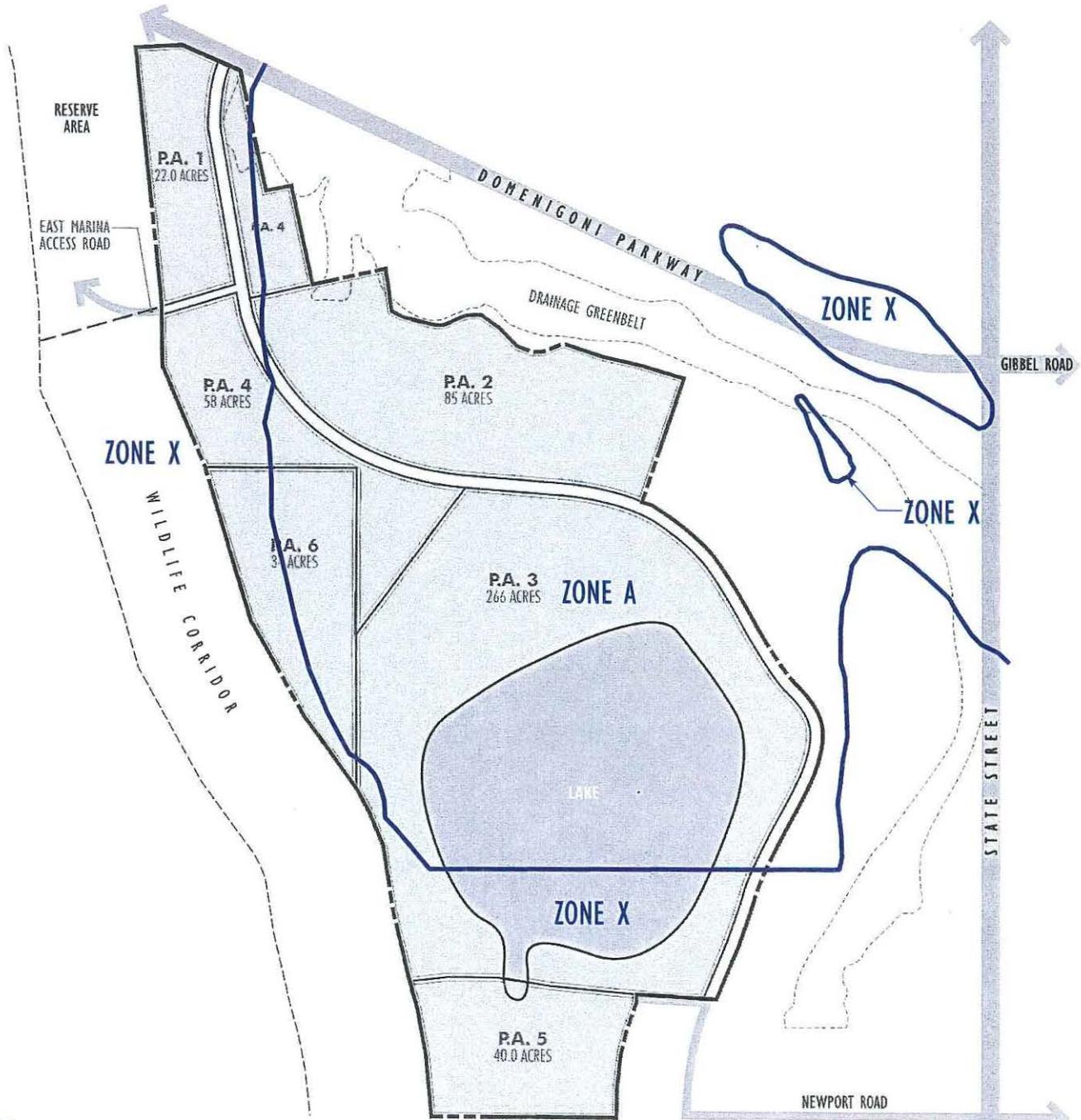
Mitigation measures to implement these protections have been included in the Mitigation Monitoring and Reporting Program prepared for the Specific Plan.

2. Floodplain and Drainage

Much of the Specific Plan area is currently mapped as Zone A, area of the 100-year flood, on City of Hemet Flood Insurance Rate Map (FIRM) Community – Panel Number 060253005D dated August 19, 1997, prepared by the Federal Emergency Management Agency (FEMA). However, the floodplain boundaries shown on the 1997 map (indicated on Exhibit III-2, *FEMA Floodplain Map*) reflect site conditions prior the construction of Diamond Valley Lake and the grading that has occurred for the entire East Recreation Area. Therefore, the 100-year flooding conditions delineated on the FEMA map do not reflect the actual, existing site topography.

Due to the potential for development activity within and near the project site, a number of drainage studies have been completed which have established the quantity and the direction of off-site drainage flows onto the project site. Material spoils from the foundation excavation of the East Dam were used to raise much of the Specific Plan Area out of the 100-year flood hazard area represented on the 1997 FIRM. In addition, some

drainage improvements were created during reservoir construction including a significant channel on the project's easterly perimeter to capture and convey off-site storm water

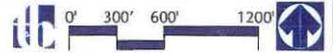


LEGEND	
ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE X	AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

Exhibit No. III-2

FEMA FLOODPLAIN MAP

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



flows around the project site. Additionally, the Goodhart Canyon Detention Basin, just south of the Specific Plan site, was constructed to detain, measure, and convey the flow from the Goodhart Canyon drainage area. St. John's Canyon and Green Canyon channels, just southeast of the Specific Plan site, were constructed to collect the sheet flows from St. John's Canyon and Green Canyon drainage areas, respectively. Another significant drainage feature is a double 12' x 14' reinforced concrete box (RCB) installed under the Domenigoni Parkway during its construction. This structure will discharge flows from the project site into the Salt Creek Channel located on the north side of the Parkway. Drainage flows adjacent to the project area include runoff from tributary canyons and properties, including Saint Johns Canyon, Selgado Canyon, and Cactus Valley. The northerly drainage course located just south of the Domenigoni Parkway has been designed as a natural swale with the culvert described above as the discharge point. The culvert is designed to accept a peak flow of 7,071 cubic feet per second (cfs) of flow at the culvert. The drainage course downstream acts as a detention basin and limits drainage discharge at Domenigoni Parkway to 3,966 cfs. The area labeled "Drainage Greenbelt" on Exhibit No. III-1, *Environmental Constraints Map*, identifies the potential extent of flooding, in the event of a 100-year storm under existing drainage conditions.

Studies completed for the area identify flooding as being confined to the drainage channel located around the easterly perimeter of the project. A Letter of Map Revision (LOMR) to the FIRM will be prepared in order to revise the FIRM map to reflect current flood conditions.

3. Geotechnical and Topography

The project site has been graded to reflect the East Recreation Area recreation concept analyzed in the October 1991 FEIR. Site contours include the drainage greenbelt described above and a 70-acre lake. In addition, a project entry roadway has been partially graded through the project site in an alignment similar to that proposed by this Specific Plan.

The site is within the Hanford-Tujunga-Greenfield soil association, according to the U.S. Department of Agriculture, Soil Conservation Service. Specific soil series in the area include Domino, Exeter, Friant, Greenfield, Hanford, and Monserate. Although previous grading has changed the specific location of these soils, they still remain on site.

According to the Final EIR, the closet fault to the project site is the Rawson Fault, which exists as a minor bedrock fault originating to the south of Diamond Valley Lake and terminating at the hills that comprise the south side of the lake. The Casa Loma Fault, located approximately 3.5 miles northeast of the project site is the closet designated Alquist-Priolo Special Studies Zone. The closet active fault near source zone is the San Jacinto Fault, located approximately 9.5 miles to the northeast of the site.

C. Circulation

1. Existing Circulation System

The project site is generally situated at the south side of the intersection of the Domenigoni Parkway and Lyon Avenue. Property north of the Domenigoni Parkway is within the City of Hemet. However, the area south of the project site boundary, as well as east of State Street and south of Gibbel Road (the eastern extension of Domenigoni Parkway), is currently within the unincorporated area of Riverside County. As such, the roadway system is currently divided along the centerline of State Street with the easterly half in the County of Riverside and the westerly half in the City of Hemet.

The McSweeny Farms Specific Plan is proposed east of State Street and extends south to Newport Road, within Riverside County. Annexation to the City of Hemet is proposed as part of the McSweeny Farms project. Should annexation occur, the easterly half of State Street would be added to the City of Hemet, bringing the entire width of this portion of State Street into the city limits.

2. Current Circulation Plans

a) City of Hemet General Plan

Exhibit III-3, *City of Hemet/Riverside County General Plan Circulation* illustrates the portion of the City of Hemet General Plan Circulation system adjacent to the project site. The City General Plan designates Domenigoni Parkway as an Expressway, with 134 feet right of way, with an ultimate build out of six (6) travel lanes. State Street is designated a Major Highway, with 100 feet right of way, and a maximum of four (4) travel lanes.

b) County of Riverside General Plan

Exhibit III-3, *City of Hemet/Riverside County General Plan Circulation* illustrates the County of Riverside General Circulation Element in the vicinity of the project site. The County provides identical designations to those provided by the City of Hemet for State Street and Domenigoni Parkway. State Street is designated a Major roadway with 100 feet right of way and Domenigoni Parkway is designated an Expressway with 134 feet of right of way. In addition, the County designates Newport Road as a Major Street with 100 feet of right of way, and Gibbel Road as a Secondary Roadway with 88 feet of right of way.

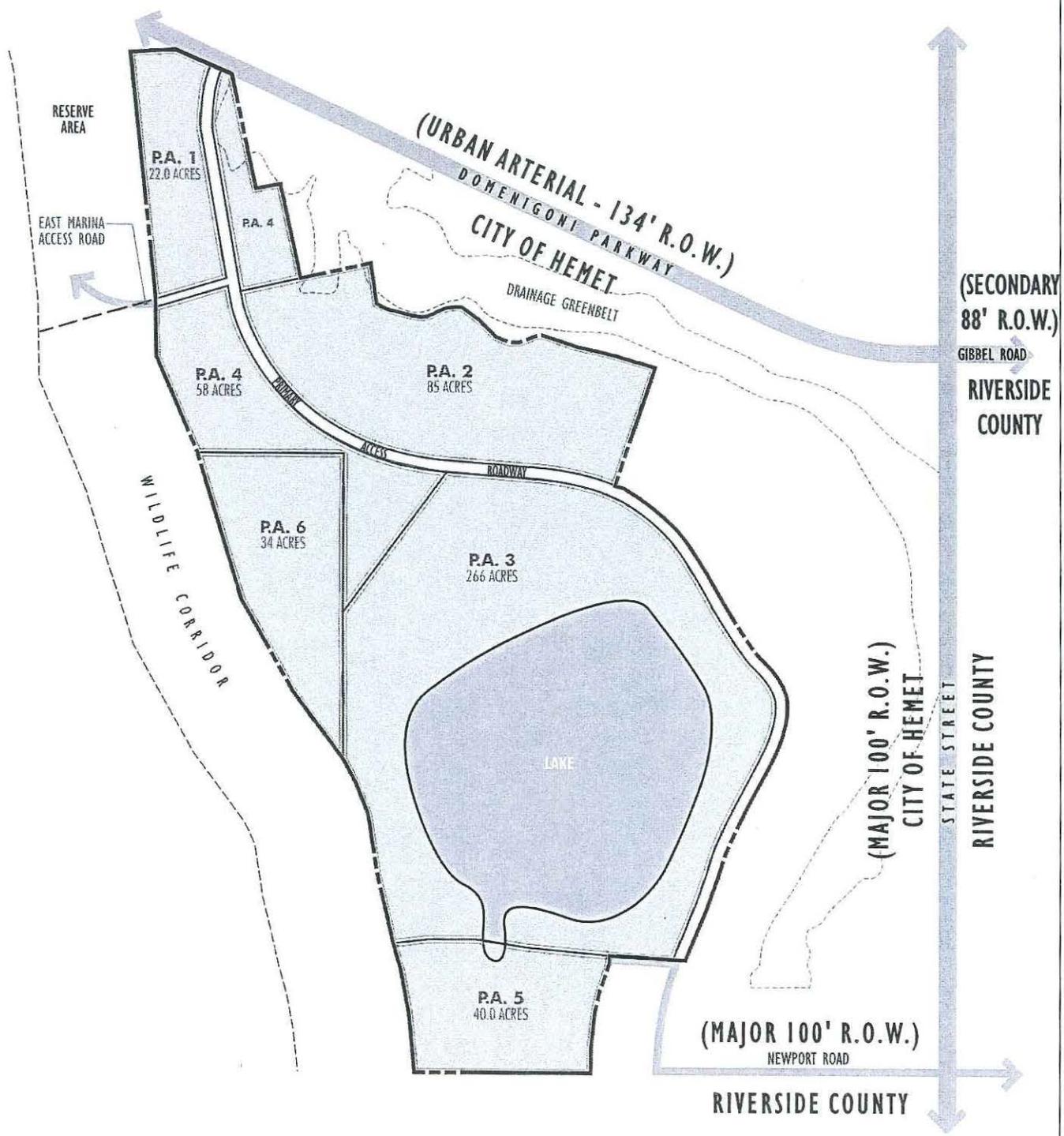


Exhibit No. III-3
**CITY OF HEMET / COUNTY OF RIVERSIDE
 GENERAL PLAN CIRCULATION**

IV. Project-Wide Development Standards

Section IV, *Project-Wide Development Standards*, represents the broadest level of development criteria because these development standards apply to all development within the Specific Plan. Subsequent sections provide a greater detail by focusing on the development requirements for each Planning Area based on the anticipated land uses. This differentiation is intended to provide a telescoping of detail in which greater specificity for each proposed area or use is established as one proceeds through the document.

A. Land Use Plan:

1. Land Uses:

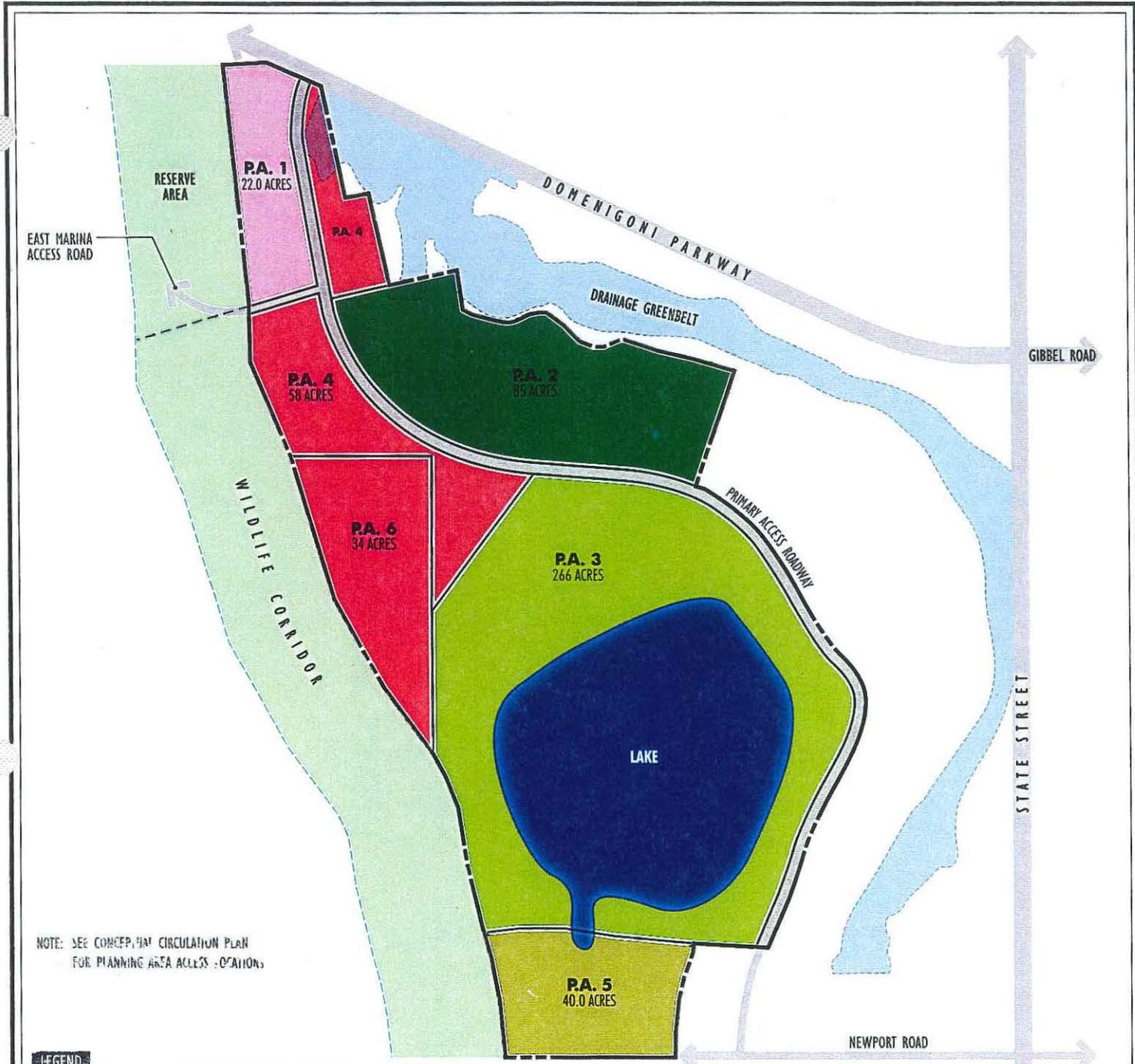
The Diamond Valley Lake Park Specific Plan is envisioned as a master planned educational and recreational facility which provides the City of Hemet and the surrounding communities with a wide range of active, passive and water related recreational and educational opportunities, including museums, parks, lakes, sports fields and boating. The land uses anticipated to be developed within the Diamond Valley Lake Park Specific Plan are indicated on Table IV-1, *Land Use Summary* and depicted on Exhibit IV-1, *Land Use Plan*.

Planning Area	Land Use	Acreage
PA 1	Museum and Water Education Center	22
PA 2	Recreation and Aquatic Facility	85
PA 3	Recreation Lake	266
PA 4	Future Development	58
PA 5	Outdoor Education	40
PA 6	Future Development	34
Roadways	Roadways	33
Total		538

2. Land Use Development Standards:

To ensure the orderly and sensitive development of land uses for the DVL Park Specific Plan, development standards and requirements have been created for each Planning Area. These development standards and requirements are discussed further in Section V, *Planning Area Development Standards*. In addition these more general Project-wide Development Standards have also been prepared which complement the diverse conditions within each Planning Area. These general provisions are:

- a. The DVL Park Specific Plan area shall be developed as indicated in the *Land Use Plan*, Exhibit IV-1, and in Table IV-1, *Land Use Summary*. The permitted uses shall include recreational uses, educational and museum



LEGEND

PA#	ACRES	LAND USE
1	22	SOUTHERN CALIFORNIA WATER EDUCATION CENTER & WESTERN CENTER FOR ARCHAEOLOGY & PALEONTOLOGY
2	85	VALLEY-WIDE RECREATION AND PARK DISTRICT COMMUNITY PARK AND AQUATIC FACILITY
3	266	RECREATION LAKE AND PARK
4	58	FUTURE DEVELOPMENT AREA
5	40	OUTDOOR EDUCATION FACILITY
6	34	FUTURE DEVELOPMENT AREA
--	33	PRIMARY ACCESS ROADWAY
TOTAL	538	

Exhibit No. IV-1
LAND USE PLAN

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

uses and outdoor education areas. No full-time public or private classroom instruction will be provided. Land area within one Planning Area may be transferred into another Planning Area, provided that the size of any Planning Area shall not vary more than 10 percent as a result of such a transfer. The Planning Director may administratively approve such a change. Any appeal of the change will utilize the City's standard appeal process.

- b. When appropriate and necessary to meet the goals of this Specific Plan the criteria contained within Section VI, *Design Guidelines* shall apply and may exceed those contained in the City's Zoning Ordinance. Otherwise, uses and development standards will be in accordance with the City of Hemet Municipal Code, Chapter 90, Zoning, as amended.
- c. Standards relating to signage, landscaping, parking, and other related design elements will conform to the provisions of this Specific Plan.
- d. Development of the property shall be in accordance with the mandatory requirements of all City of Hemet ordinances, including the adopted Specific Plan ordinance. Development shall substantially conform with the provisions of the DVL Park Specific Plan contained herein, as adopted and filed with the City of Hemet Planning Department, and as amended. This Specific Plan conforms to State laws.
- e. Metropolitan shall be considered the master developer to assure land leased to other entities or directly utilized by Metropolitan is properly maintained. Any areas not under lease shall be maintained by Metropolitan.
- f. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the City of Hemet Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the development in question.
- g. Environmental clearance has been completed for this Specific Plan through the adoption of a Mitigated Negative Declaration by Metropolitan and reviewed by the City of Hemet. No subsequent CEQA evaluation of the Specific Plan shall be required unless substantial changes occur to this Plan, unless otherwise required to meet CEQA requirements. Environmental mitigation measures are included within the Mitigated Negative Declaration dated August, 2002.

-
- h. Development within the project shall conform to Title 24, Chapters 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
 - i. All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Municipal Code of the City of Hemet and subject to the approval of the City of Hemet Fire Department.
 - j. Parking criteria shall be the same as those provided in Chapter 90, Article XL, Sections 90-1421 through 1427 of the City of Hemet Municipal Code, except that the parking, loading, and landscape criteria will be specified at the time development is proposed for each use in order to address specific site design and operational needs, provided the following features are provided:
 - 1) An appropriate number of parking spaces adequately sized for the type of activities proposed within each Planning Area or individual use.
 - 2) Appropriate access, loading, and maneuvering areas based upon project design and facility needs.
 - 3) Appropriate landscaping to enhance site aesthetics, reduce ambient heat levels, and help ensure adequate safety for the pedestrian, driver, and passengers.
 - 4) Loading spaces shall be a minimum of 10 feet by 20 feet.
 - k. Setbacks:

No new property lines are proposed within the project site except as described in B.4, of Section VII, *Design Guidelines*, since Metropolitan will continue to own the property. The original parcels that existed prior to the construction of Diamond Valley Lake are proposed to remain. Please note that all setbacks are minimums. Additional setbacks that improve the design or operations of a building or land use are encouraged.

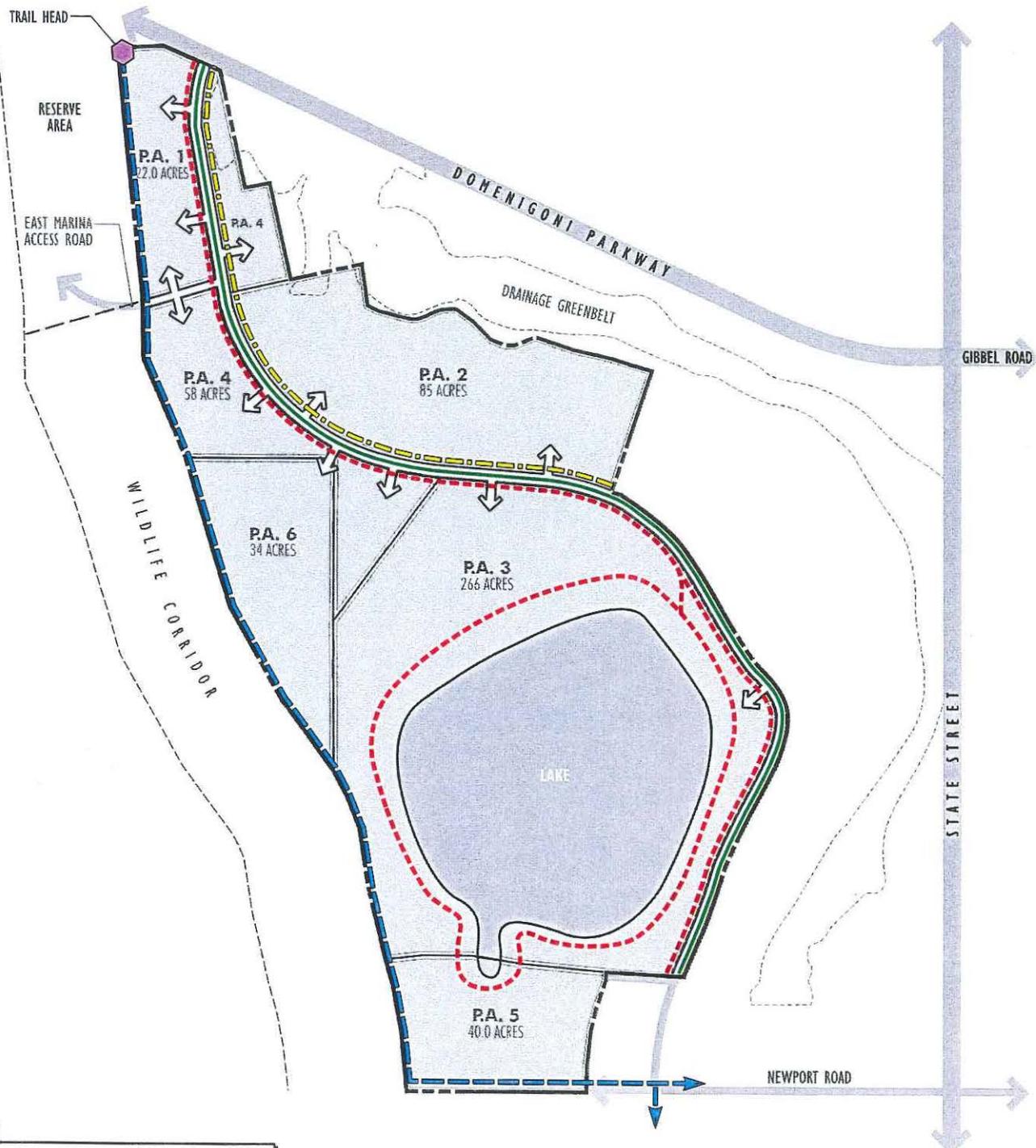
 - 1) Setbacks:
 - a) All buildings shall be setback a minimum of 10 feet from private roadways.
 - b) Buildings shall maintain a minimum building separation of 20, unless: 1) a greater separation is required by the Uniform Building Code published for the year in which the structure obtains building permits; or 2) a greater separation is required by the City of Hemet Fire Department.
 - c) All buildings and permanent outdoor structures shall maintain a minimum 25-foot setback from the Wildlife Corridor/ Reserve Area.

-
- d) All refuse containers shall be setback a minimum of 100 feet from the Wildlife Corridor/ Reserve Area.
 - e) Planning Area 3, Recreation Lake, shall provide a 100-foot landscaped setback from the Primary Access Roadway.
 - f) Setbacks adjacent to the Wildlife Corridor/Reserve Area shall be landscaped in a manner consistent with the Landscape and Lighting Transition Zone described in Section VI, *Design Guidelines*.
- l) Height Restrictions:
- a) The height of all enclosed structures shall be 60 feet above the finished floor plane, except as provided below and as identified in the height exceptions in Chapter 90, Article XXX, Section 90-1045 (c) of the Hemet Municipal Code.
 - b) The height of architectural features or projections may be as tall as 100 feet above the finished floor plane.

B. Circulation Plan

The Primary Access Roadway provides access to the site from Domenigoni Parkway via a southern extension of Lyon Street, and provides circulation throughout the project site. When completed, this roadway will provide access to Planning Areas 1, 2, 3, 4 and 6, and will provide an all weather emergency access connection to Newport Road. Improvements to this roadway will be constructed as needed to serve the individual planning areas, as necessary to meet fire and emergency access requirements and as shown in the Phasing Plan. This roadway shall be owned and maintained by Metropolitan as a private road. Roadways constructed to provide access for the public or for maintenance vehicles within the individual planning areas shall be maintained by the respective lessee of the planning area, and shall be constructed in accordance with applicable engineering and design practices. The construction standards used will generally follow City of Hemet standards with possible minor variations such as rolled curbs. Please refer to Exhibit VI-2, *Circulation Plan*, for proposed circulation system location and Exhibit VI-3, *Circulation Cross-Sections*, for typical roadway, trails, and bike path cross-sections.

Access to Planning 5, the outdoor education facility, will be provided via a private road connecting to Newport Road, with the Backbone Access Roadway providing secondary emergency access.



LEGEND	
	PRIMARY ACCESS ROAD
	COMBINATION PEDESTRIAN & BIKE TRAIL
	HIKING/EQUESTRIAN TRAIL
	PEDESTRIAN TRAIL

Exhibit No. IV-2

CONCEPTUAL CIRCULATION PLAN

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

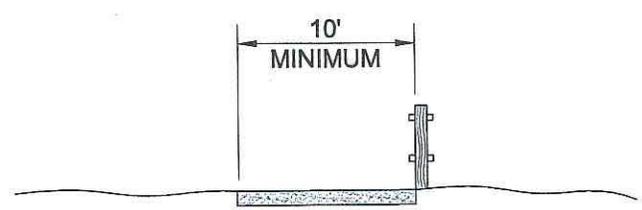
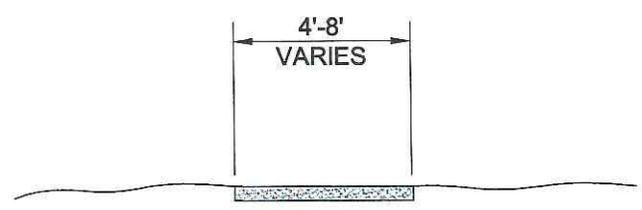
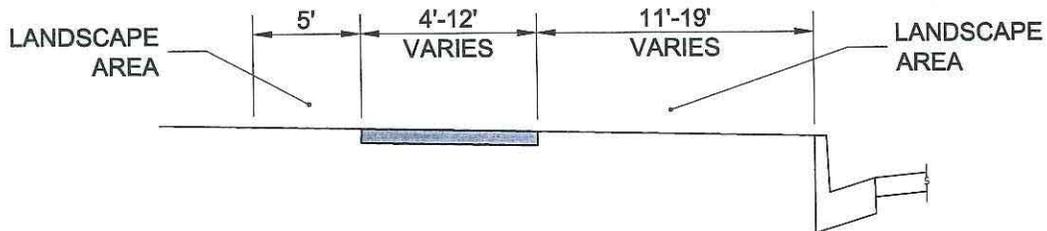
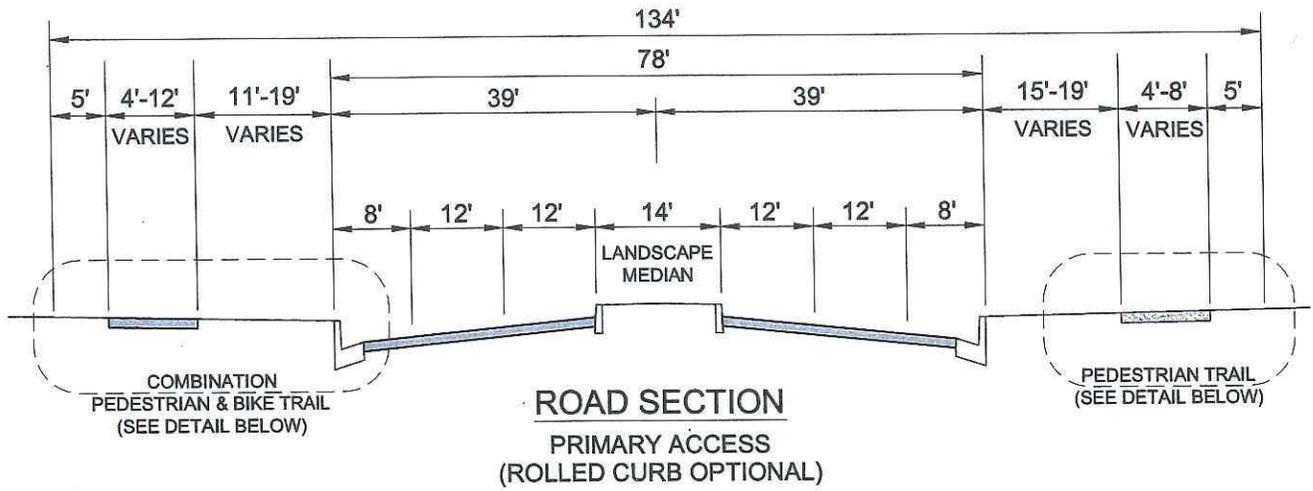


Exhibit No. IV-3

CONCEPTUAL CIRCULATION CROSS SECTIONS

1. Primary Access Roadway

The Primary Access Roadway shall be constructed as with the following features:

a) Right of Way:

- 1) 134 feet in width, including center median and perimeter landscaping areas.
- 2) Four (4) vehicular travel lanes at the project entrance tapering to two (2) lanes. Unpaved R-O-W shall remain available to add one additional travel lane in each direction, if required in the future to accommodate traffic volumes.
- 3) A pedestrian only path and a combination bicycle/pedestrian path shall be located outside of the paved roadway.

b) Landscaping

- 1) Where proposed, a 14-foot wide center landscaped median shall be provided to physically separate directional travel lanes.
- 2) Landscaping shall be provided to create an attractive street edge and screen views, as appropriate.
- 3) Perimeter berming up to five (5) feet in height may be used to screen parking areas and other uses and enhance the character of the corridor.
- 4) Landscaping shall also be provided in accordance with Section VI, *Design Guidelines*.
- 5) Primary Access Roadway landscaping shall be maintained by Metropolitan.

2. General Roadway Standards

a) Roadway Improvements

- 1) All roadways within the Specific Plan area shall be constructed to meet projected vehicle demands and design needs.
- 2) Roadway improvements may be phased, including expanding the length and width of the roadway as needed, based upon development of adjacent property, the need to incrementally increase capacity to meet projected traffic demand and provide emergency access. The need for roadway improvements shall be evaluated by Metropolitan before initiation of construction of Phase III as described in the phasing section (F) below. This will allow the initial development beyond the project entrance of two (2) travel lanes within the ultimate four (4) lane street section. The

- initial roadway system will provide primary and secondary access to the property.
- 3) Partial roadway improvements shall be constructed consistent with applicable engineering practices.
 - 4) Driveways and pedestrian crosswalks depicted within this Specific Plan are conceptual in nature and will require further evaluation based upon specific design plans for each Planning Area. All driveways and pedestrian crosswalks shall be approved by the City Engineer.
 - 5) Primary Access Roadway and marina road landscaping shall be maintained by Metropolitan while roadways on leased sites shall be maintained by lessees as codified in the respective leases.
 - 6) Access to Planning Area 5 shall be from a private, all weather roadway a minimum of 28 feet wide, connecting to Newport Road.

b) Secondary/Emergency Access Road

Based upon discussions with the Fire and Police Departments a 28-foot wide, two (2) lane, all-weather access road will be provided from the end of the Primary Access Roadway to the improved portion of Newport Road, located at the southerly end of the project area boundaries. This roadway will be utilized for emergency access to the site in the event of a closure of the primary access point at Domenigoni Parkway and Lyon Ave. or should unique events occur to require vehicles within the Specific Plan area an additional point of egress.

Emergency access for Phase I and Phase II shall be provided by the Primary Access Roadway only. This divided roadway meets fire department emergency access requirements.

3. Alternative Circulation

Integrated into each Planning Area is a network of pedestrian, bicycle, hiking, and equestrian trails that are aimed at providing opportunities for active and passive recreation. These trails will link the geographically separate Planning Areas and connect to off-site facilities, where appropriate, hence providing opportunities to traverse the project area at a slower speed while discouraging automotive use within the Specific Plan area. The components of this alternative circulation system is shown on Exhibit IV-2, *Conceptual Circulation Plan*, and includes an exclusively pedestrian trail, a combination pedestrian/bicycle trail, and a combination hiking/equestrian trail.

a) Pedestrian Only Trail:

Pedestrian circulation will be facilitated along its own dedicated trail located within the northern right of way of the Primary Access Roadway.

The trail runs from the project entry at Domenigoni Parkway to the south end of Planning Area 2. As illustrated in Exhibit IV-3, *Circulation Cross-Sections*, the pedestrian trail varies between 4 and 8 feet wide and shall be paved with decomposed granite.

b) Combination Pedestrian/Bicycle Trail:

The combination pedestrian/bicycle trail will utilize the attributes of the site to provide users with an interesting visual experience. This trail will be provided the entire length of the Primary Access Roadway and will include a loop system around the recreation lake, marked locations to cross the Roadway, and locations to access the areas in and around the Western Center, Water Education Center, and Valley-Wide Park sites. It varies between 4 and 12 feet wide with landscaped buffers along either side, and it will be constructed of asphalt or concrete, as depicted in Exhibit IV-3, *Circulation Cross-Sections*.

c) Hiking/Equestrian Trail:

A combination Hiking/Equestrian trail will be located along the western boundary of the project site, as shown in Exhibit IV-2, *Conceptual Circulation Plan*. The trail will begin at the trailhead located in Planning Area 1, and will be connected to off-site trails along Newport Road. This 10-foot wide combination trail will be constructed of decomposed granite, with 4'-high fencing along the outside edge, as shown in Exhibit IV-3, *Circulation Cross-Sections*.

C. Public Facilities

1. Water Facilities

a) Water Facilities

The project site is located within the service area of Eastern Municipal Water District (EMWD). EMWD has indicated that they are committed to upgrading the off-site water system to serve the project requirements. These off-site upgrades include increasing the high water level of the water system from 1,824 to 1,840 feet by constructing a new booster station on the west side of State Street, approximately 1,600 feet north of Gibbel Road, and constructing a new 3.4 million gallon (MG) storage reservoir, near the existing Searl Tank. A booster station will be constructed in either Planning Area 1 or Planning Area 4 to provide potable water to the adjacent off-site Diamond Valley Lake East Marina. Lines to the East Marina would be located within the Marina Access Road.

Once the off-site water system upgrades described above are completed, service to the Specific Plan site will be provided with the following on-site and off-site upgrades, which are depicted on Exhibit IV-4, *Conceptual Water Facility Plan*.

Off-site Improvements

- 1) A 24-inch water line extending westerly from the new booster pump station approximately 2,640 feet, will connect to the existing 24-inch line, located westerly of the prolongation of Palm Avenue. The existing 21-inch line will be paralleled by the 24-inch and remain in place to supply the booster.
- 2) The existing 24-inch pipeline shall be extended as a 21-inch pipeline approximately 2,000 feet southeasterly along the Domenigoni Parkway right-of-way to the intersection of Lyon Avenue and Domenigoni Parkway.

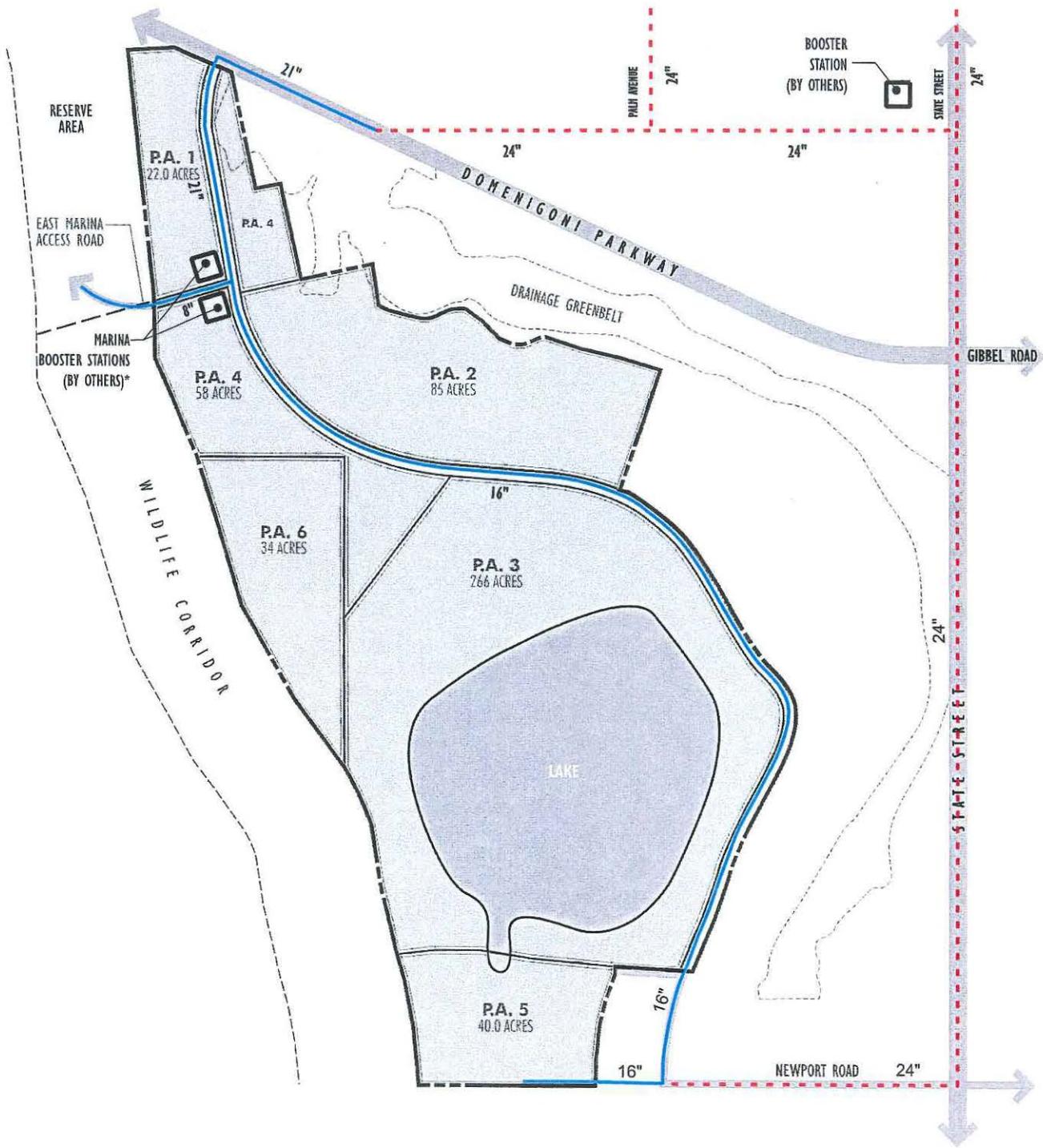
On-site Improvements:

- 1) A 21-inch waterline shall be constructed within the east dam access road from the intersection of Lyon Avenue and Domenigoni Parkway southeasterly along the Primary Access Road to the easterly boundary of Valley-Wide Recreation and Park District's development area.

2. Sewer Facilities

Sanitary sewer service shall be provided by EMWD, which has studied service requirements for the project site in conjunction with Metropolitan's proposed recreational uses for the area approximately four (4) years ago. At that time a plan of service was developed in conformance with EMWD's Sewer Facilities Master Plan. Recent review by EMWD's New Business Development Department indicates that the earlier plan of service is valid to serve this Specific Plan.

The conceptual plan of sewer service provides for the project site to make connection to an existing 24-inch sewer in Lyon Avenue at the intersection of Chambers Avenue. From the point of connection a 21-inch sewer line will be constructed in a southwesterly direction (Lyon Avenue alignment), crossing Salt Creek Channel and Domenigoni Parkway, to the intersection of the Lyon Avenue/Primary Access Road and the east dam access road. An 18-inch sewer line will be constructed from the east dam access road southeasterly within the Primary Access Road to the southeasterly corner of Planning Area 2. It is anticipated that the Outdoor Education Facility shall not be required to be connected to the sewer system and shall utilize on-site septic or tank facilities. The Outdoor Education Facility may connect to sanitary sewer if lines are constructed nearby. Please refer to Exhibit IV-5, *Conceptual Sewer Facility Plan* for a system diagram.



LEGEND	
	WATER LINE PROPOSED
	WATER LINE EXISTING

*ONE BOOSTER STATION ONLY - P.A. 1 OR P.A. 4

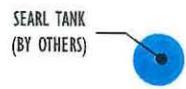
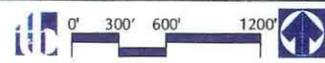
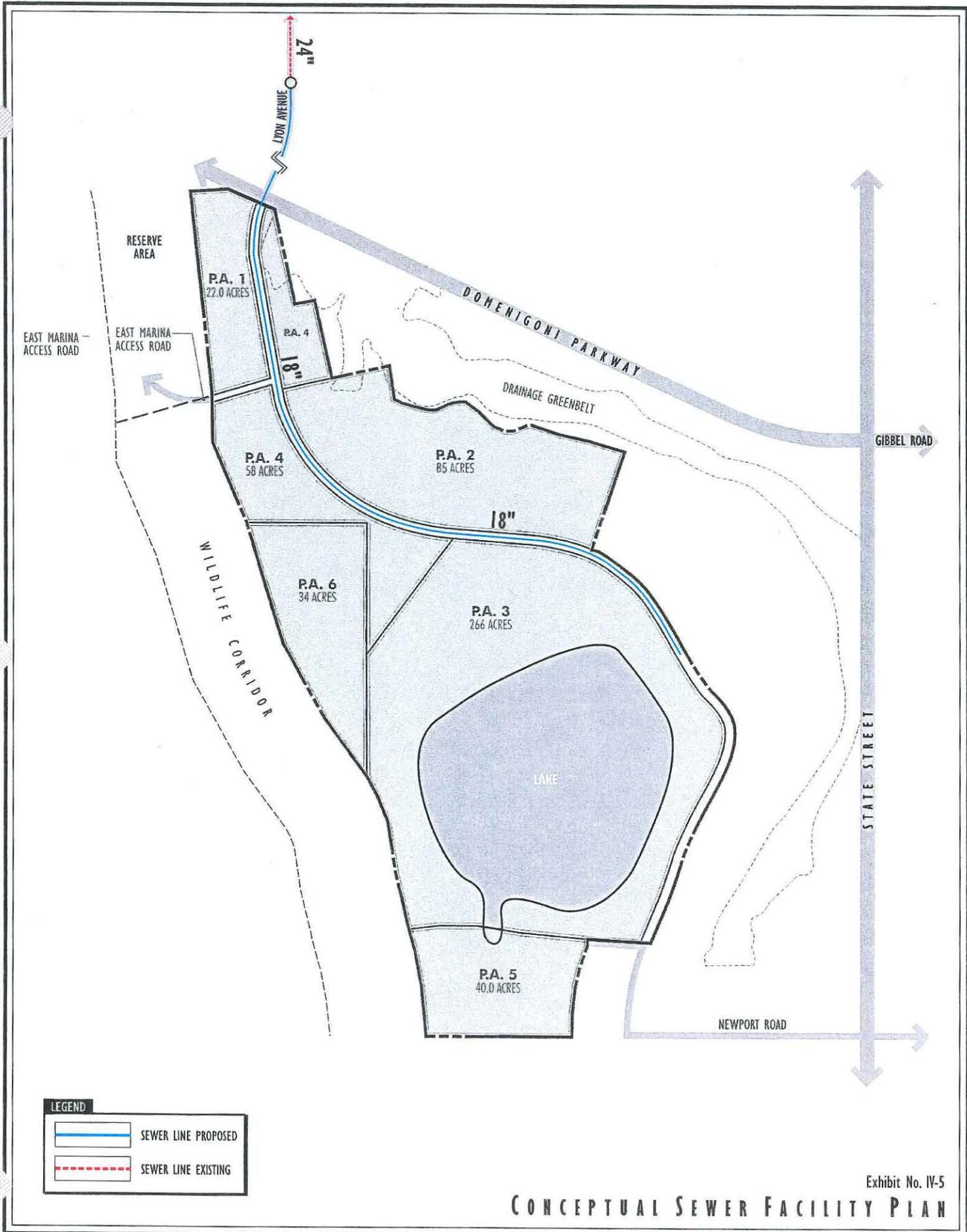


Exhibit No. IV-4

CONCEPTUAL WATER FACILITY PLAN

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



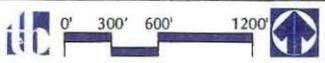


LEGEND	
	SEWER LINE PROPOSED
	SEWER LINE EXISTING

Exhibit No. IV-5

CONCEPTUAL SEWER FACILITY PLAN

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



3. Drainage Facilities

During construction of the East Dam at Diamond Valley Lake, substantial grading occurred in the East Recreation Area, including the DVL Park Specific Plan site. The grading was completed in anticipation of recreational uses that were planned or contemplated at the time. Material spoils from the foundation excavation of the East Dam were used to raise much of the Specific Plan Area out of the 100-year floodway. In addition, some drainage improvements were created during reservoir construction. The Goodhart Canyon Detention Basin, just south of the Specific Plan Area, was constructed to detain, measure, and convey the flow from the Goodhart Canyon drainage area. St. John's Canyon and Green Canyon channels, just southeast of the Specific Plan Area, were constructed to collect the sheet flows from St. John's Canyon and Green Canyon drainage areas. Another significant drainage facility is a double 12' x 14' reinforced concrete box (RCB) that was installed under the Domenigoni Parkway during its construction. This structure will discharge flows from the project site into the Salt Creek Channel located on the north side of the Parkway. Drainage flows adjacent to the project area include runoff from tributary canyons and properties, including Saint Johns Canyon, Selgado Canyon, and Cactus Valley. The northerly drainage course located just south of the Domenigoni Parkway has been designed as a natural swale with the culvert described above as the discharge point. The culvert is designed to accept a peak flow of 7,071 cubic feet per second (cfs) of flow at the culvert. The drainage course upstream acts as a detention basin and limits drainage discharge at Domenigoni Parkway to 3,966. To the extent that additional storm water conveyance facilities are needed, they will be constructed as part of the project infrastructure construction in accordance with applicable engineering and design practices.

Using the hydrology and hydraulic calculations, reviewed and approved by the Riverside County Flood Control and Water Conservation District (RCFC & WCD,) the existing earthen channel upstream of the double 14' x 12' box culvert has been analyzed to determine 100-year flood limits. The limits are shown on Exhibit IV-6, *Conceptual Drainage Facility Plan*.

The flood limits calculated based upon current site conditions could support revising the Flood Insurance Rate Map and removing a substantial portion of the East Recreation Area from the current Zone A designation. Metropolitan is exploring the process to have the existing FEMA Map revised to reflect current flood conditions.

The Specific Plan area will drain to the aforementioned earthen channel and the storm water will be conveyed to Salt Creek Channel.

The Planning Areas north of the proposed access road will be graded to drain either directly to the channel by sheet flow or for concentrated flows via appropriate conveyance facilities, including channels, swales or underground pipes, and constructed in accordance with applicable engineering and design practices.

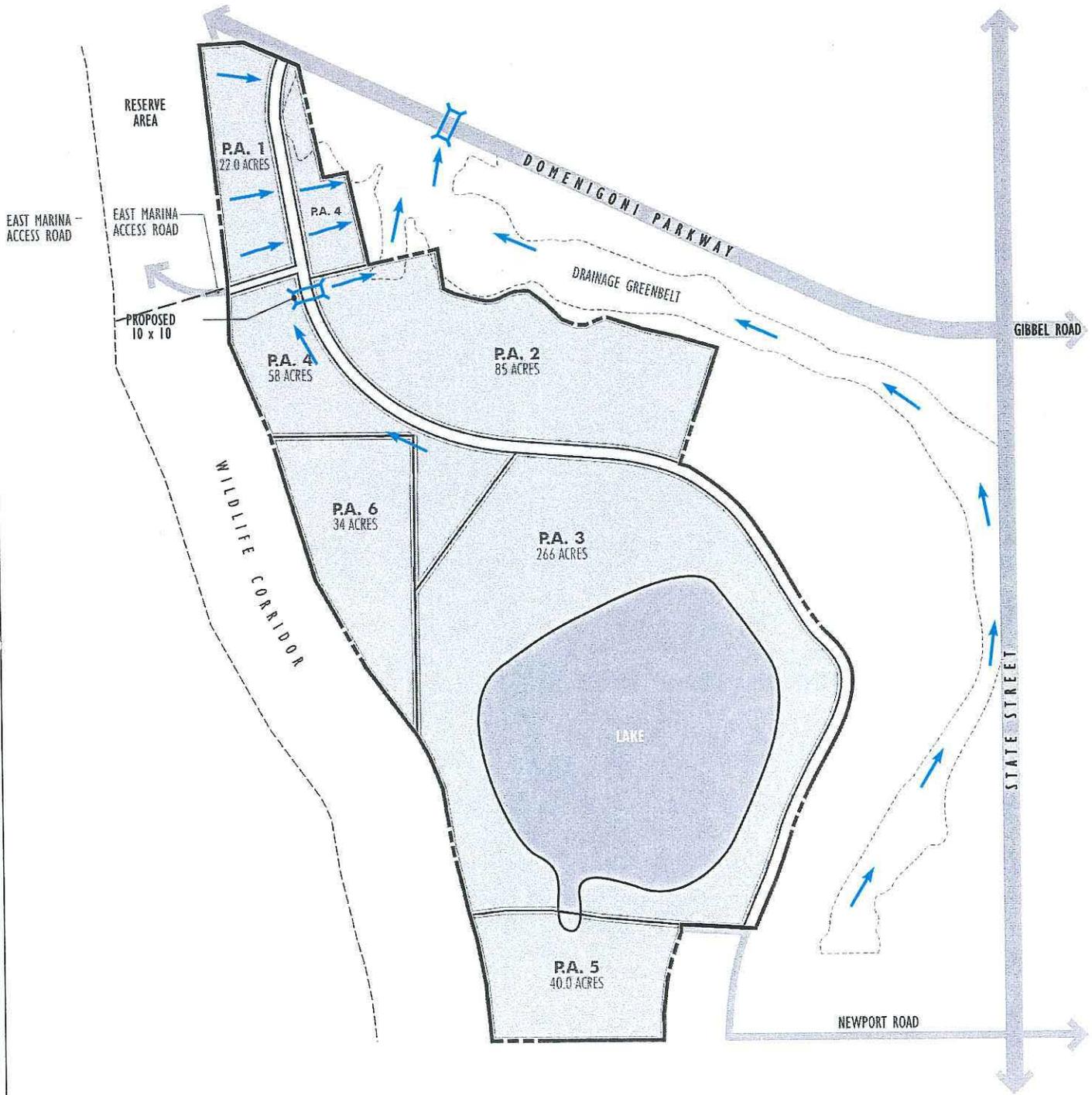
The Planning Areas south of the proposed access road will also drain to the channel, with some relatively minor areas around the recreation lake draining to the lake. Once again drainage will flow to appropriate facilities, including swales, channels or underground piping, constructed in accordance with applicable engineering and design practices, and be conveyed northwest to a proposed culvert under the access road, which will discharge to the channel and into Salt Creek Channel.

All facilities will be designed in accordance with current engineering practice, City of Hemet and RCFC & WCD requirements. Please refer to Exhibit VI-7 for the drainage concept.

4. Utilities

The following providers will provide utilities to the Diamond Valley Lake Park Specific Plan:

- Electricity: Southern California Edison
- Gas: The Gas Company
- Telephone: Verizon California
- Cable TV: Adelphia



LEGEND	
	FLOW LINE
	CULVERT

Exhibit No. IV-6

CONCEPTUAL DRAINAGE FACILITY PLAN

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

D. Parks/Open Space

The focus of the Diamond Valley Lake Park Specific Plan is to provide recreation related uses, including land for active and passive recreational activities, water based recreation, and education related uses. These types of recreation activities and uses will benefit the local community and make the site a regional attraction.

The uses will be owned and/or operated by Metropolitan Water District and undertaken in conjunction with Valley-Wide Recreation and Park District, as well as other entities and organizations interested in operating the various facilities. The project will not increase the need for additional recreation facilities within the community.

E. Public Services

1. Fire Department

The City of Hemet operates its own Fire Department with four (4) stations and full-time personnel assigned to each station. The station closest the project site is Station No. 2, located at the intersection of Palm Avenue and Stetson Avenue. This Station has one (1) engine company and three (3) full-time personnel on each 24-hour shift with a total of nine (9) personnel assigned to the Station.

The City of Hemet has established a standard within the General Plan for response times to new development. The standard provides that "a response time of five (5) minutes or less for 80 percent of fire and emergency medical calls will be provided on both a citywide and response area basis." The Fire Department has indicated that the Specific Plan area is beyond the Fire Department's five (5) minute response time.

The City's Fire Chief indicated the City has recently evaluated responses times due to the recent opening of Station No. 4 at Hemet-Ryan Airport. They have concluded the project site is beyond the City's five (5) minute response time. Subsequent discussions with the Fire Department indicated a variety of future options are available to meet the required response time, including utilizing a temporary facility. The ultimate location of a new temporary or permanent fire station will require the input of the Fire Department based upon the potential needs of this site and other properties within south Hemet. In order to meet the Department's needs a number of options are available including providing land for a future station, a station to house fire and/or medical apparatus, or provide fire and medical apparatus.

The Fire Department has also indicated the need for all-weather access to the site. The primary all-weather access will be provided from the current intersection of Domenigoni Parkway and Lyon Avenue through the site utilizing the proposed Primary Access Road. However, alternative or emergency access is also required. City Fire Department requirements stipulate that emergency access improvements must include a minimum of

two paved traffic lanes, approximately 28 feet in width that can be traversed in all types of weather. Based upon comments from the City's Fire Chief, access to Newport Road would provide suitable emergency access. An emergency access connection to Newport Road has been incorporated within the Specific Plan area that would skirt the easterly side of the Recreation Lake in Planning Area 3 and the Outdoor Education Facility in Planning Area 5. Newport Road is currently a paved two (2)-lane roadway and has the benefit of an existing all-weather bridge.

2. Police Department

The City of Hemet operates a full-time Police Department with offices at 220 North Carmalita Street, in downtown Hemet. Due to the lack of development in the area the Hemet Police Chief indicated the area is beyond their current patrol or "beat" areas. Estimated response times to the project site under the best conditions would be approximately five (5) to seven (7) minutes. This response time is consistent with the City's General Plan criteria.

In order to provide appropriate service coverage a new patrol area would be required. The Police Chief indicated that six (6) or seven additional patrol officers would be necessary. This figure includes an awareness of the potential development of other properties within the vicinity, including McSweeny Farms located east of State Street.

3. Solid Waste

Solid waste collection and disposal will be provided by the City of Hemet. According to Riverside County Waste Management Department waste disposal will occur at the Lamb Canyon Landfill, north of the City of San Jacinto, for all non-hazardous municipal solid waste. Special waste can be accepted at the El Sobrante Landfill and Badlands Landfills. The County indicated the Lamb Canyon Landfill is proposed to expand to allow 10 million tons of additional capacity.

F. Grading Plan

The existing site topography was created for the recreational uses described in the *East Recreation Area* plan using excess material generated by the construction of the Diamond Valley Reservoir. The conceptual grading plan, as displayed in Exhibit VI-7, *Conceptual Grading Plan*, represents the general configuration of development areas within the Specific Plan boundaries. The conceptual grading plan also defines the gross drainage plan for the site, indicates the areas of excavation and fill, and displays the magnitude of cut and fills slopes required to achieve the intent of this Specific Plan.

Grading will attempt to balance cut and fill quantities within the Specific Plan site, thereby requiring neither import nor export of soils off site. Each use proposed within the project boundaries will require the preparation and approval of a site-specific grading plan. Site specific grading plans will be prepared in accordance with the requirements of

the Uniform Building Code (UBC), the City of Hemet grading ordinance(s), and appropriate engineering practices. It is anticipated that these plans will present modifications to the conceptual grading plan, but maintain its overall intent. The site-specific grading plans will include techniques to be employed to prevent erosion and sedimentation during and after grading operations.

Prior to commencement of grading operations a geotechnical/soils report will be prepared and identify the following:

- 1) Conditions of on-site soils.
- 2) Recommendations on slope stability, erosion and dust control.

In addition, a Storm Water Pollution Prevention Plan (SWPPP) must also be prepared prior to grading. The SWPPP can include a variety of erosion control methods, including the following:

- 1) Utilize erosion control methods to reduce the dispersal of water and wind blown sediments, including but not limited to the use of ditches, sand bags, ground cover, silt fences, soil stabilizers, and site watering during construction.
- 2) Establish dedicated parking areas and access roadways within construction areas.
- 3) Perform repair and maintenance of features and site attributes as soon as possible after storm events have occurred.
- 4) Clean up spills immediately using dry clean-up methods such as absorbent materials, and removing the contaminated soil from spills on dirt areas.

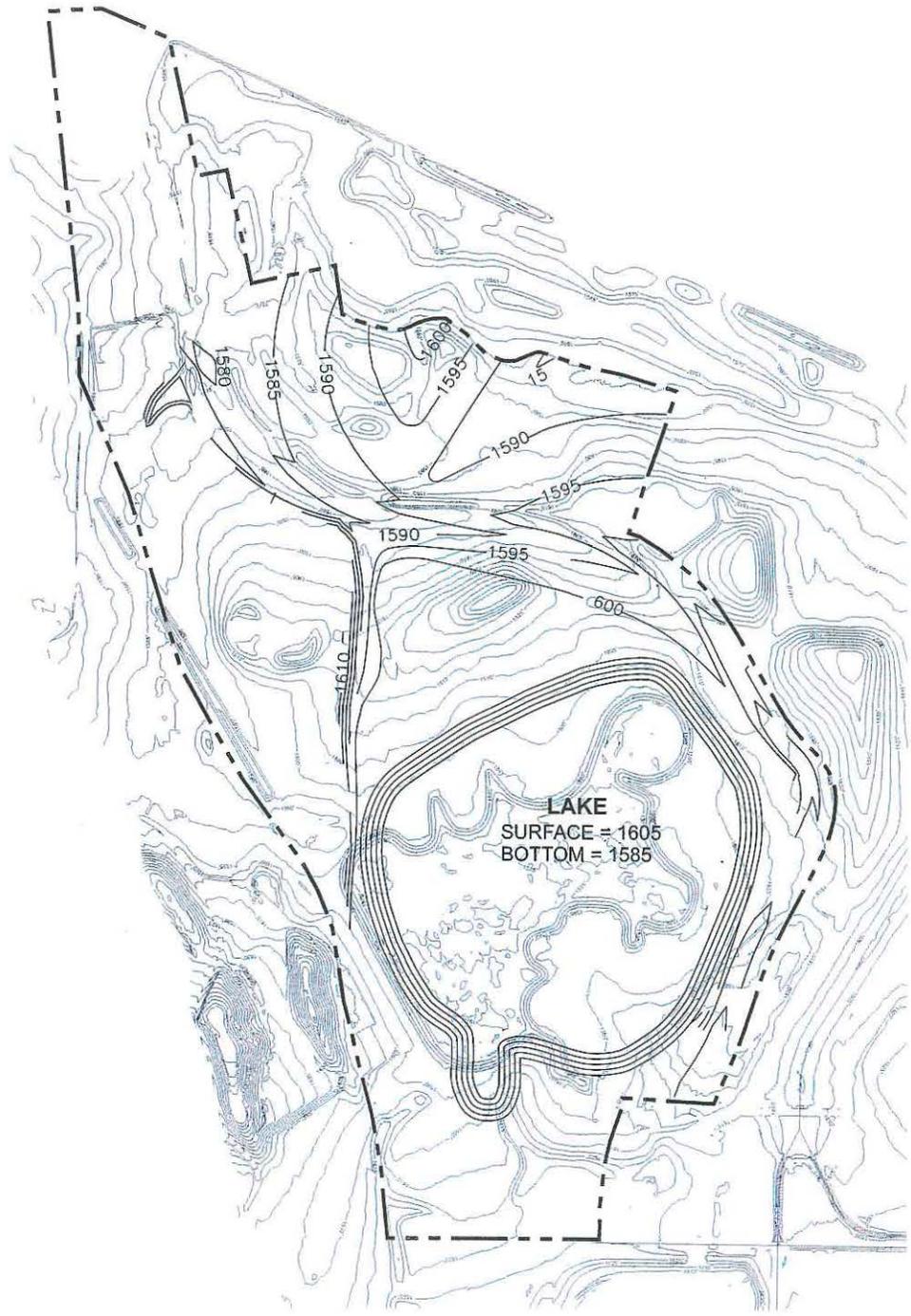
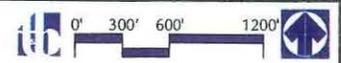


Exhibit No. IV-7

CONCEPTUAL GRADING PLAN

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA



G. Conceptual Phasing

The Diamond Valley Lake Park Specific Plan is designed to be developed in four phases over a period of up to 10 years in response to market demands and according to a logical and orderly extension of roadways, public utilities and infrastructure. (See Figure IV-8, *Conceptual Phasing Plan*.)

- Phase I: Development of the uses in Planning Area 1.
Construction of full roadway improvements of the Primary Access Road adjacent to Planning Area 1.
Construction of East Marina Access Road within Specific Plan area.
Development of uses in Planning Area 2.
Construction of full roadway improvements of the Primary Access Road adjacent to Planning Area 2.
Construction of roadway improvements along the Primary Access Road south, as necessary to provide emergency access to Newport Road.
- Phase II: Development of uses in Planning Area 5.
Construction of all weather access road from Planning Area 5 to Newport Road.
- Phase III: Development of recreation lake and other uses in Planning Area 3.
Completion of full improvements to the Primary Access Roadway.
- Phase IV: Development of land uses in Planning Areas 4 and 6.

The above phasing is conceptual. Some elements and associated infrastructure may be completed out of indicated sequence. The length of each increment noted above will vary depending upon the type of activity proposed and the synchronization of tasks. Some phases may overlap.

PHASE I

PHASE IV

RESERVE AREA

P.A. 1
22.0 ACRES

P.A. 4

EAST MARINA ACCESS ROAD

DOMENIGONI PARKWAY

DRAINAGE GREENBELT

GIBBEL ROAD

P.A. 4
58 ACRES

P.A. 2
85 ACRES

PHASE I

WILDLIFE CORRIDOR

PHASE IV

P.A. 6
34 ACRES

P.A. 3
266 ACRES

PHASE III

LAKE

PHASE II

STATE STREET

NEWPORT ROAD

Exhibit No. IV-8

CONCEPTUAL PHASING PLAN

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA



V. Planning Area Development Criteria

The development criteria contained within this section represent the second level of regulatory controls. The Planning Areas were formed based upon previous lease agreements for development areas. Criteria considered in this process included the following:

- Relationship to project goals and objectives.
- Proximity to other uses.
- Design opportunities

A. Planning Area 1

1. Description

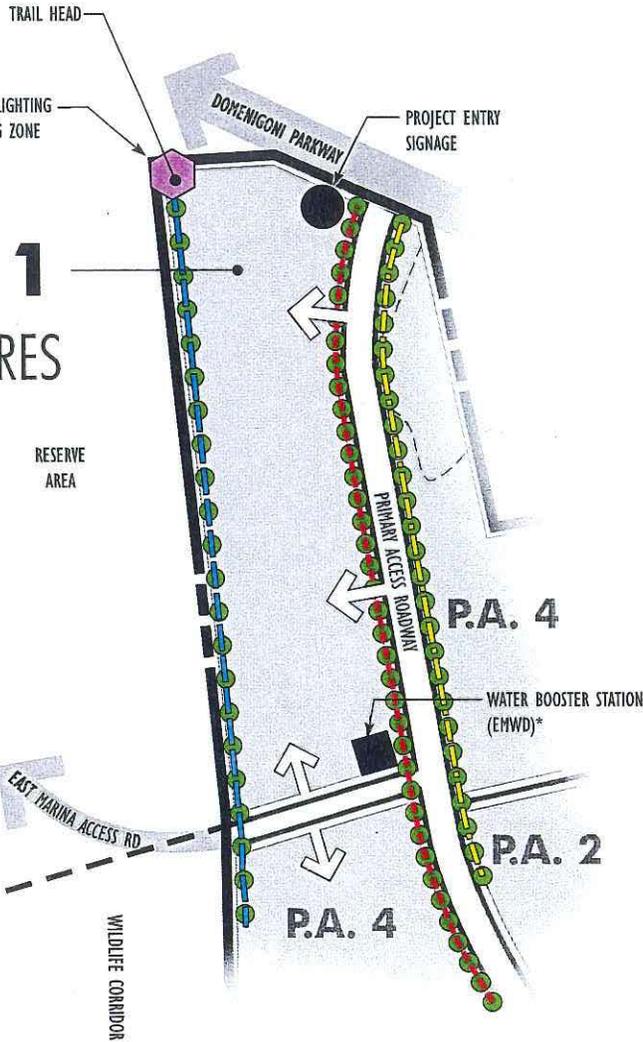
Planning Area 1 consists of approximately 22 acres and includes development locations for the Southern California Water Education Center, the Western Center for Archaeology and Paleontology, project entry signage, hiking/equestrian trail, trailhead and water booster station. Planning Area 1 is depicted on Exhibit V-1, *Planning Area 1*.

The Southern California Water Education Center (SCWEC) will be operated by the Foundation for the Southern California Water Education Center and utilize approximately 12 of the 22 acres located in Planning Area 1. The SCWEC is anticipated to be a state of the art museum style facility which integrates visual and interactive displays designed to provide students and the general public with knowledge of the history of water development and water supply management in Southern California. Initially, the SCWEC facility will consist of a 29,000 square foot building housing exhibit areas, auditorium, meeting and workshop rooms, computer and science labs, classrooms, kitchenette, lobby, and lounge areas. An additional 10,000 square foot future building expansion is anticipated. Those portions of the site not within the building will be used for outdoor exhibits, special events space, and parking. The facility's on site circulation plan will accommodate provide bus loading and unloading areas, as well as required visitor and employee parking. Utilizing a ratio of one (1) parking space per 300 square feet of gross floor area will require approximately 96 parking spaces for the initial building. An additional 33 spaces would be required when the future building when the future building addition is constructed. Additional parking will be provided for buses and recreational vehicles.

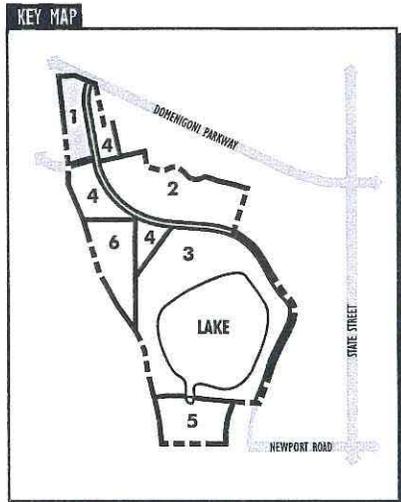
Adjacent to the Water Education Center in Planning Area 1 and considered part of the same overall public facility complex is the Western Center for Archaeology and Paleontology (Western Center). This facility will occupy the remaining 10 acres of Planning Area 1 and is designed as a state of the art facility to advance the public's understanding of the environmental history and cultural heritage of western North

P.A. 1
 22.0 ACRES
 SOUTHERN CALIFORNIA WATER EDUCATION CENTER
 WESTERN CENTER FOR ARCHEOLOGY & PALEONTOLOGY

P.A. 1
 22.0 ACRES



LEGEND	
	LANDSCAPING
	COMBINATION PEDESTRIAN/BIKE TRAIL
	HIKING/EQUESTRIAN TRAIL
	PEDESTRIAN TRAIL



*ONE BOOSTER STATION ONLY - P.A. 1 OR P.A. 4

Exhibit No. V-1
PLANNING AREA 1

America. The Western Center will consist of a museum complex, an archaeological and paleontological curation facility, basic and applied science research laboratories, and education conference center. The Western Center is anticipated to be constructed in two phases and when complete, the building will be approximately 120,000 square feet in size. Phase I will consist of approximately 31,000 square feet and Phase II will consist of approximately 89,000 square feet. As with the SCWEC, those portions of the site not utilized by the building will provide outdoor exhibit space, special events space and required parking. When completed, the Western Center will require a total of approximately 400 parking spaces: 103 parking spaces for Phase I and 297 additional spaces for Phase II.

Planning Area 1 will also be the location of a number of other project components. The primary entry feature and entry signage for the project will be located at the intersection of Domenigoni Parkway and Lyon Avenue. The entry sign/feature is required to be consistent with the conceptual signage program discussed in Section VI, *Design Guidelines*.

Planning Area 1 also will provide the location for a combination hiking/equestrian trail and trailhead connection to the North Hills trail system which is located off-site of the Specific Plan area. The trailhead and trail connection will be developed consistent with the MSHCP, Addendum 7 to the Final EIR, and the requirements of this Specific Plan. Metropolitan will coordinate trailhead and trail planning, trail design, trail implementation, operations and maintenance with the Reserve Management Committee, the agency that manages the reserve into which the trail connects.

In addition, a water booster station owned and constructed by Eastern Municipal Water District, and needed to provide water to the off-site location of the planned East Marina, may be located in the southwest corner of Planning Area 1.

2. Land Use and Design Criteria

- a) This Planning Area is expected to be developed first. As such, full width roadway improvements of the Primary Access Roadway for those portions adjacent to Planning Area 1 shall be constructed concurrent with construction of either use. Required roadway improvements and segments are described in Exhibit IV-2, *Conceptual Circulation Plan* and Exhibit IV-3, *Circulation Cross Sections*.
- b) Landscaping, fencing and berm or a combination of these features shall be employed to screen parking areas. Conceptual materials and configurations are depicted in Exhibits VI-2A, VI-2B, and VI-C, *Conceptual Landscaping Characteristics*.

- c) Access to Planning Area 1 may be provided by either one or two private access roads.
- d) Signage at the primary roadway entry will be unique and representative of the various uses and special events. The components used in entry signage Conceptual Signage is illustrated in Exhibit VI-7, *Conceptual Sign Characteristics* and VI-8, *Conceptual Sign Variations*.
- e) Shared parking between uses shall be permitted.
- f) Project-Wide Development Standards (Section IV) shall be implemented as applicable.
- g) Design Guidelines (Section VI) shall be implemented as applicable.
- h) Development of Planning Area 1 shall be sensitive to the nearby Reserve Area and Wildlife Corridor, and shall be designed to minimize impacts to the Wildlife Corridor and Reserve Area from light, noise and intrusive, non-native vegetation.
- h) A Transitional Landscaping and Lighting Zone as described in the *Design Guidelines* shall be provided adjacent to the Wildlife Corridor and Reserve Area.

B. Planning Area 2

1. Description

Planning Area 2 provides a location for an 85-acre community park and regional aquatic facility which will be developed by the Valley-Wide Recreation and Park District (Valley-Wide) and is depicted on Exhibit V-2, *Planning Area*. Valley-Wide Recreation and Park District is a separate taxing entity, has a publicly elected board and is authorized under the State Public Resources Code to provide parks and open space areas. The community park and regional aquatic facility is anticipated to provide for a variety of active and passive recreation facilities and activities.

The list of Permitted Uses for Planning Area 2 is intended to be representative, not exhaustive. Therefore, land uses allowable in Planning Area 2 are intended to include any active and passive recreational land uses which are consistent with the Permitted Uses listed below.

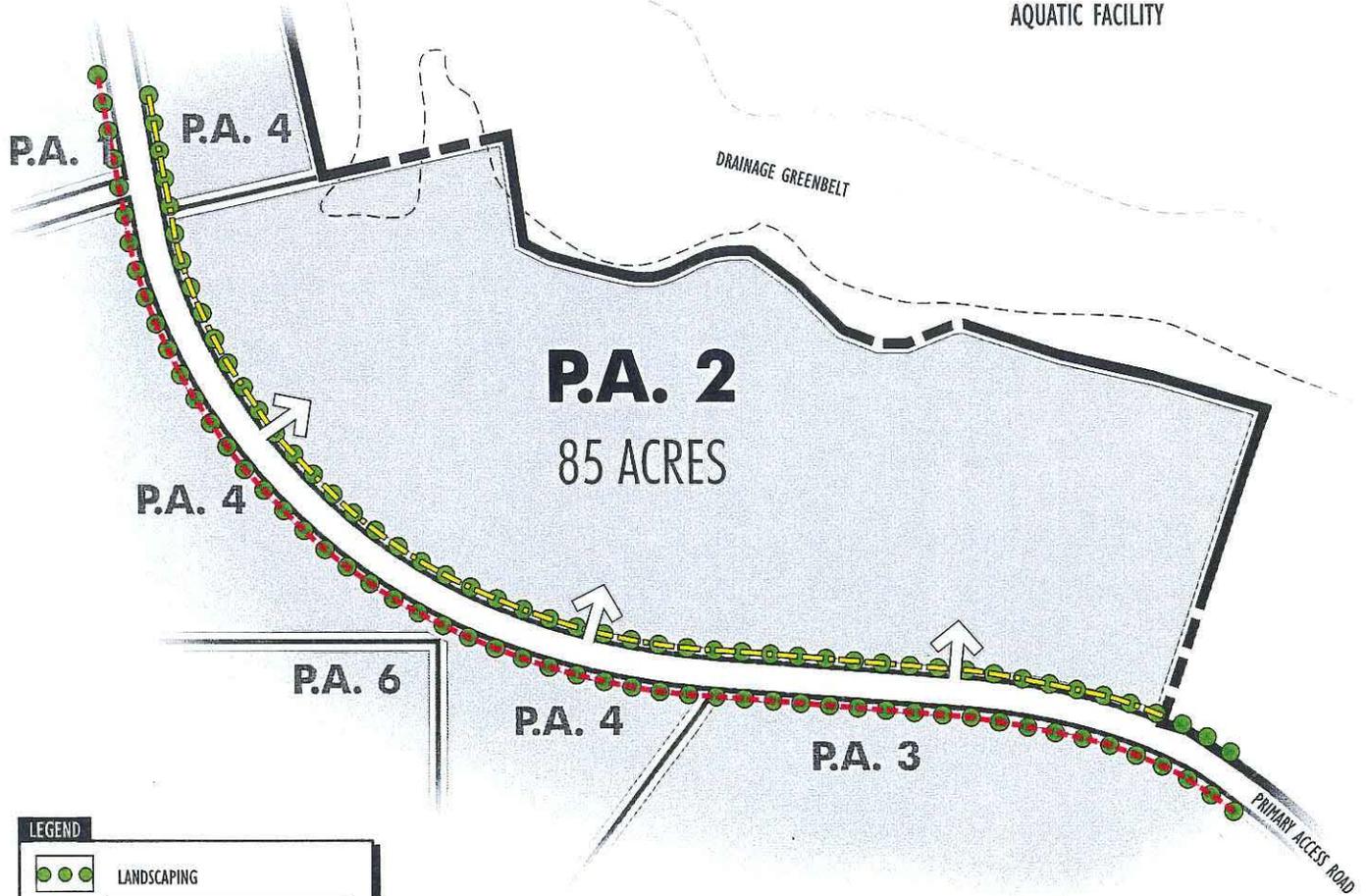
Permitted Uses:

Lighted softball/baseball fields, including a softball/baseball stadium with a seating capacity of 500 people;
Lighted soccer fields, including a soccer stadium with a seating capacity of 500 people;
Basketball courts;
Tennis courts;
Volleyball courts;
Swimming pools (Indoor and/or Outdoor);
Concession area, including sale of cooked food, beer and wine;
20,000 square feet of community buildings;
Open park area for picnics and other informal activities;
Overnight parking areas for up to 40 recreational vehicles.
Other uses similar to the uses listed above may be permitted subject to review of the proposed use by the Planning Director.

The 85-acre community park and regional aquatic is expected to be developed in four phases which will expand the facilities in the following increments:

Phase I: 15 acres. This will include the pool complex.
Phase II: 30 acres. This will consist of three sub-phases of 10 acres each.
Phase III: 15 acres
Phase IV: 25 acres

P.A. 2
 85 ACRES
 VALLEY-WIDE RECREATION & PARK
 DISTRICT COMMUNITY PARK &
 AQUATIC FACILITY



LEGEND

	LANDSCAPING
	COMBINATION PEDESTRIAN/BIKE TRAIL
	PEDESTRIAN TRAIL

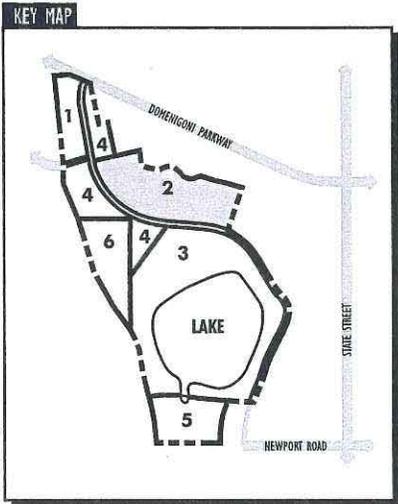


Exhibit No. V-2
PLANNING AREA 2

2. Land Use and Design Criteria
 - a) Improvements will result in the incremental expansion of the park and aquatic facility.
 - b) The Primary Access Roadway shall be improved to full width improvements adjacent to Planning Area 2, and emergency access to Newport Road shall be completed, prior to opening of the facility for public use
 - c) Access to Planning Area 2 shall be provided by private drives from the Primary Access Roadway.
 - d) Landscaping, fencing and berm or a combination of these features shall be employed to screen parking areas. Conceptual materials and configurations are depicted in Exhibit VI-2A and VI-2B, *Conceptual Landscaping Characteristics*.
 - e) Entry Signage for Planning Area 2 shall be unique and representative of the uses and special events. The components to be used in the entry signage are illustrated in Exhibit IV-7, *Conceptual Sign Characteristics* and IV-8, *Conceptual Sign Variations*.
 - f) Project-Wide Development Standards (Section IV) shall be implemented as applicable.
 - g) Design Guidelines (Section VI) shall be implemented as applicable.

C. Planning Area 3

1. Description

Planning Area 3 consists of a recreation lake and park area which encompasses approximately 266 acres in the center of the Specific Plan site as shown in Exhibit V-3, *Planning Area 3*. The primary feature of this area will consist of a recreation lake ranging in size from 70 acres up to 190 acres, day use/picnic areas and associated parking.

The recreational lake design provides for a variety of water related recreation activities including, but not limited to boating, swimming and fishing. The water supply for the recreation lake will come from on-site project wells. For health and safety reasons extended body contact with the water will be allowed only in swim lagoons and designated areas. These lagoons and swimming areas will be separated from the balance of the lake by physical barriers to allow for the effective treatment of the water and to assure the long term viability of the facility. With the exception of incidental contact, body contact with the water of the balance of the lake will be prohibited. The types of boats and the locations for the use of boats will be determined by Metropolitan during the design phase of Planning Area 3. Boating uses are expected to include, but may not be limited to, the following types of water craft: kayaks, canoes, paddle boats, inflatable rafts (not inner tubes and air mattresses) and sailboards.

In addition to the recreation lake, Planning Area 3 will provide opportunities for a variety of recreational land uses, which complement the lake uses. The list of Permitted Uses for Planning Area 3 is intended to be representative, not exhaustive. Therefore, land uses allowable in Planning Area 3 are intended to include any active and passive recreational land uses which are consistent with the Permitted Uses listed below.

Permitted Uses:

Recreation Lake

Swim Beach and lagoons

Picnic areas

Restrooms

Pedestrian paths, walkways and bicycle paths

Rest areas

Parking facilities

Overnight camping facilities

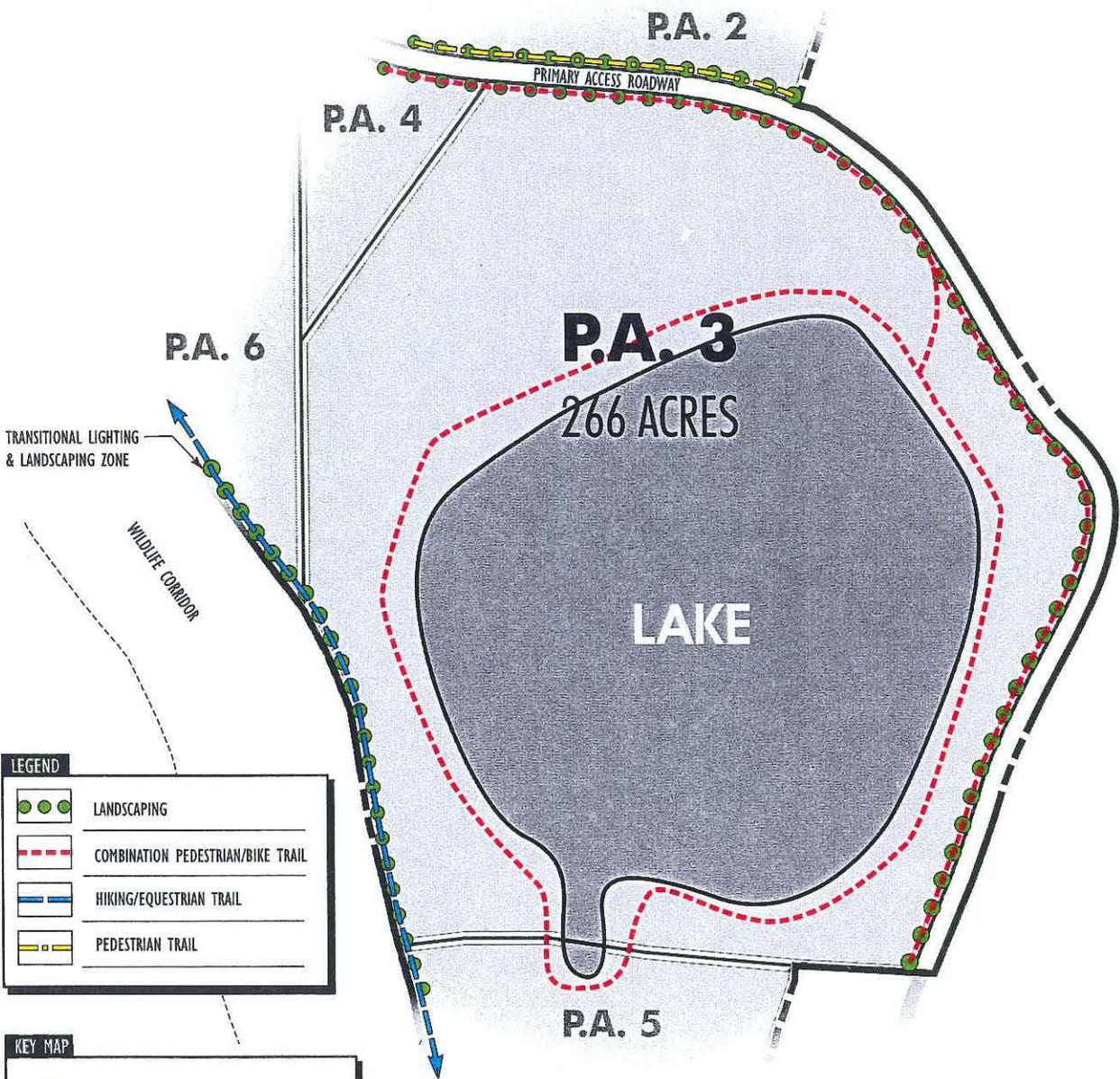
Hiking and Equestrian Trails

Concession area, including sale of cooked food, beer and wine

Other uses similar to the uses listed above may be permitted subject to review of the proposed use by the Planning Director.

As shown in Exhibit V-3, *Planning Area 3*, a combination pedestrian path/bicycle path will circle the perimeter of the lake and provide users with the opportunity to walk, jog or

P.A. 3
266 ACRES
RECREATION LAKE



LEGEND

	LANDSCAPING
	COMBINATION PEDESTRIAN/BIKE TRAIL
	HIKING/EQUESTRIAN TRAIL
	PEDESTRIAN TRAIL

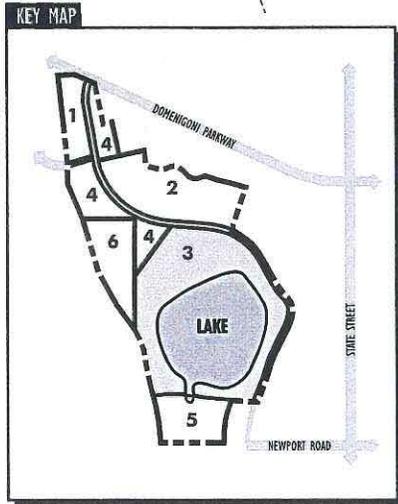


Exhibit No. V-3
PLANNING AREA 3

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN

ride around the lake. The combination path will be reduced to a pedestrian path at the point it branches off from the perimeter lake area and extends toward the pedestrian crossings on the Primary Access Road. Picnic and other informal spaces are proposed to allow users to enjoy the views of the lake and surrounding areas, and provide opportunities for informal games and other activities. Parking areas are anticipated to be located adjacent to the Primary Access Roadway along the northern portion of the Planning Area. Additional parking areas may be provided on the eastern portion of the planning area to further disperse vehicles. The location of future parking will occur when specific improvement plans are provided.

2. Land Use and Design Criteria

- a) The Primary Access Roadway shall be improved to full width improvements adjacent to Planning Area 3, and emergency access to Newport Road shall be completed, prior to opening of the facility for public use
- b) Access to Planning Area 3 shall be provided by private drives from the Primary Access Roadway.
- d) The major pedestrian path will circle the lake and provide access to beach and picnic areas as shown on Exhibit V-3, *Planning Area 3*.
- e) Landscaping, fencing and berm or a combination of these features shall be employed to screen parking areas. Conceptual materials and configurations are depicted in Exhibit VI-2A and VI-2B, *Conceptual Landscaping Characteristics*.
- f) Entry Signage for Planning Area 3 shall be unique and representative of the uses and special events. The components to be used in the entry signage are illustrated in Exhibit IV-7, *Conceptual Sign Characteristics* and IV-8, *Conceptual Sign Variations*.
- g) Development of Planning Area 3 shall be sensitive to the nearby Wildlife Corridor and shall be designed to minimize impacts to the Wildlife Corridor from light, noise and intrusive, non-native vegetation.
- h) A Transitional Landscaping and Lighting Zone as described in the *Design Guidelines* shall be provided adjacent to the Wildlife Corridor and Reserve areas.
- i) Project-Wide Development Standards (Section IV) shall be implemented as applicable.
- j) Design Guidelines (Section VI) shall be implemented as applicable.

D. Planning Area 4

1. Description

Located along the east side of the primary access road, and south of Planning Area 1, Planning Area 4 consists of approximately 58 acres, designated as a "Future Development Area" and is depicted in Exhibit V-4, *Planning Area 4*. Planning Area 4 provides an opportunity for the development of additional recreation related uses, including, but not limited to retail uses considered to be associated with and/or compatible with, the on-site recreation uses of the Specific Plan area. The list of Permitted Uses for Planning Area 4 is intended to be representative, not exhaustive. Therefore, land uses allowable in Planning Area 4 are intended to include any active and passive recreational land uses which are consistent with the Permitted Uses listed below.

Permitted Uses:

Primary Project Entry feature

Primary Project Entry Signage

Golf-related uses such as a driving range, pro-shop, and golf course.

Special events meadow for concerts and festivals.

Expansion of the Recreation Lake and recreational facilities.

Water Park.

Recreation-related retail stores and establishments including but not limited to: Tackle shop, sports equipment, camp market.

Campgrounds including RV and tent sites.

Similar open space and recreational uses.

Parking Areas.

Hiking and Equestrian Trails

Water booster station

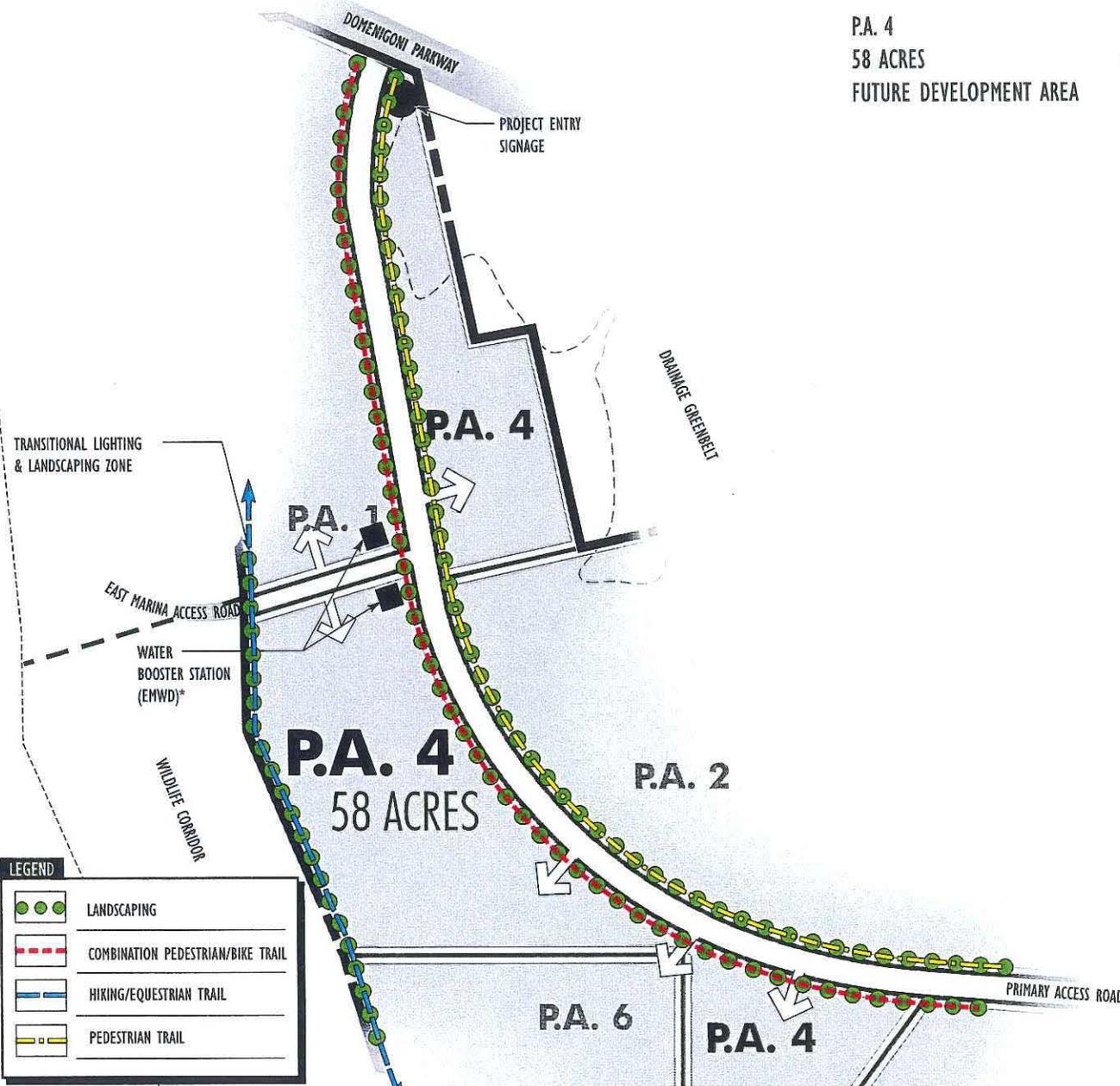
Other uses similar to the uses listed above may be permitted subject to review of the proposed use by the Planning Director.

Although future development will occur within Planning Area 4, no uses except landscaping, water features and parking are proposed at this time.

Development of any uses in Planning Area 4, other than landscaping and parking, including uses listed as permitted uses, will require the completion of appropriate environmental review.

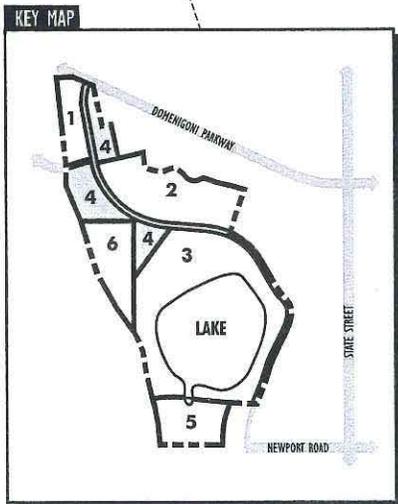
Metropolitan will remain responsible for maintenance of Planning Area 4 during the construction and operation of other uses within the Specific Plan area.

P.A. 4
58 ACRES
FUTURE DEVELOPMENT AREA



LEGEND

	LANDSCAPING
	COMBINATION PEDESTRIAN/BIKE TRAIL
	HIKING/EQUESTRIAN TRAIL
	PEDESTRIAN TRAIL



*ONE BOOSTER STATION ONLY - P.A. 1 OR P.A. 4

Exhibit No. V-4
PLANNING AREA 4

2. Land Use and Design Criteria

- a) Landscaping, fencing and berm or a combination of these features shall be employed to screen parking areas. Conceptual materials and configurations are depicted in Exhibits VI-2A, VI-2B, and VI-2C, *Conceptual Landscaping Characteristics*.
- b) The Primary Access Roadway shall be improved to full width improvements adjacent to the southern portion of Planning Area 4, and emergency access to Newport Road shall be completed, prior to opening of the facility for public use
- c) Access to Planning Area 4 shall be provided by private drives from the Primary Access Roadway
- d) Signage at the primary roadway entry will be unique and representative of the uses and special events. The components used in entry signage are illustrated in Exhibit IV-7, *Conceptual Sign Characteristics* and IV-8, *Conceptual Sign Variations*.
- e) Shared parking between uses shall be permitted.
- f) Project-Wide Development Standards (Section IV) shall be implemented as applicable.
- g) Design Guidelines (Section VI) shall be implemented as applicable.
- h) Development of Planning Area 4 shall be sensitive to the nearby Wildlife Corridor and Reserve Area, and shall be designed to minimize impacts to the Wildlife Corridor and Reserve Area from light, noise and intrusive, non-native vegetation.
- i) A Transitional Landscaping and Lighting Zone as described in the *Design Guidelines*, shall be provided adjacent to the Wildlife Corridor and Reserve areas.

E. Planning Area 5

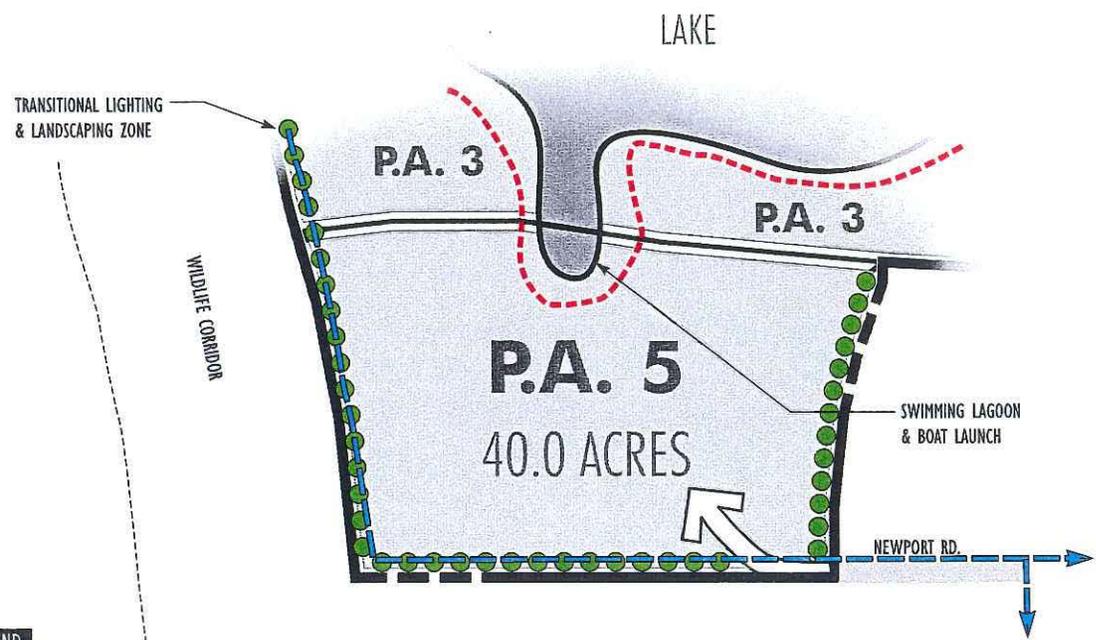
1. Description

Planning Area 5 is envisioned as a 40-acre youth oriented outdoor education facility, intended to provide a camp-like environment for groups of up to 100 young people, as shown in Exhibit V-5, *Planning Area 5*. It is anticipated the outdoor education program will be highly supervised and oriented toward the environment, water, and ecological related subjects. This Planning Area will have access to the recreation lake located within Planning Area 3. Permitted on-site facilities include: administrative offices, sleeping quarters, central washrooms and showers, recreation and dining room, kitchen, laundry, workshops, hiking/equestrian trails, bike trails and storage areas. Other similar uses may be permitted subject to review and approval by the Planning Director.

2. Land Use and Design Criteria

- a) Landscaping, fencing and berm or a combination of these features shall be employed to screen parking areas. Conceptual materials and configurations are depicted in Exhibit VI-2A and VI-2B, *Conceptual Landscaping Characteristics*.
- b) Primary access to the site will occur from Newport Road
- c) Public access to the site will be restricted.
- d) Entry signage shall be located at the access road. The components used in entry signage are illustrated in Exhibit IV-7, *Conceptual Sign Characteristics and IV-8, Conceptual Sign Variations*.
- e) Project-Wide Development Standards (Section IV) shall be implemented as applicable.
- f) Design Guidelines (Section VI) shall be implemented as applicable.
- g) Development of Planning Area 5 shall be sensitive to the nearby Wildlife Corridor and shall be designed to minimize impacts to the Wildlife Corridor from light, noise and intrusive vegetation.
- h) A Transitional Landscaping and Lighting Zone as described in the *Design Guidelines*, shall be provided adjacent to the Wildlife Corridor.
- i) Wastewater disposal may utilize septic tanks or similar underground disposal.

P.A. 5
 40 ACRES
 OUTDOOR EDUCATION FACILITY



LEGEND

	LANDSCAPING
	COMBINATION PEDESTRIAN/BIKE TRAIL
	HIKING/EQUESTRIAN TRAIL

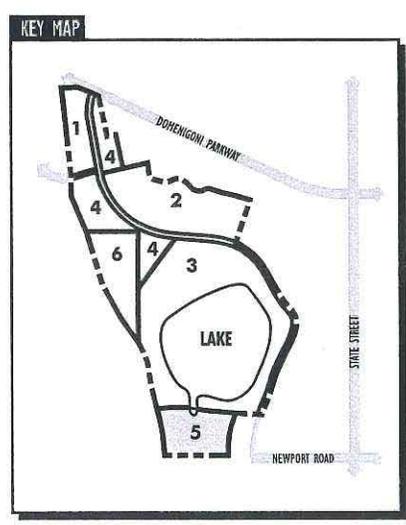
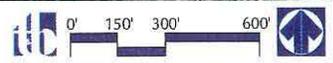


Exhibit No. V-5
PLANNING AREA 5



F. Planning Area 6

1. Description

Planning Area 6 consists of approximately 34 acres, designated as a "Future Development Area" as shown in Exhibit V-6, *Planning Area 6*. Planning Area 6 provides an opportunity for the development of additional recreation related uses, including, but not limited to retail uses considered to be associated with and/or compatible with, the on-site recreation uses of the Specific Plan area. The list of Permitted Uses for Planning Area 6 is intended to be representative, not exhaustive. Therefore, land uses allowable in Planning Area 6 are intended to include any active and passive recreational land uses which are consistent with the Permitted Uses listed below.

Permitted Uses:

Golf-related uses such as a driving range, pro-shop, and golf course.

Special events meadow for concerts and festivals.

Expansion of the Recreation Lake and recreational facilities.

Water Park.

Recreation-related retail stores and establishments including but not limited to: Tackle shop, sports equipment, camp market.

Campgrounds including RV and tent sites.

Hiking and Equestrian Trails

Similar open space and recreational uses.

Parking Areas.

Although future development will occur within Planning Area 6, no uses except potentially landscaping, water features and overflow parking are proposed at this time.

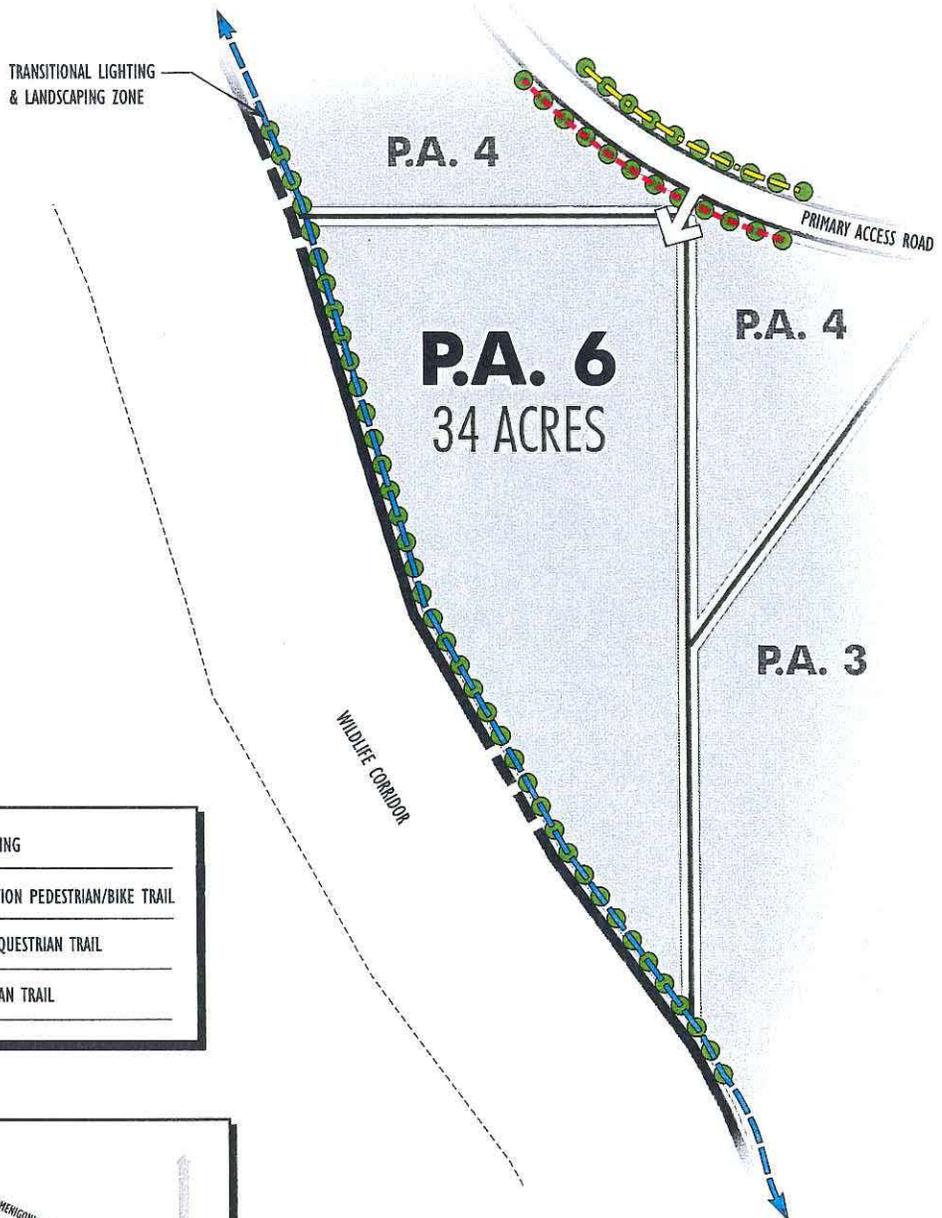
Planning Area 6 is identified separately because it is currently in the Sphere of Influence of the City of Hemet, while the balance of the Specific Plan area is within the corporate boundaries of the City of Hemet.

Development of any uses in Planning Area 6 other than landscaping and parks, including uses listed as permitted uses will require the completion of appropriate environmental review. Metropolitan will remain responsible for maintenance of this Planning Area during the construction and operation of other uses within the Specific Plan area.

2. Land Use and Design Criteria

- a) Landscaping, fencing and berm or a combination of these features shall be employed to screen parking areas. Conceptual materials and configurations are depicted in Exhibit VI-2A and VI-2B, *Conceptual Landscaping Characteristics*.

P.A. 6
34 ACRES
FUTURE DEVELOPMENT AREA



LEGEND

	LANDSCAPING
	COMBINATION PEDESTRIAN/BIKE TRAIL
	HIKING/EQUESTRIAN TRAIL
	PEDESTRIAN TRAIL

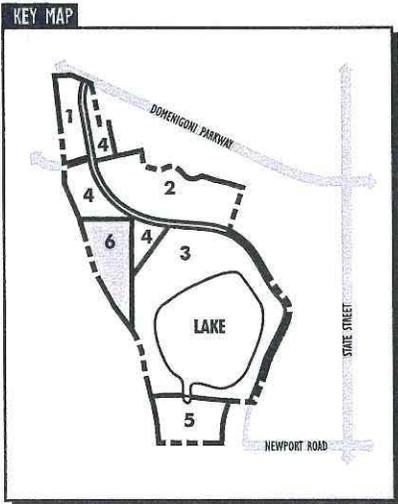
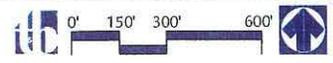


Exhibit No. V-6
PLANNING AREA 6

DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



- b) Access to Planning Area shall be provided by private drive from the Primary Access Roadway
- c) Signage at the primary roadway entry will be unique and representative of the uses and special events. The components used in entry signage is illustrated in Exhibit IV-7, *Conceptual Sign Characteristics* and IV-8, *Conceptual Sign Variations*.
- d) Shared parking between uses shall be permitted.
- e) Project-Wide Development Standards (Section IV) shall be implemented as applicable.
- f) Design Guidelines (Section VI) shall be implemented as applicable.
- g) Development of Planning Area 6 shall be sensitive to the nearby Wildlife Corridor, and shall be designed to minimize impacts to the Wildlife Corridor from light, noise and intrusive vegetation.
- h) A Transitional Landscaping and Lighting Zone as described in the *Design Guidelines* shall be provided adjacent to the Wildlife Corridor.

VI. Specific Plan –Design Guidelines

The Diamond Valley Lake Park Specific Plan is unique for a variety of reasons including: the land uses are primarily recreational and educational in purpose; the uses and related structures are significantly dispersed geographically; and each Planning Area will be operated by a variety of public and semi-public organizations on land leased from Metropolitan. These unique features increase the need to create a project-wide palette of architectural, landscape and hardscape elements that can be utilized throughout the site.

The purpose of the Architectural Design Guidelines is to allow each Planning Area within the Diamond Valley Lake Park to establish an individual identity utilizing the project's thematic elements in a manner consistent with and complimentary to the other portions of the site.

The purpose of the Landscape Design Guidelines is to establish consistent, project-wide landscape and hardscape thematic elements that are carried throughout the Diamond Valley Lake Park Specific Plan to create a sense of place that is regionally significant. This is accomplished by establishing a strong landscape character using landscape features and elements unique to the Diamond Valley area.

The intention is to provide design criteria for the development of various Planning Areas, in the expectation that the creative implementation of these elements, whether architectural or landscaping, result in a pleasing and coherent design, and will enhance the projects long-term viability and attractiveness. The Design Guidelines describe design elements for use by the individual lessees, their governing boards, planners, architects, and civil engineers under the direction of Metropolitan.

These Design Guidelines will be used by Metropolitan to review each lessee's proposal to confirm that the design complements the overall project objectives. Lessees, architects and site designers are encouraged to review the entire Design Guideline section in order to understand the relationship of each site to the entire Diamond Valley Lake Park, and a Planning Areas relationship to the surrounding views, vistas and environmental constraints. Each lessee is required to incorporate the applicable guidelines within their project submittals.

A. Architectural Design Guidelines

1. Introduction

Buildings within a project usually share a common architectural theme. However the Diamond Valley Lake Park is unique in this regard because in most circumstances, the buildings on this site will be widely dispersed, reducing the need for relying on a particular architectural style. It is the intent of these Architectural Guidelines to create

architectural relationships between the buildings within the Diamond Valley Lake Park through architectural compatibility.

The Architectural Guidelines portion of this section provide direction on achieving compatibility through the use of similar and/or complementary materials, shared textures, colors and symbols. This consistency is not meant to be constrictive, but rather offer diversity within the stated parameters

2. Architectural Criteria

a) Site Planning Considerations:

The siting of buildings within the individual Planning Areas should be sensitive to the following issues:

- 1) Virtually all buildings have two faces; one addresses the street or main entrance and should be both welcoming and clearly identifiable. The other face is its plaza or parking face. Here it can be casual, open, pedestrian oriented and still accommodate service and utility requirements.
- 2) Views of natural open space areas and ridgelines are desirable and site planning should take advantage of and emphasize these views.
- 3) Views are worthy of design attention in that they can assume a defining role as determinants of community character.
- 4) Public spaces and open space should be the focus of building orientation.
- 5) Respond to the geographical location and climate of the area. Due to the warm semi-arid nature of the Diamond Valley, the building orientation should be chosen to increase shading of public plazas and should reduce expanses of glass on the southern and western exposures.
- 6) Loading areas, storage yards, equipment areas and other similar areas should be internalized and/or screened from public view.

b) Architectural form and massing:

Architectural treatments that add interest and relieve the monotony of large blank wall are encouraged which include:

- 1) Use arbors, awnings, lighting standards and fixtures, special graphics, colonnades, pergolas, cloisters, porticos, etc., to create a distinct presence when viewed from both within the Planning Area and from other Planning Areas.
- 2) Employing extensive detail treatments and embellishments.
- 3) The architectural forms and massing of the public and semi-public structures should be varied, strong and accented with clock towers, spires, vaulted roofs, domes, etc., that create in themselves, landmarks in the civic landscape.

- 4) Utilize multiple buildings rather than one large building to reduce apparent bulk, create courtyards and plazas.
- 5) Buildings should be arranged and staggered, with varied building forms to create useable common open space, avoid monotonous appearance and to provide interest.
- 6) Use landscaping materials to reduce the apparent height or length of walls.
- 7) Include patterns, scoring, texturing to add interest.
- 8) Use low walls, either for decorative or screening purposes.

c) **Architectural Materials:**

The use of materials which are unique, historically representative and/or related to the Diamond Valley area is strongly encouraged. This would include:

- 1) Native stone
- 2) River rock
- 3) Adobe and stucco
- 4) Wood Timbers. Wood timbers may be used provided that the minimum dimension is six inches. Timbers can be finished in rough sawn, re-sawn, sandblast or smooth finishes.
- 5) Tile
- 6) Slate
- 7) Masonry. Use of whole brick is encouraged as a building material with split face concrete block or integral colored slump stone acceptable as an accent material only.
- 8) Glass. Reflective glass and glass curtain walls are acceptable when used with an integrated landscape design and berming.
- 9) Concrete which has been colored, stamped or textured to represent any of the above material.

d) **Exterior Wall Colors:**

All buildings throughout the Specific Plan area should use warm earth tones or the natural colors of the materials being used. Use of bright colors or black is limited to building accents and establishing points of entry.

Earth tone colors include:

Cream	Light Brown	Warm Greys
Brown	Tan	Rust
Beige	Brick Red	Copper
Sienna	White	Pastel Blue
Pastel Yellow	Pastel Red	

3. **Project Entry Feature**

The purpose of the proposed entry feature is to provide an "arrival statement" to create an introduction of the site for the visitor. Project entries consist of a thematic blend of construction features, landscape features, project identity

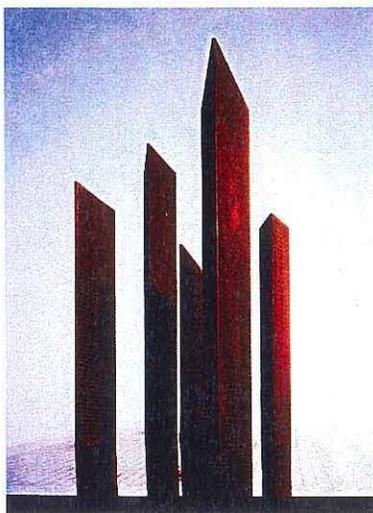
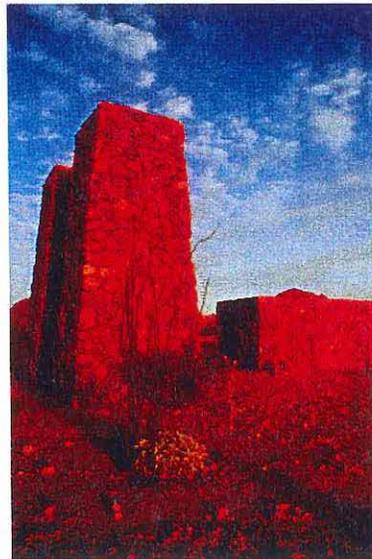
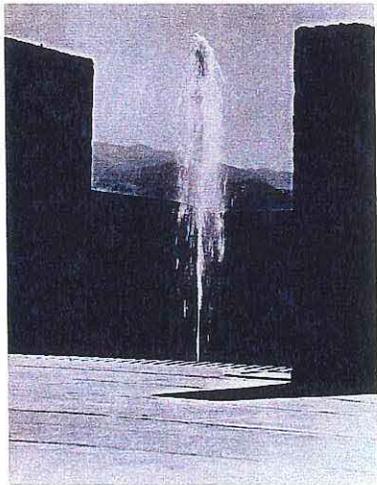


Exhibit No. VI-1

CONCEPTUAL ENTRY FEATURE CHARACTERISTICS

signage and specialty lighting that convey the unique image of the Diamond Valley Lake Park. Exhibit VI-1, *Conceptual Entry Feature Characteristics* illustrates design features and characteristics suitable for use at the project entry.

- a) The components of the Project Entry Feature should include:
 - 1) Utilization of natural features to frame the entry perimeter and narrow site focus.
 - a) Plant material and finishes for medians and roadside perimeter planting for the primary access road should be selected from plant palette matrix and determined by the road hierarchy (Refer to Exhibit IV-3, *Conceptual Circulation Plan*.)
 - b) Provide appropriate berming and topographic variations to reduce the size of the visual space as one enters the site (Refer to Exhibits IV-3, *Conceptual Circulation Plan* and VI-2A, IV-2B, *Conceptual Landscape Characteristics*).
 - c) Use boulders or rocks from the lake site to accentuate property characteristics (Refer to Exhibits IV-3, *Conceptual Circulation Plan* and VI-2A, IV-2B, *Conceptual Landscape Characteristics*).
 - d) Evaluate the use of a water feature that is sensitive to the goals of conservation and appropriate for aesthetic appearances and entry statements (Refer to Exhibit VI-1, *Conceptual Entry Characteristics*).
 - e) The use of entry towers including lighting and signage is encouraged.
 - 2) Relationship of Project Entry Feature to initial Site Development
 - a) Integrate and/or extend features to Planning Areas 1 and 4.
 - b) Provide appropriate sign feature to identify area (Refer to Exhibit VI-7, *Conceptual Sign Characteristics*).

B. Landscaping Guidelines

Project-wide landscaping requirements are provided for the Primary Access Roadway only. Landscaping within the individual Planning Areas shall be prepared by each lessee in conformance with the parameters discussed within this section, as well as the requirements included in Section IV, *Project-Wide Development Standards*, and in Section V, *Planning Area Development Standards*, Section V, of this Specific Plan. Landscape designs and plant selection should minimize water requirements and maximize the use of native plant materials. All landscape plant materials shall be selected from the *Plant Palette* located in this section.

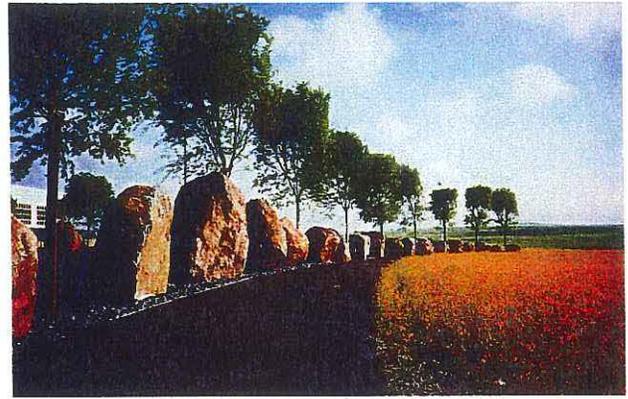


Exhibit No.VI-2A

CONCEPTUAL LANDSCAPING CHARACTERISTICS

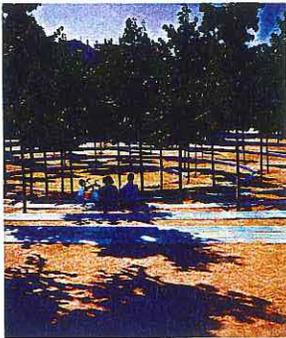
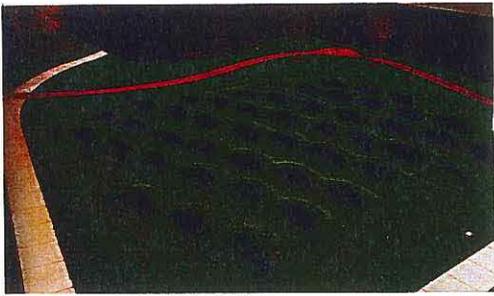


Exhibit No.VI-2B

CONCEPTUAL LANDSCAPING CHARACTERISTICS

1. Primary Access Roadway Landscaping:

Landscaping along the roadway corridor is depicted in Exhibit VI-2C, *Conceptual Streetscape* and shall include the following elements:

- a) Center Median Landscaping shall include the following materials:
 - 1) Plant material and finishes to the median strip and roadside perimeter plating to the primary access road to be selected from plant palette matrix and determined by the road hierarchy (Refer to Exhibit IV-3, *Conceptual Circulation Plan*).
 - 2) Trees shall be selected to allow views through the median area to adjoining planning areas.
 - 3) Shrubs and ground cover shall be placed adjacent to and between each grouping of trees and selected from the plant palette matrix as determined by the road hierarchy.
 - 4) The use of boulders and natural rock may be used to define the roadway in accordance with Exhibit IV-3, *Conceptual Circulation Plan* and VI-2A, *Conceptual Landscaping Characteristics*, and VI-2B, *Conceptual Landscaping Characteristics and VI-2C, Conceptual Streetscape*.
 - 5) The placement of shrubs and ground cover will provide locations for street lighting and appropriate directional signs (Refer to Exhibits VI-7 *Conceptual Sign Characteristics* and Exhibit VI-8, *Conceptual Sign Variations*).
 - 6) A maximum of three (3) tree types should be used and a maximum of three (3) ground cover types should be used.
 - 7) Trees and ground cover shall be planted in symmetrical pattern.

- b) Roadway Corridor Perimeter Landscaping shall include the following:
 - 1) Landscaping should incorporate a combination of ground cover, shrubs, and trees as specified in the plant palette matrix.
 - 2) Berming and topographic variations shall be incorporated at specific intervals to screen parking areas and create an attractive design feature.
 - 3) Turf areas shall be minimized to reflect existing regional character and reduce water consumption. Native grasses shall be used wherever possible in accordance with the plant palette matrix.
 - 4) A maximum of three (3) tree types should be used and a maximum of three (3) ground cover types should be used.
 - 5) Trees and ground cover shall be planted in symmetrical pattern.

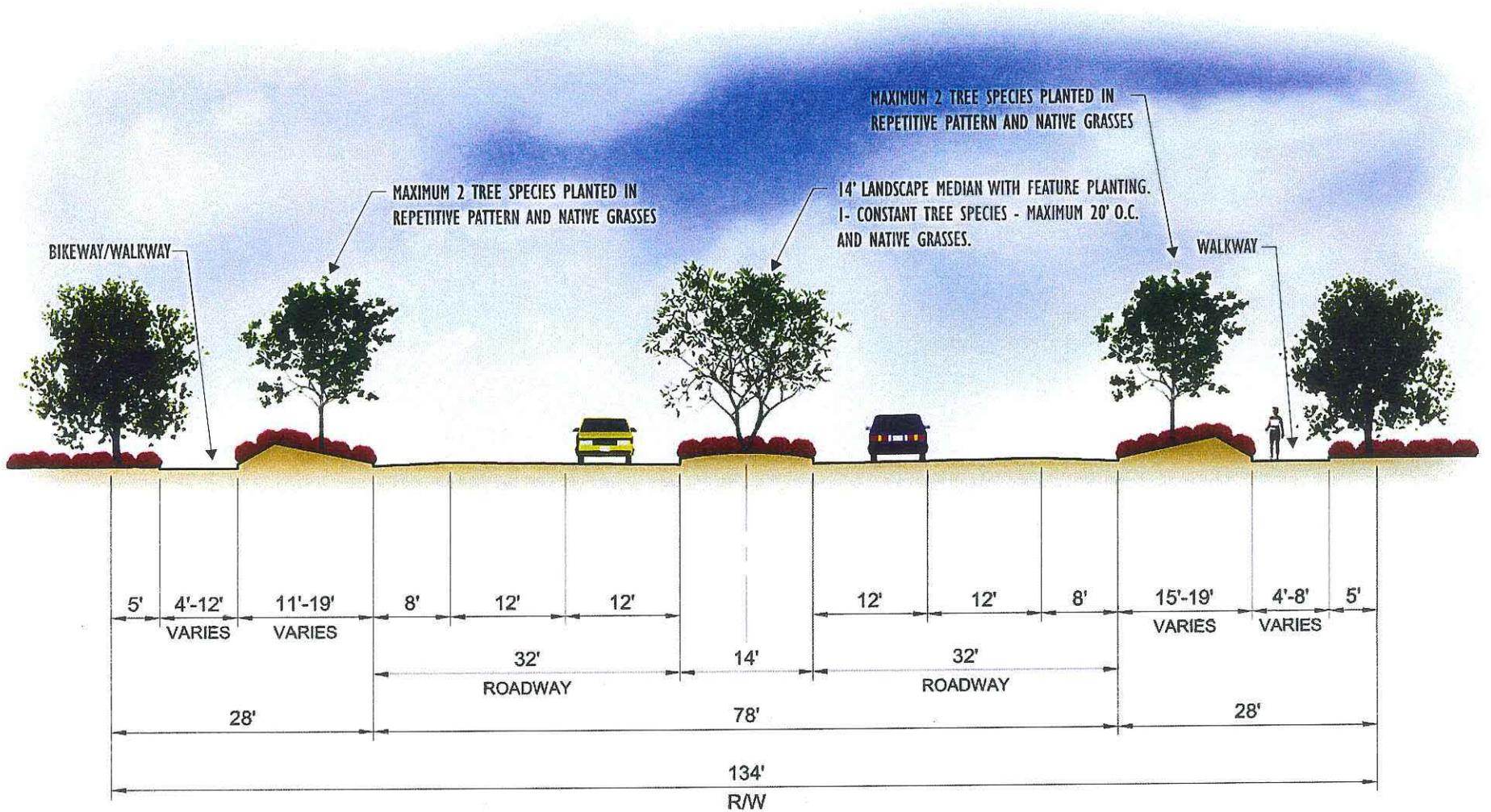


Exhibit No. VI-2C

CONCEPTUAL STREETSCAPE

- c) Local roadways and private drives shall include the following:
 - 1) Landscaping should incorporate a combination of ground cover, shrubs, and trees as specified in the plant palette matrix.
 - 2) Turf areas shall be minimized to reflect existing regional character and reduce water consumption. Native grasses shall be used wherever possible in accordance with the plant palette matrix.
 - 4) A maximum of three (3) tree types should be used and a maximum of three (3) ground cover types should be used.
 - 5) Trees and ground cover shall be planted in a symmetrical pattern.

2. Landscape and Lighting Transition Zone:

The Landscape and Lighting Transition Zone is located along the western edge of Planning Areas 1, 3, 4, 5 and 6, where these Planning Areas are adjacent to the Wildlife Corridor and/or Reserve Area. The purpose of this treatment zone is to reduce the potential impacts to the Wildlife Corridor and Reserve Area which could result from development of adjacent areas. The basis for the Landscape and Lighting Transition Zone are provided by the Mitigation Section of the Mitigated Negative Declaration adopted for the project. Development adjacent to the Wildlife Corridor and/or the Wildlife Reserve shall be in conformance with the following provisions:

- a) The Landscaping and Lighting Transition Zone, including preliminary landscaping and lighting plans in Planning Areas 1, 3, 4, 5 and 6, shall be provided to the Reserve Management Committee for review and comment, prior to construction or installation. Approved final landscaping and lighting plans shall be provided to the Reserve Management Committee as a courtesy.
- b) The Landscaping and Lighting Transition Zone shall be a minimum of 10 feet wide and shall extend into the Planning Area, measured from the boundary of the Wildlife Corridor/Reserve Area, and shall include the following components:
 - 1) Landscaping plans shall reflect a transition zone between the developed areas and the Wildlife Corridor/Reserve that adequately screens the development from the open space areas.
 - a) Screening shall be provided through the use of mature trees (minimum 24" boxed), shrubs (5 gallon minimum) and compatible seed mixtures.
 - b) Landscape and lighting plans shall show a clearly defined transition zone a minimum of 10 feet wide between the Wildlife Corridor/Reserve and the development use, including parking areas.

- c) The transition zone shall be planted exclusively with plants designated as “Very low”, “Low water use”, non-invasive, native plant materials which have been selected from the project Plant Palette.
- 2) Landscaping plans shall include, and shall clearly demonstrate irrigation features which will prevent irrigation water from either spraying onto, or draining onto the Wildlife Corridor/Reserve.
- 3) Lighting shall be designed to prevent light spillage or illumination into the Wildlife Corridor/Reserve consistent with the mitigation measures.
- c) All trash facilities shall be setback a minimum of 100-feet from the Wildlife Corridor/Reserve and shall be designed to prevent access by animals.
 - d) Land uses that anticipate nighttime activities shall be located as far from the Wildlife Corridor/Reserve as possible to reduce both noise and lighting impacts. In no case shall nighttime activities be permitted closer than 25 feet from the Wildlife Corridor/Reserve edge.

Diamond Valley Lake Park Specific Plan

Design Guidelines

3) Plant Palette:

All landscape materials used within the boundaries of the Diamond Valley Lake Specific Plan shall be from this Plant Palette. However, only those plants listed as "Very low water use", "Low water use", and "Native", shall be used in the Landscape and Lighting Transition Zone.

VERY LOW WATER USE					
BOTANICAL NAME	COMMON NAME	CLUMP/ SINGLE (C) / (S)	NATIVE/ EXOTIC (N) / (E)	DECIDUOUS EVERGREEN (D) / (E)	FUNCTION PKWY/BLDG/OPEN (P) / (B) / (O)
SHRUBS					
<i>Cercocarpus betuloides</i>	Mountain Mahogany	C,S	N	E	B, O
<i>Falluga paradoxa</i>	Apache Plume	S	N	D	P, O
<i>Prunus ilicifolia</i>	Hollyleaf Cherry	C, S	N	E	O
<i>Salvia apiana</i>	White Sage	S	N	E	O
<i>Simmondsia chinensis</i>	Jojoba	S,C	N	E	P, B, O

LOW WATER USE					
BOTANICAL NAME	COMMON NAME	CLUMP/ SINGLE (C) / (S)	NATIVE/ EXOTIC (N) / (E)	DECIDUOUS EVERGREEN (D) / (E)	FUNCTION PKWY/BLDG/OPEN (P) / (B) / (O)
TREES					
<i>Acacia farnesiana</i>	Sweet Acacia	S	E	D	P, O
<i>Acacia smallii</i>	NCN	S	E	D	P,O
<i>Brachychiton populneus</i>	Bottle Tree	S, C	E	E	P, O
<i>Brahea edulis</i>	Guadalupe Palm	S	E	E	P,B,O
<i>Butia capitata</i>	Pindo Palm	S	E	E	P, B
<i>Chitalpa tashkentensis</i>	Chitalpa	S	Hybrid	D	B
<i>Chitalpa tash. 'Morning Cloud'</i>	Chitalpa	S	Hybrid	D	B
<i>Chitalpa tash. 'Pink Dawn'</i>	Chitalpa	S	Hybrid	D	B
<i>Eucalyptus sideroxylon 'Rosea'</i>	Red Iron Bark	S	E	E	P, O
<i>Gleditsia triacanthos 'Imperial'</i>	Honey Locust	S	E	D	O
<i>Gleditsia triacanthos 'Sunburst'</i>	Sunburst Honey Locust	S	E	D	O
<i>Laurus nobilis</i>	Grecian Laurel	S, C	E	E	P, B, O
<i>Lithocarpus densiflorus</i>	Tanbark Oak	S	N	E	O
<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	S,C	E	E	P, B, O
<i>Olea europaea 'Swan Hill'</i>	Olive	S, C	E	E	P,O
<i>Phoenix dactylifera</i>	Date Palm	S	E	E	P,O
<i>Pinus eldarica</i>	Mondell Pine	S, C	E	E	P, O
<i>Pinus halepensis</i>	Aleppo Pine	S, C	E	E	P, O

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<i>Pinus pinea</i>	Italian Stone Pine	S, C	E	E	P, O
<i>Pterocarpa stenoptera</i>	Chinese Wingnut	S	E	D	O
<i>Quercus agrifolia</i>	Coast Live Oak	S	N	E	P, O
<i>Quercus suber</i>	Cork Oak	S	E	E	P, O
<i>Robinia</i> 'Purple Robe'	Purple Robe Locust	S	E	D	P, O, B
SHRUBS					
<i>Agave parryi</i>	Agave	S, C	E	E	B
<i>Agave vilmoriana</i>	Octopus Agave	S, C	E	E	B
<i>Arctostaphylos glauca</i>	Bigberry Manzanita	S, C	N	E	O
<i>Arctostaphylos glandulosa</i>	Eastwood Manzanita	S, C	N	E	B, O
<i>Ceanothus crassifolius</i>	Hoary-leaved Ceanothus	S, C	N	E	O
<i>Ceanothus cuneatus</i>	Buck Brush	S, C	N	E	O
<i>Ceanothus tomentosus</i>	Ramona Lilac	S, C	N	E	B, O
<i>Cercis occidentalis</i>	Western Redbud	S	N	D	P, B, O
<i>Chilopsis linearis</i>	Desert Willow	S	N	D	P, B, O
<i>Cistus corbariensis</i>	White Rockrose	S, C	E	E	P, B, O
<i>Cistus purpureus</i>	Orchid Rockrose	S, C	E	E	P, B, O
<i>Cordia boissieri</i>	Anacahulta	S	E	E	B, O
<i>Dasyliirion wheeleri</i>	Desert Spoon	S	E	E	P, B
<i>Erigonum fasciculatum</i>	Common Buckwheat	C	N	E	P, O
<i>Garrya veatchii</i>	Silk Tassel Bush	S, C	N	E	P, B
<i>Hesperaloe parvifolia</i>	Red Yucca	S	E	E	P, B
<i>Heteromeles arbutifolia</i>	Toyon	S, C	N	E	P, O
<i>Keckiella antirrhinoides</i>	Chaparral Beard Tongue	S	N	Summer Dormant	O
<i>Kniphofia uvaria</i>	Red Hot Poker	S	E	E	P, B
<i>Lagerstroemia Petite Red Imp</i>	Crape Myrtle	S	E	D	
<i>Lagerstroemia Petite Snow</i>	Crape Myrtle	S	E	D	
<i>Leptospermum scoparium</i> varieties	New Zealand Tea Tree	S, C	E	E	P, B, O
<i>Leucophyllum frutescens</i>	Texas Ranger	C	E	E	P, B, O
<i>Mahonia nevenii</i>	Nevin's Barberry	S, C	N	E	P, B, O
<i>Opuntia littoralis</i> Var. <i>vaseyi</i>	Mesa Prickly Pear	S, C	N	E	P, O
<i>Opuntia parryi</i> Var. <i>parryi</i>	Valley Cholla	S, C	N	E	P, O
<i>Rhamnus crocea</i>	Redberry	S, C	N	E	P, B, O
<i>Rhamnus crocea</i> Var. <i>ilicifolia</i>	Hollyleaf Redberry	S, C	N	E	P, B, O
<i>Rhus ovata</i>	Sugar Bush	S, C	N	E	P, B, O
<i>Ribes malvaceum</i>	Chaparral Currant	S	N	E	O
<i>Salvia mellifera</i>	Black Sage	S	N	E	O
<i>Trichostema lanatum</i>	Woolly Blue Curls	S	N	E	B
<i>Westringia fruticosa</i>	Coast Rosemary	S, C	E	E	P, B, O
<i>Yucca schidigera</i>	Spanish Dagger	S	N	E	P
<i>Yucca whipplei</i>	Our Lord's Candle	S	N	E	P

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GROUND COVER					
Baccaris pilularis	Dwarf Coyote Bush	C	N	E	P, B, O
Myoporum parvifolium	Myoporum	C	E	E	P, B
Rosmarinus officinalis	Rosemary	C	E	E	P, B, O
GRASSES					
Stipa pulchra		S	N	E	P
Stipa tenuissima		S, C	N	E	P

MEDIUM WATER USE					
TREES					
Acacia salicina	NCN	S,C	E	E	P
Albizia julibrissin	Silk Tree	S,C	E	D	O
Catalpa speciosa 'Pink Dawn'	Western Catalpa	S	E	D	O
Chamaerops excelsa	Chinese Windmill Palm	S,C	E	E	P,B,O
Chamaerops humilis	Mediterranean Fan Palm	S,C	E	E	P,B,O
Eucalyptus nicholii	Willow Peppermint	S	E	E	P,B,O
Fraxinus velutina Var. glabra 'Modesto'	Modesto Ash	S,C	N	D	B,O
Fraxinus angustifolia	Raywood Ash	S,C	E	E	B,O
Geijera parvifolia	Australian Willow	S,C	E	E	P,B,O
Jacaranda mimosifolia	Jacaranda	S,C	E	D	P,B,O
Koelreuteria bipinnata	Chinese Flame Tree	S,C	E	D	P,B,O
Lagerstroemia faurieri hybrids	Crape Myrtle	S,C	E	D	P,B,O
Lagerstroemia indica 'Catawbe'	Crape Myrtle	S,C	E	D	P,B,O
Lagerstroemia indica 'Cherokee'	Crape Myrtle	S,C	E	D	P,B,O
Lagerstroemia indica 'Glendora White'	Crape Myrtle	S,C	E	D	P,B,O
Liriodendron tulipifera	Tulip Tree	S	E	D	P,B,O
Morus alba 'Fruitless'	Mulberry	S	E	D	O
Platanus occidentalis	Sycamore	S	E	D	B,O
Platanus racemosa	Western Sycamore	S	N	D	B,O
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	S	E	D	B,O
Quercus lobata	Valley Oak	S	N	D	O
Ulmus parvifolia 'Drake'	Chinese Elm	S,C	E	D	P,B,O
Umbellularia californica	California Bay	S	N	E	P,B,O
Vitex agnus-castus	Chaste Tree	S,C	E	D	B,O
Zelkova Serrata	Saw-leaf Zelkova	S	E	D	B,O
SHRUBS					
Abelia grandiflora	Glossy Abelia	C,S	E	E	P,B,O

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Anigozanthus flavidus	Kangaroo Paw	C,S	E	E	P,B
Caesalpinia pulcherrima	Red Bird of Paradise	C,S	E	E	P,B
Dodonaea viscosa	Hopseed Bush	C,S	E	E	P,B,O
Dietes iridiodes	Fortnight Lily	C,S	E	E	P,B,O
Eriobotrya 'Coppertone'	Coppertone Loquat	C,S	E	E	P,B,O
Ligustrum texanum	Texas Privet	C,S	E	E	P,B,O
Lonicera subspicata	Southern Honeysuckle	C	E	E	B,O
Phormium tenax 'Rubrum	New Zealand Flax	C	E	E	P,B,O
Photinia fraseri	Fraser Photinia	C	E	E	P,B,O
Ribes speciosum	Fuchsia-flower Gooseberry	C,S	N	E	P,B,O
Rosa floribunda spp.	Rose	C,S	E	D	P,B,O
Rosa x Flower Carpet 'Noatraum'	Rose	C,S	E	D	P,B,O
Vitis cultivars	Wine Grape	C,S	E	D	B,O
GROUND COVER					
Cotoneaster glaucophylla	Cotoneaster	C,S	E	E	P,B,O
Iris sudacca	Iris	C,S	E	E	P,B,O
GRASSES					
Carex nudata	California Black-flowering Sedge	C	E	E	P,B,O
Carex pansa	California Meadow Sedge	C	E	E	P,B,O
Carex spissa	San Diego Sedge	C	E	E	P,B,O
Miscanthus sinensis var. 'Strictus'	Porcupine Grass	C	E	E	P,B,O
Muhlenbergia rigens	Deer Grass	C	E	E	P,B,O

HIGH WATER USE

(To be used only in conjunction with water education demonstrations in Planning Areas 1 and 5)

BOTANICAL NAME	COMMON NAME	CLUMP/ SINGLE (C) / (S)	NATIVE/ EXOTIC (N) / (E)	DECIDUOUS EVERGREEN (D) / (E)	FUNCTION PKWY/BLDG/OPEN (P) / (B) / (O)
TREES					
Alnus rhombifolia	White Alder	S	N	D	P,B,O
Salix matsudana 'Navajo Globe'	Globe Navajo Willow	S,C	E	D	B,O
SHRUBS					
Azara microphylla	Boxleaf Azara	S,C	E	E	P,B,O
GROUND COVER					
Gaultheria procumbens	Wintergreen	S,C	E	E	P,B,O
Iris Louisiana Hybrids	Swamp Iris	C	E	E	P,B,O
Saxifraga stolonifera	Strawberry Geranium	C	E	E	P,B,O
GRASSES					

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Juncus effusus	Soft Rush	C	E	E	P,B,O
Juncus patens	California Gray Rush	C	N	E	P,B,O

C) Fencing

Project uses are intended to provide a synergist relationship and allow for the free movement of individuals throughout the project site. Exhibit VI-3, *Conceptual Fencing Characteristics*, describes possible fencing types and standards. Although fencing could be interpreted as generally inappropriate in meeting this objective, it is necessary to adequately protect site users, prohibit vehicular access, and provide an attractive aesthetic feature. The use and placement of fencing is separated into three (3) distinct categories:

- 1) Security fencing: Fencing will occur throughout the project site and along off-site perimeter boundaries, such as State Street and Domenigoni Parkway, to ensure adequate security for the project site and its patrons. Access to gated/secured areas will be provided to the City of Hemet Fire Department through the use of electronic or key access features, such as a knox lock box, as appropriate.
Security fencing, including the use of chain link, will be provided in the following locations:
 - a) Construction Sites
 - 1) Temporary fencing (minimum 10 foot high chain link) will be provided around construction and storage sites.
 - b) Perimeter Ownership Boundaries
 - 1) Adjacent to State Street and Domenigoni Parkway, as necessary.
 - 2) At the entrance to secondary or emergency access roadway.
 - 3) At the Marina Cove Road intersection with the Primary Access Roadway.
 - c) Operating/Recreational Facilities
 - 1) Around mechanical facilities, including wells.
 - 2) Around electrical power facilities.
 - 3) Around lake, pool or other water facilities, as appropriate.
 - d) Other Restricted Areas
 - 1) Along the Wildlife Corridor.
 - 2) At entrances to drainage facilities, as appropriate.



CHAIN LINK



STEEL PICKET



DECORATIVE WROUGHT IRON

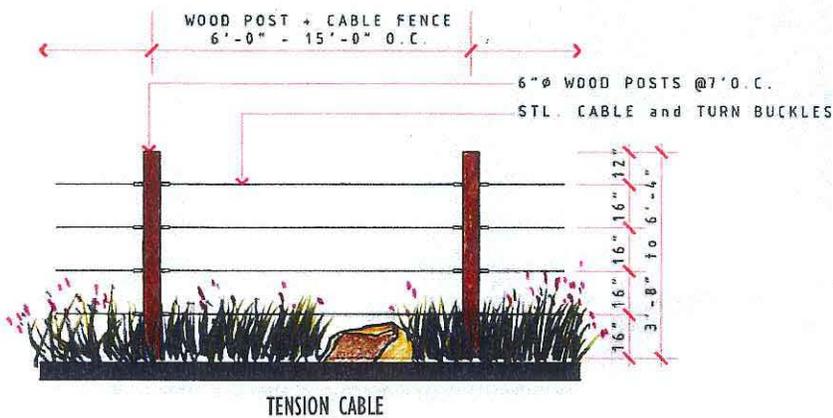
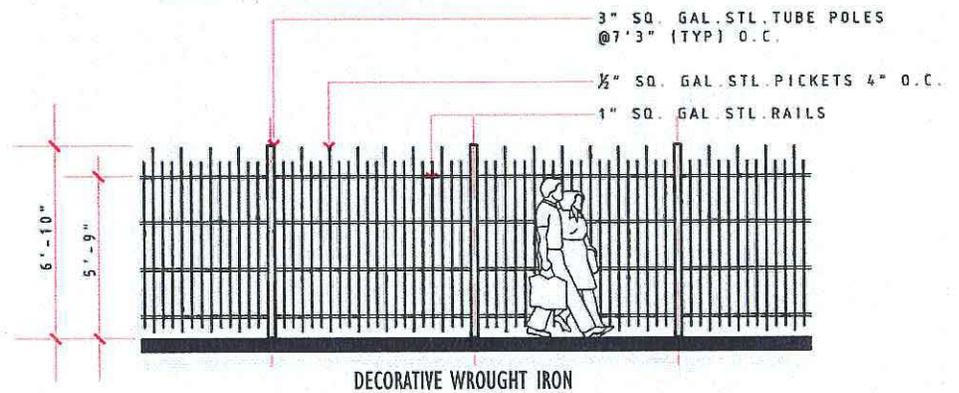


Exhibit No. VI-3

CONCEPTUAL FENCING CHARACTERISTICS

2) Design or Decorative Fencing along the Primary Access Roadway and within Planning Areas:

Fencing will be used throughout the project area to create a rural or park-like atmosphere and provide for planned recreation activities. The typical type of fencing and materials are depicted in Exhibit VI-3, *Conceptual Fencing Characteristics*, and may be included in the following locations:

a) Primary Access Roadway

- 1) Stainless steel tension cable wire fencing may be provided along the Roadway perimeter. Simulated materials may be used to reflect wood fencing, but provide improved maintenance features, such as concrete split rail.
- 2) Fencing may be discontinuous to allow for visual corridors and interspersing of trees, shrubs or ground cover.
- 3) Fencing will not exceed six (6) feet in height.

b) Perimeter or Interior of Planning Area

- 1) Stainless steel tension cable wire fencing will be used to discourage pedestrians from walking through landscaped areas, drainage swales, or straying from identified pedestrian paths, and directing pedestrians to appropriate roadway crossing or gathering points.
- 2) Chain link fencing will be used, as appropriate, but limited primarily to the Valley-Wide portion of the project area for use around softball diamonds, tennis courts, and similar activity areas.

3. Impediments to Travel: Metropolitan and other maintenance staff will need vehicle access within the project site along paved drives and other access points. However, public vehicular access must be precluded. Bollards, gates, or other devices will be installed, as appropriate, to restrict access to some site areas.

In-lieu of fencing, other types of design and hardscape features, such as symmetrically placed boulders, rock walls, hedges, and tree stands, may be employed that incorporate the use of berms or other suitable devices to direct pedestrian movement through the project area and minimize potential pedestrian or vehicular access. Such features are intended to avoid the harsh prohibition of a fence or gate and blend with a park related setting.

D) Lighting

Project-wide lighting criteria will generally focus on safety and security, although in appropriate locations it may also serve a secondary role of providing an aesthetic feature. Examples of lighting fixtures are provided on Exhibit VI-4, *Conceptual Parking Lot and Accent Lighting* and Exhibit VI-5, *Conceptual Athletic Field Lighting*.

- 1) Primary Lighting Locations: The primary areas to be illuminated will be at the following locations:
 - a) Along the roadway corridor and vehicular parking areas.
 - b) Along the recreational lake(s) perimeter(s).
 - c) Along portions of the pedestrian paths, especially entries, exits and roadway interface areas.
 - d) Around public gathering areas near buildings.
 - e) Around building access points.

Several important characteristics will govern the design of project lighting features:

- 2) Proximity to the Wildlife Corridor
 - a) Lighting shall be prohibited, shielded, or restricted based upon its proximity to the Wildlife Corridor.
 - b) A lighting plan shall be prepared and evaluated by biologists and the Reserve Management Committee for areas near the Wildlife Corridor.
- 3) Illumination of Pedestrian and Parking Areas
 - a) Lighting shall provide lumens/foot-candles as prescribed by the Uniform Building Code.
 - b) Lighting shall be directed away from adjoining uses.
- 4) Light Standards
 - a) Decorative light standards, such as those depicted in Figure C-C of the City of Hemet Scenic Highway Setback Manual Design Criteria, will be utilized as appropriate.
- 5) Palomar Observatory Lighting Requirements
 - a) Lighting shall be shielded, directed downward, and/or low-sodium fixtures used, as appropriate.
 - b) Lighting of athletic fields will be restricted to prevent late night illumination consistent with existing policies of Valley-Wide Recreation and Park District
 - c) Ground level pedestrian lighting will not be restricted to low-sodium fixtures

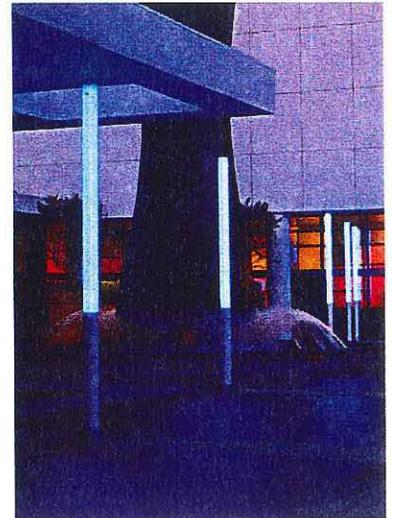
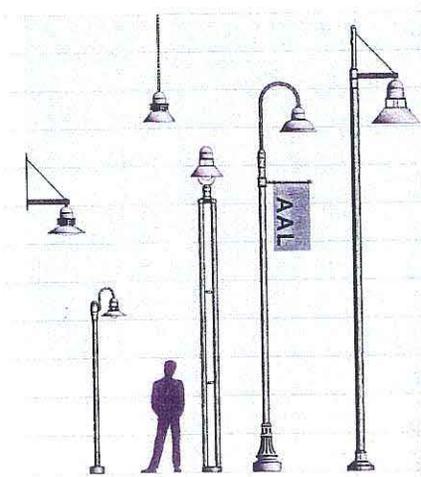


Exhibit No. VI-4

CONCEPTUAL PARKING LOT AND ACCENT LIGHTING

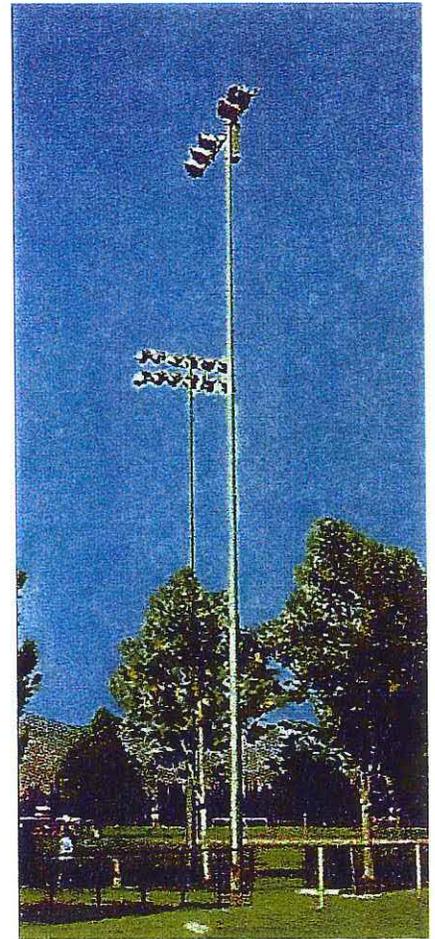


Exhibit No. VI-5

CONCEPTUAL ATHLETIC FIELD LIGHTING

E. Sign Program

Signage and its integration into the over-all project design is a critical element in the design of any well-planned public facility. The use of consistent forms, related materials and colors will establish continuity throughout the Diamond Valley Lake Park.

1) General Provisions:

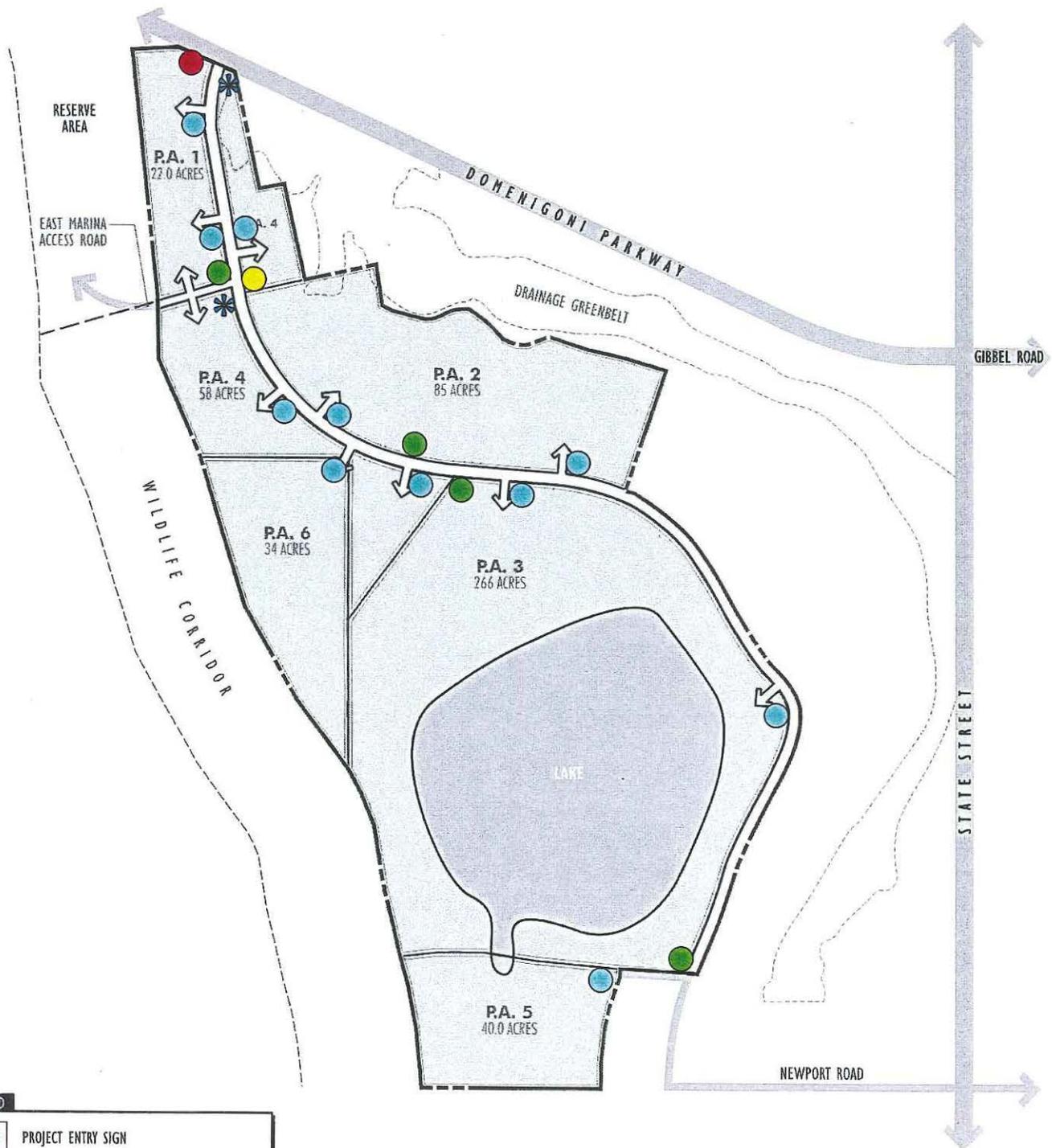
- a) All signage within Diamond Valley Lake Park shall be complimentary to the architectural and landscape design established in the preceding section of these design guidelines. Size and configuration are determined by the function of the sign and according to the hierarchy of information, direction, and organization.
- b) All signs will be coordinated and approved by the Metropolitan.
- c) Project signage shall provide directional and safety related information. Site signage will be provided to address a variety of issues, including:
 - 1) Entry points and landmarks.
 - 2) Vehicular, bicycle, and pedestrian movement.
 - 3) Building locations.
 - 4) Vehicular access points.
 - 5) Activity locations
 - 6) Operational requirements

The Primary Access Roadway corridor will contain the project's primary sign features due to the variety of activities along, across, and related to vehicular movement. Signage along the roadway corridor will be thematic and uniform. Examples of the types of signs anticipated for use on the site are shown in Exhibits VI-7A and IV-7B, *Conceptual Sign Characteristics* and Exhibit IV-8, *Conceptual Sign Variations*. The conceptual locations of the various sign types are shown on Exhibit VI-6, *Conceptual Major Sign Locations*.

2. Sign Types and Criteria:

Six general categories of sign type are proposed for use within the Diamond Valley Lake Park Specific Plan. The general categories are based on the type of information provided by the sign. The six general categories are:

- a) Major Project Entry Signs and Towers (Sign Type – A): A maximum of two Major Project Signs are proposed along the Domenigoni Parkway at the project entry. Major Project Entry Signs and Towers shall promote either the location of the Diamond Valley Lake Park Specific

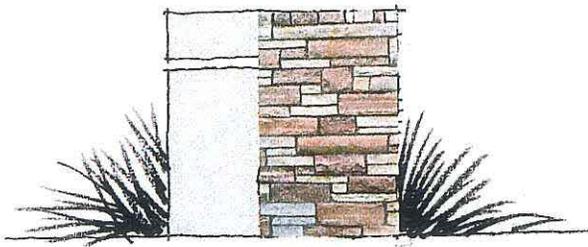


LEGEND	
	PROJECT ENTRY SIGN
	ALTERNATE ENTRY SIGN & ENTRY FEATURE
	PLANNING AREA ENTRY SIGN
	DIRECTIONAL SIGN
	ENTRY FEATURE

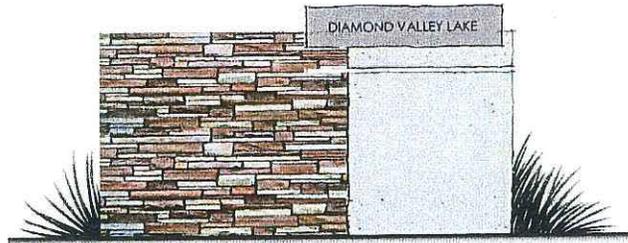
Exhibit No. VI-6

CONCEPTUAL MAJOR SIGN LOCATION PLAN

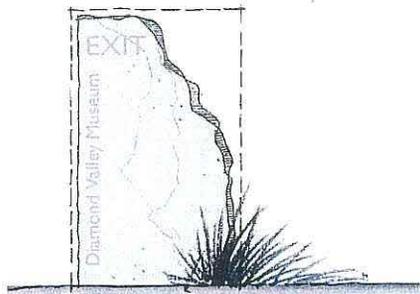
DIAMOND VALLEY LAKE PARK SPECIFIC PLAN



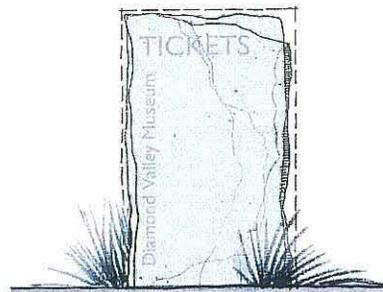
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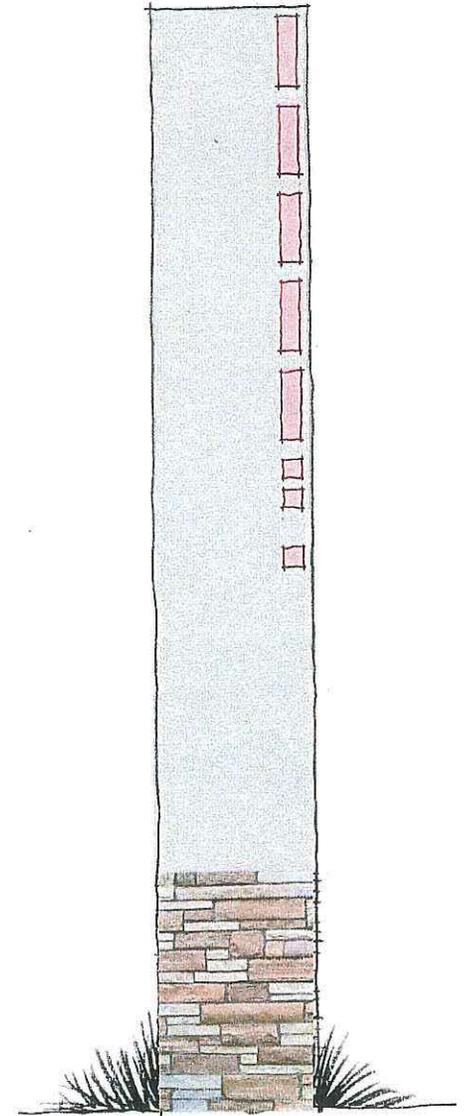
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G



G



TYPE G

Exhibit No. VI-7B

CONCEPTUAL SIGN CHARACTERISTICS

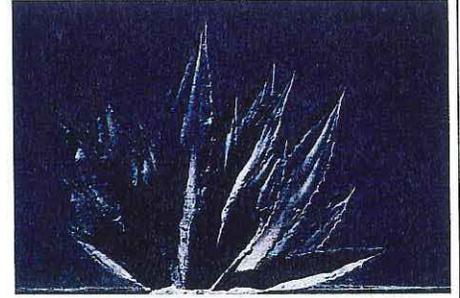
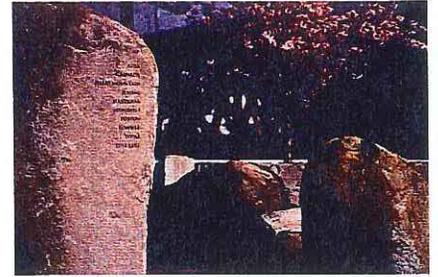
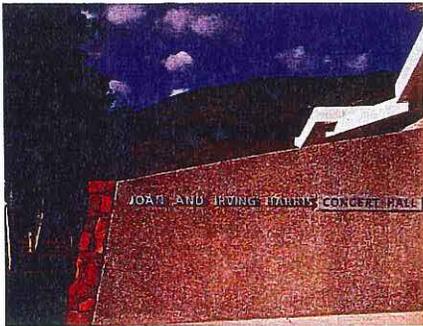
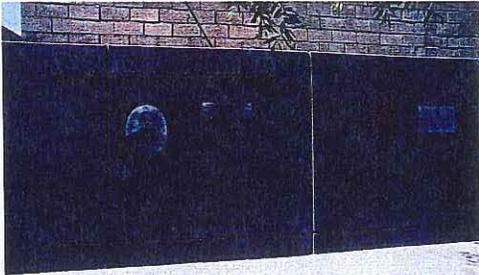


Exhibit VI-8

CONCEPTUAL SIGN VARIATIONS

Plan area or individual uses, such as the Water Education Center and/or Western Center. The design parameters for Type A signs are illustrated in Exhibit VI-7A, *Conceptual Sign Characteristics*, and allow for a double-faced sign, up to 50 feet in height, with a maximum sign area of 300 square feet for each side. This sign type may include exterior accent lighting.

b) Directional/Informational Signs (Sign Types – B1, B2, B3): Directional/informational signs direct people or vehicles to the location of particular uses while traveling within the project site. These types of signs are located along the Primary Access Roadway, or private access driveways, either within the center roadway median, the landscape parkway, or at the entrance to individual planning areas. These may also be located adjacent to the pedestrian trail, combination pedestrian/bike trail and the hiking/equestrian trail. The permitted location of Type B signs shall be determined by the size of the sign. Signs with a total above ground vertical surface area of 25 square feet or greater shall not be located within the roadway median or within the right of way of the Primary Access Roadway. If located at an intersection, adequate site distances shall be provided. The design parameters for Type B signs are illustrated in Exhibit VI-7A, *Conceptual Sign Characteristics*, and provide for a double-faced sign, in painted or natural concrete/comboination painted/natural and natural stone, up to 10 feet in height, with a maximum sign area of 100 square feet for each side. This sign type may include exterior accent lighting.

c) On-site Identification Signs (Sign Types – C, D, and G): This sign type identifies an individual building, Planning Area or use (such as the Recreation Lake or ball-field). This sign type includes freestanding signs, signs mounted on a building face, and temporary signs, such as banners identifying special events. The design parameters for on-site identification signs are illustrated in Exhibit VI-7A, *Conceptual Sign Characteristics*. Freestanding signs are allowed a double-faced sign, up to 100 feet in height to provide for the potential of a message board. One (1) freestanding sign shall be allowed for each building. The maximum sign area allowed will be 300 square feet for each side. The sign may have exterior accent lighting. Building mounted signs will be placed below the roof line and allow for a total maximum sign area for any building of 400 square feet. One (1) building mounted sign may be allowed for each building face; provided that the total building mounted sign area shall not exceed 400 square feet. The sign may have exterior accent lighting. Banner on pole signs (Type D), may be permitted in the following locations: along the Primary Access Roadway; along Planning Area access drives; within and/or around the perimeter of parking areas; within and/or around outdoor activities and exhibits The design parameters for banner

on pole signs are illustrated in Exhibit VI-7A, *Conceptual Sign Characteristics*. This sign type includes a pole up to 60 feet in height with an attached banner a maximum of 200 square feet in size.

d) Safety Signs (Sign Type – F): These types of signs are provided to ensure safety throughout the project area, and include signs identifying roadway speed limits, parking restrictions, site access restrictions, wildlife corridor restrictions, bicycle path use, boating or bathing restrictions, and other similar types of appropriate information. These signs shall be 25 square feet or less in size.

e) Interpretive Signs (Sign Type G): These signs are provided to assist visitors in identifying or understanding the individual components of permanent outdoor exhibits. These signs typically contain pictures and text providing information or interpretation of items of interest. The text and/or graphics may be an integral part of some larger natural material, such as natural stone or wood. This sign type is illustrated in Exhibit VI-7A, *Conceptual Sign Characteristics*.

f) Temporary Signs and banners: Temporary signs and banners shall be limited to 50 square feet in size. Temporary signs and banners shall be permitted only in association with special events of limited duration, and shall not be displayed for more than 60 days in any 90 day period.

3. Types of Materials:

The primary types of materials to be used for freestanding signs along the Primary Access Roadway or within individual Planning Areas will include materials that convey a sense of strength reflected in the composition of the east dam wall of Diamond Valley Lake. A combination of poured in place painted concrete, concrete block, and metal/stainless steel in color determined by sign type and zone may be used for freestanding signs. Building mounted signs and safety related signs need not comply with this criteria. Building mounted signs may consist of raised letters, with or without interior lighting, in bold colors or stainless steel to contrast with building materials

a) Exceptions to the Types of Materials

- 1) In addition to building mounted signs and safety related signs, other signs will also vary from the types of materials identified above. One exception includes the potential use of an electronic message board incorporated within a sign structure. The purpose of such a message board would be to identify special exhibits, dates and times, and other activities useful to patrons. The message board would be an integral part of the sign structure but not overwhelm the structural components and their purpose.

- 2) Signs utilizing flexible materials also represent an exception to the types of materials discussed in number 2 above (Refer to Exhibit VI-8). These types of signs may be used as either temporary or semi-permanent signs symbolizing a particular area or building. Several variations to this theme may be employed during special events or exhibits. One variation would include the use of flags or canvas covers stretched between poles in order to create a festive atmosphere at the water education center and museum sites. It is not expected that the canvas covers would include any text or language, but rather be used to symbolize the site or special event. Another variation may include flags or banners draped on buildings or attached to poles.

4. Prohibited Signs:
 - a) "Can" type signs.
 - b) "Injection molded letter" signs.

D. Development Approval Procedures

The approval of the uses identified within this Specific Plan shall not require Planning Commission or City Council review unless significant changes or modifications are requested beyond those allowed through the administrative adjustment procedures described in this section. Uses proposed in Planning Areas 4 and 6, Future Development Areas, except parking and landscaping, may require additional environmental review and clearance from Metropolitan.

1. Administrative Determinations/Procedures:

The purpose of this Specific Plan is to establish review guidelines that can be used throughout the development approval process. Due to the public nature of these projects it is the intent of this Specific Plan to provide two (2) levels of development criteria:

- a) General design criteria for the project area's common and connecting elements. In this particular case the Primary Access Roadway is the project's major connecting feature since it will provide access to all land use areas and be seen and used by all site visitors. Associated with the roadway will be those items commonly found as part of any street, including landscaping, signage, and fencing.
- b) Flexible development criteria for uses within individual Planning Areas. Generalized development criteria have been provided for each of the Planning Areas. However, due to the public nature of the uses the development approval process will consist of a collaborative review and acceptance procedure involving the site user and the City of Hemet.
- c) In order to implement these design parameters the City will employ the following review procedure:
 - 1) Step No. 1: Materials will be filed with the City of Hemet that outlines the proposed project.
 - 2) Step No. 2: The project will be reviewed by City Staff with recommended conditions, if applicable.
 - 3) Step No. 3: The City of Hemet will establish and/or utilize a staff committee to meet with the applicant to provide overall project comments and agree on improvements and appropriate conditions.

To respect the independent yet public nature and quasi-public of the organizations involved, the approval process will blend the independent nature of the public agency development authority with a mutual acceptance process that allows for input and comment.

2. Design Review Procedures:

The following procedure will allow the City to determine project consistency with the criteria contained within this Specific Plan:

- 1) Step No. 1: Compare project location, description, uses and size with the adopted Specific Plan.
- 2) Step No. 2: Identify required design elements that must be incorporated within the project, such as a bicycle lane or pedestrian path.
- 3) Step No. 3: Identify elements that must be coordinated between uses, such as parking areas and access.
- 4) Step No. 4: Recommend conditions of approval for project implementation.

3. Adjustments and Amendments

a) Adjustments

While it is the intent of this Specific Plan to develop the Planning Areas with the uses shown, some planning areas may have uses proposed which have not been included in the adopted Specific Plan. Additionally, there may be adjustments in the location and uses to meet agency needs at the time development of a Planning Area is proposed. Minor adjustments, including but not limited to: changes in acreage of any one Planning Area of less than 10%; minor adjustments to the relationships between Planning Area boundaries, and the transference of permitted uses from one Planning Area to another Planning Area, shall be reviewed by the by the Planning Director.

Approval of "Minor Adjustments" shall be based on the following findings:

- 1) The proposed change is consistent with the overall project objectives.
- 2) The location, shape, size and operations of the proposed use(s) are compatible with other planned uses adjacent to the proposed use(s).
- 3) The proposed use(s) or proposed location is does not adversely affect the master planned or existing infrastructure facilities.
- 4) The size and shape of the Planning Area are appropriate for the proposed use(s).
- 5) Vehicular access and adequate parking can be safely provided to serve the site.

4. Amendments

The Diamond Valley Lake Park Specific Plan shall not be approved or amended unless the following findings are made by the Planning Commission and City Council:

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

5. Subdivisions and Lot Line Adjustments:

Metropolitan has executed lease agreements with each user to establish the type of land uses permitted, facility operations parameters, the amount of land, and/or the property location. In addition to the lease arrangements, Metropolitan may wish to create separate parcels that establish the configuration of certain Planning Areas and provide consistency with the lease agreements. To achieve this goal, a parcel map may be recorded to establish the project area boundaries and separate parcels for buildings and/or land uses within Planning Areas 1 and 2. The balance of the project area may also be a separate parcel. Due to the incremental expansion proposed by the Valley-Wide Recreation and Park District for Planning Area 2 Metropolitan may create an initial parcel size that reflects the first increment of their development plan. Subsequent expansions of Planning Area 2 may enlarge the parcel boundaries through the use of a lot line adjustment until Valley-Wide can no longer expand due to funding constraints or until it reaches the size limitation of the Planning Area.

Numerous parcels exist within the project area that reflect the ownership of the land prior to Metropolitan's construction of Diamond Valley Lake. It is Metropolitan's intent not to eliminate these parcels unless appropriate to establish parcels for each Planning Area.

VII. General Plan Consistency

Based upon a review of the City of Hemet General Plan, applicable provisions have been extracted and listed below. Responses addressing each item have been provided following each provision.

A. Community Vision

1. Community Development

Concepts

- Elimination of conflicts between adjacent uses, and the provision of clear buffers and transitions between dissimilar uses. (p. 2)

Response: The Diamond Valley Lake (DVL) Park Specific Plan site is adjacent to a Wildlife Corridor and Reserve. Planning Areas 1, 3, 4, 5, and 6 are adjacent to the Corridor. Development criteria have been provided to reduce noise, light, access, and potential activities within close proximity to the westerly side of those Planning Areas. Due to these provisions, the Specific Plan is consistent with this General Plan concept.

- Preservation of significant environmental features, and incorporation of open spaces into the fabric of new development. (p. 2)

Response: See response above.

- Traditional, rather than trendy architectural designs, and a paucity of “corporate chain” architecture. (p.2)

Response: The Water Education Center and the Western Center will be museum style facilities that will incorporate state of the art technology facilities with an compelling design character. The proposed architectural styles have not been established for these facilities, due in part to their unique needs and the desire to allow a collaborative development process between Metropolitan and the Western Center. However, at the time the project is to be reviewed by the Planning Commission and City Council it is expected that general design parameters will be provided and incorporated into this Specific Plan. As such, this concept may not be defined as “traditional” due to its unique design elements, yet the project will provide innovative design features otherwise consistent with this General Plan concept.

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- A lack of night lighting and existence of dark skies, enhancing the visibility of stars at night. (p. 2)

Response: The Specific Plan contains development and design criteria to provide low-sodium lighting and/or shielding to prohibit glare and ensure lighting is not directed toward adjoining uses, consistent with this General Plan concept.

- Provision of gathering, meeting, and recreational places. (p. 2)

Response: The Specific Plan is recreation related and, therefore, provides many opportunities for a variety of indoor and outdoor gathering, meeting, and recreational places. These attributes ensure the Specific Plan is consistent with this General Plan concept.

- Development designs which are structured so as to be easy for newcomers to find their way, and which become familiar, friendly places for long-term residents; and
- Development designs, which enhance a feeling of being safe. (p. 2)

Response: The Specific Plan has only one primary access roadway and a minimal number of connecting driveways due to the limited number of site users. Good visibility throughout the project site is among its most significant attributes due to its recreational and scenic characteristics. Signage throughout the project site will provide easy-to-read instructions for access to various uses and locations. Secondary or emergency access has been provided based upon the design criteria requested by the Fire Chief, Fire Marshall, and Police Chief, thus ensuring adequate ingress and egress to the site and an appropriate level of service. Fire flow will be provided based upon the requirements of the City's Fire Marshall. These provisions will ensure consistency with this General Plan concept.

2. Economic Development

No items are applicable to the proposed project.

3. Public Services and Facilities

- ✓ Performance Standard: Road links will be maintained at Level of Service C (not more than 80 percent of maximum daily capacity), and intersections will be maintained at Level of Service D or better during peak hours (less than 40 seconds average wait at an intersection). (p. 10)

Response: A traffic study has been completed for the project. Based upon that study a roadway design has been established to ensure the Primary Access Roadway has adequate design capacity and the internal traffic movements

meet City criteria. Based upon this analysis the Specific Plan is consistent with this General Plan performance standard.

- ✓ Performance Standard: Facilities shall be provided concurrent with development to protect structures for human occupancy and major roadways from the 100-year flood. (p. 10)

Response: Secondary or emergency access has been provided consistent with the requirements of the City Fire and Police Departments, including road design, width, and structural integrity. Access to Newport Road has been proposed in order to utilize previously completed storm water improvements, thereby ensuring adequate secondary or emergency access to the project site. Providing access as stipulated above will ensure the Specific Plan is consistent with this General Plan performance standard.

- ✓ Performance Standard: Adequate fire flow as established by the Hemet Fire Department will be maintained, along with sufficient storage for emergency situations and adequate service pressures. (p. 11)

Response: Pumps will be installed within appropriate water lines to ensure adequate fire flow. Eastern Municipal Water District (EMWD), the project water supplier, has indicated this type of system is adequate until additional water storage is provided by the construction of the new Searl Tank. Due to these improvements, the Specific Plan will be consistent with this General Plan performance standard.

- ✓ Performance Standard: Five (5) acres per 1,000 population of parkland and/or recreational facilities will be provided. (p. 11)

Response: This standard is an overall City objective and one that is typically applied to residential development and met through the payment of park development fees or dedication of parkland. In this instance the project will not generate the need for additional parkland and, therefore, not impact the parkland system on this basis. However, the project will provide a substantial amount of parkland and enable the City to attain the citywide performance standard. The maintenance of the parkland and recreational facilities will be the responsibility of Metropolitan, Valley-Wide Recreation and Park District, as well as other entities, and not directly affect the City of Hemet. The additional parkland will enable the City of Hemet to provide consistency with this General Plan performance standard.

- ✓ Performance Standard: A seven (7) minute average response time for emergency calls will be maintained within urban areas, and a nine (9) minute

average response time for emergency calls will be maintained within rural areas. (p. 11)

Response: The City of Hemet Police Department indicated the City's existing "patrol beats" do not cover the project site. Therefore, an additional beat would be necessary. Due to the proposed McSweeny Farms project located to the east of the project site an opportunity exists for cost sharing or other mechanisms to provide adequate police patrols. However, the Police Chief indicated response times are consistent with existing City standards.

- ✓ Performance Standard: A response time of five (5) minutes or less for 80 percent of fire and emergency medical calls will be provided on both a citywide and response area basis. (p. 11)

Response: Based upon a meeting with the City Fire Chief the project site is currently beyond the five- (5) minute response time. To resolve this condition, a new fire station site will be necessary. Such a site could provide a temporary or permanent facility, according to the City's Fire Marshall. To overcome this constraint, Metropolitan could provide a variety of possible measures including providing land, construct an interim or permanent facility, purchase equipment, and/or provide funding to purchase these items. Metropolitan will work with the City of Hemet to find an appropriate location and/or the most suitable solution to this matter. Based upon this mitigation, the Specific Plan will be consistent with this General Plan performance standard.

- ✓ Performance Standard: Sanitary sewers will exhibit unrestricted flow. (p. 11)
- ✓ Performance Standard: The rated capacity of the treatment facility will not be exceeded. (p. 11)

Response: Sewer and effluent design will be consistent with Eastern Municipal Water District's sewer master plan. Treatment capacity will be expanded at the affected treatment plant through development fees paid to EMWD. Based upon these criteria the Specific Plan will be consistent with this General Plan performance standard.

4. Transportation

Concept

- Providing a system of bicycle routes throughout the General Plan study area. (p. 12)

Response: The project will include a bicycle path adjacent to the Primary Access Roadway that will extend through the project site and can ultimately connect to other regional systems. Based upon this provision the project will be consistent with this General Plan concept.

5. Public Health and Safety

Concept

- The City of Hemet is committed to a major program of constructing flood control improvements, financed by a combination of development impact fees and redevelopment funds. Major improvements to be constructed as part of the Salt Creek system will function as buffers between neighborhood areas, as well as provide opportunities for joint use recreational facilities, particularly trails. (p. 12)

Response: The project will utilize existing drainage courses previously designed and constructed during construction of Diamond Valley Lake. The existing drainage courses and facilities that are tributary to the Salt Creek Channel will continue to function as originally designed. Therefore, the Specific Plan will maintain consistency with this General Plan concept.

6. Resource Management

Concepts

The General Plan envisions an open space system comprised of:

- Developed and natural park lands;
- The Domenigoni Reservoir and adjacent recreational lands;
- Natural drainage areas within hillside areas, as well as trails and recreational features along flood control channels. (p. 15)

Response: The project will include formal and informal recreation areas throughout the Specific Plan. This provision will ensure the Specific Plan is consistent with this General Plan concept.

- In areas outside of the City's water service boundaries, the City will work with water agencies to ensure that adequate water facilities are available to meet future demands. (p. 16)

Response: The project will connect to existing water lines north of the Domenigoni Parkway, consistent with Eastern Municipal Water District's water master

plan. This provision will ensure the Specific Plan is consistent with this General Plan concept.

7. Housing

No housing is proposed as part of this project. Therefore, this section is not applicable.

B. Community Development

Concepts

- Preservation of significant environmental features, and incorporation of open spaces into the fabric of new developments. (p. II-A-5)

Response: The project will provide a significant amount of open space due to the nature of the uses proposed and their spatial distribution. In addition, the open space areas will be linked with bicycle paths, hiking trails, and pedestrian paths in order to connect to other properties. The project will not adversely affect the adjoining Wildlife Corridor/Reserve, due to the incorporation of various design criteria. These elements will ensure the Specific Plan is consistent with this General Plan concept.

- Major entry points should be used only at entrances to a group of neighborhoods or at an identifiable district or master planned area. Such entrances in non-private projects should be designed to give a sense of arrival and/or reinforce neighborhood themes, yet not give the appearance of a "walled" or "gated" community. (p. II-A-6)

Response: This Specific Plan will contain an entry feature at the entrance to the project area to signify visitors have reached the project site. Since the project area is part of a master planned area, as discussed within this Specific Plan, the project will be consistent with this General Plan concept.

- Master plans also help implement the General Plan by:
 - ✓ Reducing the cost of facilities and public infrastructure improvements by eliminating uncertainties as to future utility, transportation and school capacities;
 - ✓ Protecting sensitive environmental resources;
 - ✓ Facilitating community traffic and pedestrian circulation; and
 - ✓ Implementing General Plan goals, concepts and strategies for an identified area of the community. (p. II-A-19)

Response: The DVL Park Specific Plan provides all of the concepts discussed above through the following: Establishment of an infrastructure plan; working within existing constraints, including drainage courses and the Wildlife Corridor/Reserve; providing coordinated plans for vehicular traffic and pedestrian hiking and walking paths, and; implementing the area's neighborhood concepts and strategies. As such, the Specific Plan will be consistent with this General Plan concept.

1. Domenigoni/Diamond Valley Neighborhood

Concepts

- The Domenigoni Reservoir and associated eastern dam recreation area will cover the majority of the Domenigoni/Diamond Valley Neighborhood Planning Area. However, until MWD completes definitive plans for the eastern dam recreation area, significant unknowns for the neighborhood's future will exist. (p. II-A-55)

Response: The Final Environmental Impact Report for DVL provided a conceptual recreation plan that covered both the east and west recreation areas. This conceptual plan may not have been available for review and analysis at the time the City's General Plan was updated. This Specific Plan is intended to build upon that original conceptual plan and, thus, help define the recreation plans for a portion of the east recreation area. This Specific Plan is consistent with both the original recreation concept plan as well as the concept of providing a more definitive recreation plan for the area.

- North of Newport Road, a transition to urban densities was proposed as part of the McSweeney Farms East Specific Plan. As originally envisioned, the portion of the specific plan located southwest of Salt Creek would be developed at a density of one dwelling unit per acre, consistent with land to the south. Salt Creek would then function as an open space buffer, with urban residential development occurring to the northeast of the creek at two to three units per acre. However, with the development of the reservoir and major recreation facilities to the west of this area, the potential exists for development of recreation-oriented commercial uses in the area south of the creek. (p. II-A-55)

Response: The McSweeney Farms East Specific Plan was proposed for the area extending south of Gibbel Road, north of Newport Road, and east of State Street. However, that Specific Plan was never approved. A revised plan, referred to as the McSweeney Farms Specific Plan, has been prepared and submitted to the City for review and approval. Commercial sites have been identified as part of that Specific Plan. This concept is unrelated to the DVL Park Specific Plan or this site.

Strategies

- Work with MWD to ensure that their plan for the Domenigoni Reservoir's eastern dam recreation area is integrated into the Hemet community, and provide recreational opportunities for residents of the local, as well as regional, area. (p. II-A-55)

Response: This Specific Plan provides for a variety of land uses intended to provide for local and regional needs. The proposed Southern California Water Education Center and Western Center for Archaeology and Paleontology will provide unique and state of the art facilities available for public access, general information, and scientific research. The Valley-Wide Recreation and Park District site will provide soccer, softball, swimming, and related recreation facilities for local citizens and teams, as well as for regional competition. The East Recreation Area lake will also serve local and regional recreation needs with its swimming, bathing, fishing and boating areas. As such, this Specific Plan will provide recreation opportunities for both local residents and the region consistent with this General Plan strategy.

- Review the proposed McSweeny Farms East Specific Plan to identify opportunities for the creation of recreational and related commercial uses southwest of Salt Creek that will be mutually supportive with the recreational uses planned by MWD in the east dam recreational area. (p. II-A-55)

Response: The McSweeny Farms East Specific Plan is located east of State Street and has since been renamed the McSweeny Farms Specific Plan. Some coordination between both this Specific Plan and McSweeny Farms will be beneficial to address access and public service issues. However, no direct action is necessary in the preparation of this Specific Plan to ensure the McSweeny Farms East Specific Plan provides supportive recreation. Therefore, this Specific Plan is consistent with this General Plan strategy.

Concept:

- Through the City's Development Impact Fee system, fees will be collected from new development to ensure that it pays its fair share for future expansions of general City facilities. (p. II-A-98)

Response: Metropolitan is normally not required to pay development impact fees associated with its facilities. However, the extent of appropriate fees, if necessary, remains to be determined.

Strategy:

- As a condition of approval, require that individual developments install sufficient sewer facilities needed to meet the performance standards of the site's sewer agency. (p. II-A-98)

Response: Eastern Municipal Water District is the site's water and sewer purveyor. The project will install sewer and water lines consist with EMWD' s sewer and water master plan for the area, possibly with the exception of the Outdoor Education Facility area, which may utilize a septic system. Therefore, this Specific Plan is consistent with this General Plan strategy.

C. Economic Development

Concept

- The pending construction of MWD's Domenigoni Reservoir will add a new dimension to Hemet's commercial potential. When completed, recreational uses located at the reservoir can generate significant retail sales. The basic concept of capturing this commercial potential is to work closely with MWD in their detailed planning efforts, to integrate recreational uses at the reservoir into the surrounding community, and to ensure that adequate land is designated for commercial use adjacent to the reservoir's eastern recreation area to provide services and goods to visitors. (p. II-B-6)

Response: This concept seems to envision a private sector "for-profit" development. The proposed recreation uses contained within this Specific Plan will principally be developed by public agencies, rather than private businesses. However, users of these proposed facilities will benefit retail sales in the local area. Additionally, Planning Areas 4 and 6 have the potential for commercial development within this Specific Plan Amendment. Therefore, the basic objective envisioned by this concept can be accomplished, thus providing consistency with the General Plan.

D. Public Service and Facilities

Concepts, Strategies, and Performance Standards were previously addressed.

E. Transportation

Concepts

- Specialized signage can be provided to direct traffic to regional destination points such as the Domenigoni Reservoir recreation area, the Hemet-Ryan Airport, and Metrolink rail stations. (p. II-D-8)

Response: No off-site signage is proposed for the site. The type of signage envisioned in this General Plan concept is off-site signage that is not included as part of this Specific Plan. As such, this provision is not applicable.

- Parking Lot Consolidation (p. II-D-11)

Response: It is envisioned that the Water Education Center and the Western Center will provide a common access point and possibly shared parking. This design will be consistent with this General Plan concept.

- Class I Bike Path. A Class I Bike Path serves corridors which are not served by streets and highways or where wide rights-of-way exist, permitting such facilities to be built with a separation from roadway traffic. (p. II-D-16)

Response: The project will contain a separate bicycle lane on either side of the Primary Access Roadway, in addition to hiking trails and pedestrian paths, consistent with the City's General Plan. Figure II-D-3 of the City's General Plan identifies a Class 2 Bike Lane along the alignment of Lyon Avenue extending south to Newport Road. However, the General Plan does not designate Lyon Avenue as extending south to Newport Road. Therefore, providing a Class 1 Path rather than a shared bicycle lane in a non-existent street is a preferable arrangement and represents an upgrade to the type of facility proposed. Therefore, the bicycle path system provided for within the Specific Plan would be consistent with this General Plan concept.

Strategy

- Work with MWD to ensure that the Domenigoni Reservoir project provides adequate mitigation for cutting off Newport Road access to the west, as well as adequate mitigation for the traffic impacts which will be created when MWD develops recreational uses along the east side of the reservoir. (p. II-D-20)

Response: Newport Road has already been modified consistent with this strategy. Metropolitan has completed a traffic study to determine traffic projections and appropriate traffic flow measures within the project area. This Specific Plan will implement these measures consistent with this General Plan strategy.

F. Resource Management

Concept

- Development impact fees will be used to ensure that the performance standards for parks included within the Public Services and Facilities Element is met for new development. (p. II-E-16)

Response: As noted previously, Metropolitan normally does not pay development impact fees. The purpose of these fees is to provide revenue for the City to either purchase land or construct facilities for park related purposes. In this case the City will be provided with significant parkland maintained by Metropolitan and Valley-Wide Recreation and Park District. Therefore, the proposed project will meet the intent of the development impact fee requirement and the project will provide consistency with this General Plan concept.

Strategies

- Require that new specific plans incorporate sufficient park and recreation facilities, along with natural open space areas, where appropriate, to serve the needs of their future residents. (p. II-E-17)

Response: The purpose of the Specific Plan is to provide recreation facilities and open space areas. As such, the Specific Plan is consistent with this General Plan strategy.

- Where reclaimed water is or can be made available to a development project site within five years of water system construction, require the installation of a reclaimed water system for irrigation and, if applicable, industrial process purposes. (p. II-E-39)

Response: An existing reclaimed water pipeline along the southerly side of Domenigoni Parkway will provided reclaimed water to the specific plan area. It is Metropolitan's intent to use reclaimed water as much as possible for landscape irrigation purposes. Therefore, the Specific Plan is consistent with this General Plan strategy.

- As a condition of approval, require that individual developments install sufficient on-site and off-site water facilities as are necessary to provide adequate water service, including fire flow, to meet the performance standards of the site's water agency. (p. II-E-39)

Response: Pumps will be installed by EMWD to ensure that adequate fire flow pressure is provided to the project site, which meets EMWD requirements.

This measure will ensure the Specific Plan is consistent with this General Plan strategy.

Concept

- Opportunities for the City of Hemet to insure energy savings are available not just as a result of the community-wide arrangement of land uses and in the design of individual buildings, but also in the design of neighborhood sites. Energy efficient measures can be identified at the community/neighborhood, site, and building design scales. (p. II-E-60)

Response: The individual structures proposed within this Specific Plan will meet building code requirements for energy efficiency. In addition, Foundation for the Southern Californian Water Education Center and the Western Center Foundation intend to construct unique and state of the art structures for their respective facilities, potentially utilizing a common architect. These structures will have outdoor assembly areas and building features to reduce energy use. Based upon these provisions the Specific Plan will be consistent with this General Plan concept.

G. Public Health and Safety

Strategy

- Require all new development to comply with the most recent Uniform Building Code seismic design standards and other supplemental design criteria as is necessary... (p. II-F-7)

Response: Construction within the Specific Plan area shall be consistent with the Uniform Building Code. Therefore, the Specific Plan is consistent with this General Plan strategy.

Concept

- The City of Hemet will utilize a combination of its redevelopment and development impact fee programs, in addition to requiring new development to construct facilities to fund drainage and flood control facilities needed by Hemet residents and businesses. (p. II-F-10)

Response: As noted previously, the DVL Park Specific Plan will not pay development impact fees, consistent with an agreement with the City of Hemet. The major drainage improvements required for the area to adequately convey off-site flows were previously constructed by Metropolitan. No additional major facilities are required. Therefore, no

development impact fees are required and the project is consistent with this General Plan concept.

Strategies

- Require, as a prerequisite to development approval, that drainage studies be completed to identify the facilities, which are required to adequately protect downstream properties. (p. II-F-13)

Response: Drainage studies for the project site and general area have been completed and utilized as part of this project. Therefore, the Specific Plan is consistent with this General Plan strategy.

- Utilize the noise standards described in Table II-F-4 for design purposes in all new development and establish a program to attenuate existing noise problems to the extent feasible. (p. II-F-18)

Response: The project site it is substantially removed from other sensitive uses that are located beyond the perimeter roadways. Therefore, noise will not significantly affect surrounding uses consistent with this General Plan strategy.

- Require new development to provide onsite security during construction, commensurate with the scale of the development and level of risk, as a means to reduce the need for police protection. (p. II-F-31)

Response: Metropolitan currently uses private security and expects to maintain private security at the site during its operation. Due to this provision the Specific Plan is consistent with this General Plan strategy.

H. Housing

The project does not provide housing. Therefore, this section of the General Plan is not applicable.

I. Implementation

This section of the General Plan is not applicable.

J. Appendix A – Community Design

This section of the General Plan is not applicable.

K. Appendix B – Trail Development Guidelines

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- The General Plan provides for a Class II bicycle lane from Esplanade Avenue to Newport Road. (p. B-3)

Response: The City General Plan is currently inconsistent with the provision of a bicycle lane from Esplanade Avenue to Newport Road because no master planned roadway exists along this alignment. Without a roadway a bicycle lane cannot occur. Therefore, the provision for a Class I bicycle path, rather than Class II bicycle lane, would provide a bicycle route without the need for a master planned roadway. In addition, such a design would locate bicycles outside of the vehicular travel lanes and improve safety. Due to this provision, the Specific Plan is consistent with this section of the General Plan.