

**OVERSIGHT BOARD OF
THE SUCCESSOR AGENCY TO
THE FORMER HEMET REDEVELOPMENT AGENCY**

OB RESOLUTION NO. 2015-03

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE FORMER HEMET
REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR
AGENCY TO THE FORMER HEMET REDEVELOPMENT AGENCY'S
AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, the Former Hemet Redevelopment Agency ("Former Agency") was established as a redevelopment agency previously organized and existing under the California Community Redevelopment Law, Health and Safety Code ("HSC") Section 33000, *et seq.*, and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Hemet ("City"); and

WHEREAS, Assembly Bill x1 26 chaptered and effective on June 27, 2011 added Parts 1.8 and 1.85 to Division 24 of the California HSC, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies, including as such laws were amended by Assembly Bill 1484 chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

WHEREAS, as of February 1, 2012, the Former Agency was dissolved pursuant to the Dissolution Act, and as a separate legal entity the City serves as the Successor Agency to the Former Hemet Redevelopment Agency ("Successor Agency"); and

WHEREAS, the Successor Agency administers the enforceable obligations and property disposition of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval of the seven-member Oversight Board of the Successor Agency to the Former Hemet Redevelopment Agency ("Oversight Board"); and

WHEREAS, pursuant to HSC Section 34191.5, the Successor Agency was required to send a Long Range Property Management Plan ("LRPMP") governing the use and disposition of the Former Agency's real property assets to the Oversight Board and State Department of Finance ("DOF") no later than six months following the issuance of its finding of completion; and

WHEREAS, DOF issued a finding of completion to the Successor Agency on April 26, 2013; and

WHEREAS, the Successor Agency prepared an original Long Range Property Management Plan ("Original LRPMP") pursuant to HSC Section 34191.5, that addresses the use or disposition of all of the Former Agency's real property assets; and

WHEREAS, following Oversight Board approval on October 17, 2013, the Successor Agency submitted the Original LRPMP to DOF; and

WHEREAS, DOF approved the Original LRPMP in a determination letter on February 21, 2014; and

WHEREAS, Senate Bill 107, chaptered and effective on September 22, 2015, amended HSC Section 34191.3, permitting the Successor Agency to amend the Original LRPMP once to allow for the retention of parking facilities and lots dedicated solely to public parking for governmental use; and

WHEREAS, the Successor Agency wishes to retain the property with Assessor's Parcel Number 443-232-010, located at 119 North Carmalita Street, for governmental use as a public parking lot; and

WHEREAS, the Successor Agency prepared an amended Long Range Property Management Plan ("Amended LRPMP"); and

WHEREAS, the Oversight Board wishes to approve the Amended LRPMP.

NOW THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED by the Oversight Board of the Successor Agency to the Former Hemet Redevelopment Agency, in regular session assembled October 28, 2015 as follows:

1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.
2. Approval of the Amended Long Range Property Management Plan. The Oversight Board approves the Amended LRPMP, subject to DOF approval.
3. Use of Proceeds. At such time as the Successor Agency receives proceeds from the sale of any property as identified in the Amended LRPMP, the Successor Agency shall comply with applicable statutes regarding the distribution of these proceeds to the Riverside County Auditor-Controller for dissemination to the affected taxing agencies.
4. Posting and Transmittal. The City Manager or another representative of the Successor Agency is hereby authorized and directed to post a copy of the Amended LRPMP on the City of Hemet's website and transmit a copy thereof to the offices of DOF.

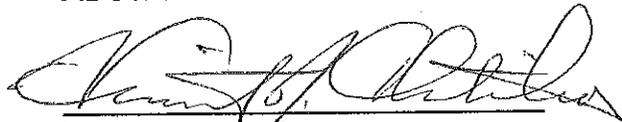
PASSED, APPROVED, and ADOPTED by the Oversight Board of the Successor Agency to the Former Hemet Redevelopment Agency at a regular meeting held on this 28th day of October, 2015 by the following vote, to wit:

AYES: Board Members Callahan, Christie, McComas and Vasquez and Chairperson Christakos

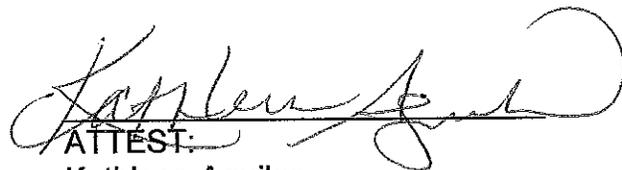
NOES:

ABSENT: Board Member Paule and Vice Chairperson Elam

ABSTAIN:



Vincent Christakos
Oversight Board Chairperson



ATTEST:
Kathleen Aguilar
Oversight Board Secretary

EXHIBIT "A"
Amended Long Range Property Management Plan

LONG RANGE PROPERTY MANAGEMENT PLAN (Amended)



Successor Agency to the City of
Hemet Redevelopment Agency

445 East Florida Avenue
Hemet, CA 92543

AMENDED

October 28, 2015

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
BACKGROUND	3
STATEMENT OF LEGAL REQUIREMENTS	4
PROPERTY INVENTORY - FORMER REDEVELOPMENT AGENCY PROPERTIES	6
Retention of Properties for Governmental Use	7
Hemet Public Library (Properties 1 - 6)	8
Hemet Public Library Adult Literacy Center (Properties 7 and 8)	11
Hemet Fire Station #4 (Property 9)	13
Temporarily Inactive Hemet Fire Station #5 (Property 10)	16
Police Department Evidence Storage Facility (Property 11)	19
Document Storage Facility (Property 12)	21
Public Parking Behind Historic Hemet Theater (Property 14)	24
Sale of Property	26
Parking Lot for Santa Fe Field (Property 13)	27
Properties Used For Purposes of Fulfilling an Enforceable Obligation	30
Future Development	31
ATTACHMENTS	32



EXECUTIVE SUMMARY

The original Long Range Property Management Plan (“Original LRPMP”) was submitted to Department of Finance (“DOF”) on October 17, 2013 and approved on February 21, 2014. However, due to the subsequent passing of SB 107 on September 22, 2015, successor agencies are now allowed to amend an approved LRPMP once to re-designate public parking lots as retained for governmental use. The Successor Agency to the City of Hemet Redevelopment Agency (“Successor Agency”) is therefore amending the original LRPMP to retain Property 14 for governmental use in this Amended Long Range Property Management Plan (“Amended LRPMP”).

The former City of Hemet Redevelopment Agency (“Former RDA”) is the owner of record for fourteen properties (14) located in the City of Hemet (“City”). Twelve of these properties are generally located in or near the City’s downtown core, while the remaining two properties are strategically located to provide efficient fire and emergency services to outlying areas of the City. A summary of the properties is provided below. The properties are numbered for ease of identification. Additional details are provided for each property in later sections of this plan.

- Properties 1 through 6 comprise the Hemet Public Library and associated parking and landscaping. Properties 7 and 8 are located near the library and contain the City’s Adult Literacy Center and an associated parking lot. These eight properties are currently being utilized for the governmental use of educating and informing residents and providing civic, cultural, and economic opportunities.
- Property 9 is an active fire station. Mercy Air, a company that provides emergency medical air service to the City, currently leases a portion of the property.
- Property 10 is fire station that was opened in 2005 as a result of an identified need for fire service in the eastern portion of the City. Due to a significant budget deficit, the City was forced to cease active fire protection services temporarily. The property is currently used for fire department storage and for ambulance services with a contracted ambulance service company that provides needed emergency response service to this portion of the City in the absence of the active fire operations at this property. Active fire service is projected to resume at this property within the next five (5) years when sufficient general fund revenues are generated. There are also significant development constraints on the property resulting from an active earthquake fault line. City plans to restore fire station service to Property 10 when the budget allows for personnel to locate at the facility.
- Properties 9 and 10 serve the governmental use of protecting residents and property. The Successor Agency proposes to submit all net lease revenues (lease revenues remaining after utility, maintenance, and repair costs for these specific properties are paid) to the Riverside County Auditor-Controller’s Office for disbursement to affected taxing entities in compliance with current legal requirements.



Successor Agency to the City of Hemet Redevelopment Agency
 Long-Range Property Management Plan (Amended)

- Properties 11 and 12 are currently in governmental use for city and police evidence archives. Property 11 is currently used for much needed police evidence storage. The property previously had significant improvements constructed for its use for governmental purposes. This property serves the governmental use of enabling the police to prosecute criminals and thereby protect residents and property. The City currently uses Property 12, located directly across the street from City Hall, for much needed document storage for nearly all City departments. The Successor Agency intends to submit all net proceeds (following use of gross revenue to cover utility, maintenance, repair, and associated costs) related to the lease of Property 12 to the Riverside County Auditor-Controller’s Office for disbursement to affected taxing entities in compliance with current legal requirements.
- Properties 13 and 14 are improved parking lots. Property 13 was acquired in 1996 to provide parking for Santa Fe Field, while Property 14 was acquired for parking in the City’s downtown core. The Successor Agency intends to sell Property 13 and submit all of the proceeds from the sale to the Riverside County Auditor-Controller’s Office for disbursement to affected taxing entities in compliance with current legal requirements. The Successor Agency intends to transfer Property 14 to the City for continued use as a public parking lot.

In summary, the Successor Agency proposes transferring thirteen (13) of the Former RDA’s properties to the City for governmental use and selling the remaining property, in accordance with applicable California Health and Safety Code (“HSC”) requirements.

The table below provides a summary of all Amended LRPMP property disposition categories:

City of Hemet Successor Agency Summary of Property Disposition Categories	
Permissible Use under Dissolution Law	# of Properties
Government Use Parcels	13
Sale of Property	1
Fulfill Enforceable Obligation	0
Future Development	0
Total	14



BACKGROUND

Assembly Bill (“AB”) 1484 was enacted in June of 2012 and requires that all successor agencies to former redevelopment agencies prepare an LRPMP in order to dispose of properties owned by redevelopment agencies at the time of dissolution. Property investment by redevelopment agencies was commonplace, particularly for land assembly projects, public purpose projects, public improvements, and affordable housing projects.

The original AB that dissolved redevelopment agencies, ABx1 26, called for the immediate disposition of property in a manner that maximized sale value. AB 1484 revised this requirement to allow successor agencies to think and act more strategically about how to accomplish this task through the development of the LRPMP. Upon completion, the LRPMP must be approved by the Oversight Board and the DOF before the Successor Agency can execute it.

The Former RDA operated three redevelopment project areas.

1. The Hemet Project Area was adopted in 1982. Fire Station #4 (Property 9) is located adjacent to this project area.
2. The Merged Project Area consisted of three project areas that were adopted in 1989 and merged in 2001. The public library, the adult literacy center, the parking lots, and the City archives building (Properties 1-6, 7-8, 13-14, and 12, respectively) are located in this project area.
3. The Combined Commercial Project Area was adopted in 1996. The police evidence storage facility is located in this project area (Property 10). Fire Station #5, which is currently used for emergency ambulance services, is located nearest to this project area (Property 11).

The Original LRPMP was submitted to DOF on October 17, 2013 and approved on February 21, 2014. According to the document, the Successor Agency intended to sell Property 14 and submit all of the proceeds from the sale to the Riverside County Auditor-Controller’s Office. However, SB 107, passed on September 22, 2015 now allows successor agencies to amend their original Long Range Property Management Plans once to retain public parking lots for governmental use. Therefore, the Successor Agency is presenting this Amended LRPMP to request to retain Property 14 as a governmental use and continue to use it as public parking.

This document is the Amended LRPMP for the Successor Agency. It details a variety of information about the properties held by the Former RDA, including the Successor Agency’s preferences for disposition and all of the other legally required information specified in AB 1484. Except for Property 14, there is no change in the disposition of properties identified in the original LRPMP.



STATEMENT OF LEGAL REQUIREMENTS

Pursuant to HSC Section 34191.5 (part of AB 1484), each successor agency that holds property of a former redevelopment agency is required to submit an LRPMP to DOF within six months after receiving a Finding of Completion from DOF. Prior to the submittal to DOF, the successor agency's oversight board must approve the LRPMP. The Successor Agency received a Finding of Completion letter from DOF on April 26, 2013.

In general, the LRPMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484, as provided in HSC section 34191.5 (c), requires that the LRPMP complete all of the following components:

1. Include an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
 - a. The **date of acquisition** of the property, the value of the property at that time, and an estimate of the current value of the property.
 - b. The **purpose** for which the property was acquired.
 - c. The **parcel data**, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - d. An **estimate of the current value** of the parcel including, if available, any appraisal information [emphasis added].
 - e. An **estimate of any lease, rental, or any other revenues** generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - f. The **history of environmental contamination**, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
 - g. A description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency
 - h. A brief history of **previous development proposals** and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
 - a. **Retention for governmental use** pursuant to subdivision (a) of Section 34181;
 - b. **Retention for future development;**



- c. **Sale** of the property; or
 - d. **Use of property to fulfill an enforceable obligation.**
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
- a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
 - b. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
 - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and DOF.



PROPERTY INVENTORY – FORMER REDEVELOPMENT AGENCY PROPERTIES

The Former RDA owned 14 properties at dissolution. The properties are grouped into property sites with specific property numbers assigned in the Property Tracking Worksheet for ease of identification. These property sites are organized by “Permissible Uses” under AB 1484 and a detailed description of the properties is provided below.

The Property Tracking Worksheet (Attachment 1) utilizes the DOF-created database with a matrix of all of the information required pursuant to HSC Section 34191.5 (c) as part of AB 1484.

It is important to note the following in reviewing the LRPMP:

- Most of the estimated values were determined utilizing the comparable sales–based valuation methodology described in Attachment 2 to this LRPMP. They may or may not be realizable as sale prices.
- Copies of the Former Agency’s most recent implementation plan, as well as the Land Use, Community Services and Infrastructure, Public Safety, and Recreation and Trails Elements of the City of Hemet General Plan are included as Attachments 3 through 7 to this plan. Policies and goals from the General Plan are referenced throughout this plan.
- The information used to populate the fields of the Property Tracking Worksheet was gathered from an extensive collection of documents, including, one appraisal (Attachment 8), lease agreements (Attachment 9), and title reports. Some of these documents have been included as Attachments. Other documents reviewed and utilized can be provided upon request.
- In those cases when a property site consists of so many parcels that providing the information for each parcel on one page is not practical, a summary of the information is provided. For all properties, it is important to note that all of the information for each parcel is also available in the Property Tracking Worksheet.



Retention of Properties for Governmental Use

All properties listed below are proposed to be transferred to the City pursuant to HSC Section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction (in this case, the City). As that section of the Law states, the successor agency is to “dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, parking facilities and lots dedicated solely to public parking, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset.”

Descriptions of each property, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5 (c) of the HSC, the following characteristics apply to all properties listed under “Retention of Properties for Governmental Use”:

- **Date of Estimated Current Value:** August 2013 (except for Property 10: May 26, 2011)
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not available.

The remainder of the information required by HSC 34191.5 (c) is provided on the following pages and in Attachment 1 for each property under the “Retention for Governmental Use” category.



HEMET PUBLIC LIBRARY (PROPERTIES 1 – 6)

Address:	298 East Latham Ave, 239 & 249 North Carmalita St, and N/A
APN:	443-201-016, 443-201-018, 443-201-019, 443-201-020, 443-201-021, 443-201-027
Lot Size:	1.13 acres total
Acquisition Date:	Between 05/01/1999 and 05/01/2000
Value at Time of Purchase:	\$634,720
Property Type (DOF Category):	Public Building and Parking Lot/Structure
Estimate of Income Revenue:	Variable, \$8,888 in fiscal year 2012-13
Current Zoning:	D-1, Downtown
Estimated Current Value:	\$1,916,000

Requirements for Use of Income/Revenue: The library allows public and private entities to use a small portion of the building for meetings and gatherings for a nominal fee. The library uses all of this revenue for expenses associated with meetings and events, such as maintenance and staff to monitor the events. This revenue varies annually with the number of meetings and events that are requested. In fiscal year 2012-13, the gross income from library space rentals equaled \$8,888, or approximately \$740 per month.

Purpose of Acquisition: To locate and construct a central library to serve residents of the City and surrounding areas with basic and specialized library services, as well as other community facilities.

Potential for Transit Oriented Development: The Hemet Public Library is located on the southern edge of the planned Hemet transit village as part of the planned Hemet Metrolink station (see Attachment 10, pages 20-23). It is part of the downtown-revitalizing Hub of the Valley concept related to that planned station.

Advancement of Planning Objectives:

City's General Plan, Community Services and Infrastructure Element:

Goal CSI-9: Maintain and enhance a City library system that contributes to quality of life through accessible and diverse library collections, technologically improved services, and a welcoming environment. (Page 5-49)

City's General Plan, Land Use Element

Goal LU-7: Promote the Downtown District as the centerpiece of community identity, activity, culture, and governance.

Policy LU-7.4: **Cultural Facilities** Promote the location of community amenities such as libraries, museums, galleries, theatres, entertainment, and other cultural activities within the historic downtown core. (Page 2-99)

History of Previous Development Proposals:

Hemet Public Library, completed.



Successor Agency to the City of Hemet Redevelopment Agency Long-Range Property Management Plan (Amended)



Aerial view of the City's public library (top left) with the Adult Literacy Center visible below. Hemet Public Library front entrance.

In 2003, the City constructed and opened the library in a centrally located building that also houses other community facilities. The library holdings exceed 100,000 volumes. The Hemet Public Library provides a broad array of library services, from the traditional loaning of books and audiovisual materials, answering of questions, and provision of children's programming to the "new basic" services of public computers, book discussion groups, and free wireless access for those who bring their own laptops to the library.

The library offers adult literacy and Families for Literacy programs for English-speaking adults and their families (located in the Adult Literacy Center and with tutoring provided by trained volunteers) and a local history collection and services through the Heritage Room (staffed by volunteers from the local historical society). The library also offers a homework center, a community meeting room, and a large children's area with a dedicated storytelling room. The second floor of the library contains a large multi-purpose room for community events and workshops.

On average, 1,600 people visit the library each day, and of these, 320 use the public Internet services. Recent growth in the community has occurred largely among the groups that make the greatest use of the public library system—families and children. Additionally, the library's service area extends outside of the City's jurisdictional boundaries into unincorporated Riverside County and the City of San Jacinto. However, the City of Hemet receives no financial assistance from either of those jurisdictions to help with the costs of maintaining the library facility.

The parking lot that is one of these six parcels is used exclusively for the library and the City's Simpson Center, a public recreational and service facility.

The library was built exclusively for use as a public library, which is its current and future use. Therefore, these properties satisfy the requirements of HSC Section 34181 (a) that the Successor Agency may transfer, with oversight board approval, "those assets constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings..." Transfer of the library to the City



Successor Agency to the City of Hemet Redevelopment Agency
Long-Range Property Management Plan (Amended)

of Hemet for governmental use is crucial to the continuing provision of these important civic, educational, and cultural services for residents of Hemet and surrounding communities.



HEMET PUBLIC LIBRARY ADULT LITERACY CENTER (PROPERTIES 7 AND 8)

Address:	315 East Latham Ave and 150 North Carmalita St
APN:	443-233-003 and 443-233-005
Lot Size:	0.36 acres total
Acquisition Date:	07/12/2001 and 09/11/2002
Value at Time of Purchase:	\$316,000
Property Type (DOF Category):	Public Building and Parking Lot/Structure
Estimate of Income Revenue:	\$0
Current Zoning:	D-1, Downtown
Estimated Current Value:	\$136,000

Requirements for Use of Income/Revenue: Not applicable due to no income revenue.

Purpose of Acquisition: To supplement the main library and provide a dedicated space for adults to gain and improve their literacy.

Potential for Transit Oriented Development: None/not applicable.

Advancement of Planning Objectives:

City's General Plan, Community Services and Infrastructure Element:

Goal CSI-9: Maintain and enhance a City library system that contributes to quality of life through accessible and diverse library collections, technologically improved services, and a welcoming environment.

Policy CSI-9.2 **Community Responsiveness** Ensure that the library system is responsive to residents' and businesses' specialized needs. (Page 5-49)

History of Previous Development Proposals:

Re-purposing for Hemet Public Library Adult Literacy Center, completed.



Aerial view of the Adult Literacy Center (top). Downtown parking lot near bottom of picture.



Street-level view from Latham Avenue of Adult Literacy Center.



The center houses the Adult Literacy Program. The program's goals are to promote and maintain the basic literacy skills of English-speaking adults through one-on-one and small group tutoring conducted by the community. This tutoring is offered so adults may participate fully in society as parents and family members, as workers, and as community members and citizens.

In locating these services, the City chose to reuse an existing building, rather than construct a new building, as part of efforts to revitalize the downtown core. Nonetheless, the City made certain improvements to the interior and exterior of the building, which is a recognized form of construction, in order to customize the property for governmental use. The parking lot associated with this building is used exclusively for the Literacy Center.

This center, which serves as a supplement to the services of the City's public library, meets the HSC legal requirements for governmental use and therefore, is proposed to be transferred to the City to ensure the continuation of efforts to increase literacy among adults in Hemet and nearby communities. Again, HSC Section 34181 (a) states that the Successor Agency may transfer, with oversight board approval, "those assets constructed and used for a governmental purpose...."



HEMET FIRE STATION #4 (PROPERTY 9)

Address:	1035 South Cawston Ave
APN:	456-020-009
Lot Size:	4.95 acres
Acquisition Date:	04/01/2004
Value at Time of Purchase:	\$0
Property Type (DOF Category):	Police/Fire Station
Estimate of Income Revenue:	\$3,750 / month
Current Zoning:	M-2, Heavy Manufacturing
Estimated Current Value:	\$959,000

Requirements for Use of Income/Revenue: The City receives revenue from Mercy Air (a subsidiary of Air Methods) for helicopter parking, personal parking, sleeping, and common area arrangements for Mercy Air employees. Mercy Air provides air medical transport services for the City. The City is required to pay for all utilities and maintain the facilities used by Mercy Air's personnel according to the Lease Agreement signed by the mayor on behalf of the fire department on May 11, 2010.

Purpose of Acquisition: To locate and construct a fire station and a fire-training center to provide fire prevention and mitigation services to residents in the southwest portion of the City and to ensure that fire prevention and mitigation personnel are trained most effectively.

Potential for Transit Oriented Development: None/not applicable.

Advancement of Planning Objectives:

City's General Plan, Public Safety Element:

Goal PS-6: Protect lives, property, and natural resources from the potentially disastrous effects of fire hazards.

Goal PS-7: Ensure that an adequate service level of fire protection is provided for all residents, visitors, and businesses throughout the City of Hemet.

Policy PS-7.5: **Fire Protection Adequacy** Maintain adequate and appropriate personnel, emergency vehicles, and other firefighting equipment and technology to respond to fires and other disasters or emergencies. (Page 6-51)

History of Previous Development Proposals:

Hemet Fire Station #4, completed; Fire Training Center, planned.



Successor Agency to the City of Hemet Redevelopment Agency
Long-Range Property Management Plan (Amended)



Aerial view outlining Fire Station #4 and the associated helicopter landing area.



Street-level view of Fire Station #4 looking from Cawston Avenue. The helicopter landing area is to the left and behind (i.e., southwest of) the building.

The Riverside County Board of Supervisors adopted Resolution 2004-142 on March 15, 2004 to convey this surplus property for the development of a fire station and a fire-training center. The fire station provides superior service to the citizens in the southwest portion of the City. The development of this fire station included off-site improvements along Cawston Avenue and the construction of a traffic signal at Wentworth Drive and Sanderson Avenue through an agreement between the City and the Former RDA.

Development of the fire training center portion of the property was put on hold when the market declined, development became more difficult to finance, and the City's budget had to be reduced. The City intends to construct the fire-training center at such time that funding becomes available.

Meanwhile, the City leases the vacant land behind the fire station to Mercy Air, a Colorado-based air medical transport company with several operating locations throughout Southern California. Under the lease agreement, Mercy Air is allowed use of the vacant land for helicopter parking, as well as use of the fire station for personal parking, sleeping, and common area arrangements for employees of Mercy Air. The company also provides air medical transport services to the City of Hemet and surrounding areas, including in times of emergency such as the recent wildfire in the nearby San Jacinto Mountains. This lease is included in the Community Services and Infrastructure Element of the City's General Plan (Page 5-36).

Due to the fact that this property was constructed to be a fire station, and is in current use as a fire station, HSC requirements clearly allow the designation of the property as a governmental use. It is important to note that HSC Section 34181 (a) states that the Successor Agency may transfer, with oversight board approval, "those assets constructed and used for a governmental purpose, such as roads, school buildings, parks, police and ***fire stations***, libraries, and local agency administrative buildings.." Legal requirements allow the transfer of this property to the City so that the City's fire department can continue to provide the current level of fire protection service to residents.



Successor Agency to the City of Hemet Redevelopment Agency
Long-Range Property Management Plan (Amended)

The Successor Agency proposes submitting all net revenue associated with the lease of this property (i.e., revenue remaining after all utility, maintenance, repair, and associated costs are subtracted from the gross lease revenue) to the County Auditor-Controller for distribution to affected taxing entities.



TEMPORARILY INACTIVE HEMET FIRE STATION #5 (PROPERTY 10)

Address:	120 North Hemet St
APN:	551-180-024
Lot Size:	1.35 acres
Acquisition Date:	03/15/2005
Value at Time of Purchase:	\$650,000
Property Type (DOF Category):	Police/Fire Station
Estimate of Income Revenue:	\$360 / month
Current Zoning:	C-2, General Commercial
Estimated Current Value:	\$183,000

Requirements for Use of Income/Revenue: The City is required to pay for all utilities according to the Lease Agreement approved by the City Council on June 12, 2012.

Purpose of Acquisition: Rehabilitate and convert an existing doublewide mobile home into a fire station to provide fire prevention and mitigation services to residents in the eastern portion of the City.

Potential for Transit Oriented Development: None/not applicable.

Advancement of Planning Objectives:

City's General Plan, Public Safety Element:

Goal PS-6: Protect lives, property, and natural resources from the potentially disastrous effects of fire hazards.

Goal PS-7: Ensure that an adequate service level of fire protection is provided for all residents, visitors, and businesses throughout the City of Hemet.

Policy PS-7.5: **Fire Protection Adequacy** Maintain adequate and appropriate personnel, emergency vehicles, and other firefighting equipment and technology to respond to fires and other disasters or emergencies. (Page 6-51)

History of Previous Development Proposals:

Repurposing of the fire station for use by American Medical Response to provide emergency medical services, including transportation, to residents in the eastern portion of Hemet.



Successor Agency to the City of Hemet Redevelopment Agency
Long-Range Property Management Plan (Amended)



Aerial view of fire station and surroundings.



Street level view of the fire station. AMR's ambulance can be seen in the photograph.

The City opened a new fire station at this site in 2005. Because the site is too close to the San Jacinto Fault Line for the safe construction of a permanent fire station, as illustrated in the Public Safety Element (Page 6-7), the City reused an old double-wide mobile home. This development constraint greatly reduces the value of the property and its potential for new development.

Station #5 was meant to provide significantly faster service to the eastern portion of the City, wherein it occupies a central location. The next closest City fire station is a 7-minute drive **farther** from the City's eastern homes and businesses. (The Public Safety Element provides a goal of achieving a response time of 5 minutes or less for 80% of fire and emergency calls, Page 6-51.) Due to the City's cost-cutting measures and reductions in the fire department's budget, however, the active fire operations at the station were temporarily ceased. The property is currently used for fire department storage. The intention to reopen this fire station within five (5) years when the City's budget improves is evident in the Public Safety Element, which describes this station as **temporarily** closed (Page 6-23, emphasis added).

On June 12, 2012, the City Council approved a contract with American Medical Response ("AMR") to provide emergency ambulance services from this site. AMR is paying the City \$360 monthly to store an ambulance on site and utilize part of the mobile home for living quarters for the two-man crew during the 24-hour shifts. Pursuant to the lease agreement, the fire department retains the right to use part of the mobile home and the entire garage for storage purposes. The rent revenue is used to provide utilities for the facility. The partnership between AMR and the City is described in the Community Services and Infrastructure Element of the City's General Plan (Page 5-36). The lease agreement also provides evidence of the intention to reopen this fire station by the inclusion of a provision allowing early termination of the lease by either party for any reason upon thirty days' prior written notice to the other party.

This fire station fulfills the requirements of HSC Section 34181 (a) for transfer of property for governmental use because the improvements to the existing property constitute "construction," as referenced in AB 1484, and it is used for a governmental purpose. Moreover, it continues to be needed for governmental use for fire department purposes, in the near term as storage



Successor Agency to the City of Hemet Redevelopment Agency Long-Range Property Management Plan (Amended)

space for fire protection equipment and contracted emergency services and in the long term as an active fire station. Therefore, the Successor Agency proposes to transfer this property to the City to ensure that adequate medical, emergency, fire protection, and ambulance services are provided to residents of eastern Hemet.

The Successor Agency also proposes submitting all net revenue associated with the lease of this property (i.e., what remains after all utility, maintenance, repair, and associated costs are subtracted from the gross revenue proceeds) to the County Auditor-Controller for distribution to affected taxing entities.



POLICE DEPARTMENT EVIDENCE STORAGE FACILITY (PROPERTY 11)

Address:	401 North Juanita St
APN:	443-140-003
Lot Size:	4.06 acres
Acquisition Date:	11/08/2006
Value at Time of Purchase:	\$2,000,000
Property Type (DOF Category):	Police/Fire Station
Estimate of Income Revenue:	\$0
Current Zoning:	M-2, Heavy Manufacturing
Estimated Current Value:	\$1,215,000

Requirements for Use of Income/Revenue: Not applicable due to no income revenue.

Purpose of Acquisition: To locate and construct a regional post office.

Potential for Transit Oriented Development: The property is located within the planned transit village as part of the planned Hemet Metrolink station.

Advancement of Planning Objectives:

City's General Plan, Public Safety Element:
Goal PS-8: Ensure a secure environment with minimized risk of crime for residents, visitors, and businesses throughout the City of Hemet.

Policy PS-8.2: **Strategic Plan** Maintain and implement a police department strategic plan to address staffing and facilities needs, service goals, deployment strategies, and other departmental issues. (Page 6-52)

City's General Plan, Land Use Element
Goal LU-7: Promote the Downtown District as the centerpiece of community identity, activity, culture, and governance.

Policy LU-7.9 **Metrolink Station** Actively support the location of a future Metrolink station and transit-oriented village within the Downtown District. (Page 2-99)

History of Previous Development Proposals:

This evidence storage facility was originally purchased to locate a regional post office on the site. Unfortunately, the Postal Service entered a period of decline and cancelled all plans for new locations. Following the vandalism and destruction of the former police evidence storage facility, the site was selected as the new police evidence storage location and significant construction and improvements were made to the building and the property to ensure the security of the contents of the building.

The property had been a potential county courthouse site in previous years, and it is also part of a larger transit village area for the planned Hemet Metrolink station.



Successor Agency to the City of Hemet Redevelopment Agency Long-Range Property Management Plan (Amended)



Aerial view of the Police Department's evidence storage facility (top of picture) with the City library shown at the bottom of the picture



Street view of the police evidence storage facility from the driveway

The Former Agency purchased this property in 2006 to establish a regional post office at the location. However, the US Postal Service decided not to establish new locations, so this plan was not realized.

In June 2010, the City's previous evidence storage facility was destroyed by a fire as part of a series of attacks by a white supremacist gang, according to investigators. The attacks were so damaging that then-State Attorney General Jerry Brown visited the area and offered a \$200,000 reward for information leading to the arrest and conviction of those responsible for the attacks. The Police Department required a secure facility to store vital criminal evidence. The facility previously used for the City's Police Activities League (PAL) was also deemed insufficient for the goals and scope of PAL. The City decided that both needs could be addressed by repurposing this former warehouse.

The City constructed improvements and refurbished the facility to provide it with a state-of-the-art alarm system, secure shipping container vaults in which police officers store the most sensitive evidence, as well as new fencing, a repaired electrical system and roof, new carpeting, new tiling, new paint, and new HVAC units. This investment in renovations constitutes an act of construction. The facility is still used for evidence storage. PAL later relocated in 2012 to a school site.

This property was renovated for, and is currently in, governmental use as an administrative building for the police department. Previous development proposals for the property also constituted governmental uses. As such, legal requirements allow the transfer of this property to the City so that the police department can securely protect evidence to be used in connection with criminal investigations.



DOCUMENT STORAGE FACILITY (PROPERTY 12)

Address:	126 South Carmalita St
APN:	443-283-007
Lot Size:	0.31 acres
Acquisition Date:	08/03/2001
Value at Time of Purchase:	\$232,500
Property Type (DOF Category):	Commercial
Estimate of Income Revenue:	\$526 / month
Current Zoning:	D-1, Downtown
Estimated Current Value:	\$515,000

Requirements for Use of Income/Revenue: The City is required to maintain the exterior of the building, as well as the heating, ventilating, and air conditioning systems used by the tenant.

Purpose of Acquisition: To develop small units for affordable housing.

Potential for Transit Oriented Development: None/not applicable.

Advancement of Planning Objectives:

City's General Plan, Land Use Element:
Goal LU-4: Revitalize and enhance older deteriorating neighborhoods and business districts.

Policy LU-4.3 **Infill Development and Re-Use** Actively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites, and foster rehabilitation consistent with surrounding uses and the needs of the community. (Page 2-96)

History of Previous Development Proposals:

Small-unit affordable housing, not realized; City document storage, current use.



Successor Agency to the City of Hemet Redevelopment Agency Long-Range Property Management Plan (Amended)



Aerial view of the document storage facility (center of the picture) with the public parking lot visible at the top of the picture



View of the document storage facility looking west from Juanita Street. The offices are located at the other end of the building.

The Former RDA purchased this property in 2003 with the goal of developing small-unit affordable housing in the building. However, this plan was put on hold shortly thereafter due to a lack of funding. In the meantime, the City re-purposed the property by modifying the interior and converting it, a type of construction, to a document storage facility. The facility holds important official public documents in ten separate units.

The building also includes a small beauty salon, which comprises approximately 10% of the total building's 6,300 square feet. This commercial space was originally leased for a beauty salon at the time that the Former RDA purchased the property in 2003. Rather than evict the beauty salon operator, the Former RDA allowed the beauty salon to continue operating. In 2009, when the business operator changed, the Former RDA, conscious that it would need the property free and clear for potential future redevelopment, allowed the new operator to continue its use of the space under a new month-to-month lease. Revenue from this lease is generally equal to the cost of utilities, maintenance, and repairs.

This building, located directly across the street from City Hall, was modified and is currently used as an administrative building for City Hall. The close proximity to City Hall allows staff to access crucial governmental documents efficiently. As this building is currently in governmental use, the Successor Agency proposes to transfer the property to the City to retain this property for governmental use for the storage of important government records and documents.

To ensure that the property remains in governmental use, the Successor Agency proposes attaching a deed restriction to the property that limits use of this property to governmental use, with the exception of the tenant in place prior to dissolution of Redevelopment. In the unlikely event that the property needs to be sold, the Successor Agency agrees to remit 100% of the sale proceeds to the Riverside County Auditor-Controller's Office for distribution to affected taxing entities.



Successor Agency to the City of Hemet Redevelopment Agency
Long-Range Property Management Plan (Amended)

The Successor Agency also proposes submitting all net revenue associated with the lease of this property (i.e., what remains after all utility, maintenance, repair, and associated costs are subtracted from the gross revenue proceeds) to the County Auditor-Controller for distribution to affected taxing entities.



PUBLIC PARKING BEHIND HISTORIC HEMET THEATER (PROPERTY 14)

Address: 119 North Carmalita St
APN: 443-232-010
Lot Size: 0.12 acres
Acquisition Date: 07/15/2003
Value at Time of Purchase: \$0
Property Type (DOF Category): Parking Lot/Structure
Estimate of Income Revenue: \$0
Current Zoning: D-1, Downtown
Estimated Current Value: \$30,000

Requirements for Use of Income/Revenue: Not applicable due to no income revenue.

Purpose of Acquisition: To provide joint-use parking in the City’s historic downtown core for more efficient availability of parking for downtown businesses and to improve the feasibility of infill development in the downtown core.

Potential for Transit Oriented Development: None/not applicable.

Advancement of Planning Objectives:

City’s General Plan, Land Use Element:

Goal LU-2: Establish a comprehensive range of attractive and economically viable commercial centers throughout the City that meet the needs of the community.

Policy LU-2.5: **Joint Use Parking** Promote reciprocal access and parking agreements between adjacent commercial centers and businesses to facilitate improved traffic safety and flow and to minimize land area devoted to surface parking lots. (Page 2-98)

History of Previous Development Proposals: None.



Successor Agency to the City of Hemet Redevelopment Agency
Long-Range Property Management Plan (Amended)



Aerial view of parking lot for the historic theater (bottom of the picture) with the Adult Literacy Center located near the top of the picture.



Street view of the parking lot with the partially burned Hemet Theater seen in the background. Note that parking in the foreground is part of a different, privately owned property.

The Former RDA acquired this property in order to provide centralized parking for downtown businesses and to increase the potential for infill development of nearby properties. Many of the downtown parcels are too small for development to include parking provided on site. By using the parking provided on Property 14 in place of on-site parking, a potential development would become more financially feasible.

In 2010, a neighboring building caught on fire and was completely destroyed. That fire also damaged the Hemet Theater significantly, as can be seen in the above street-view photograph. Given the central location of the site in the City's downtown core, the historical significance of the theater, and the benefit of centralized parking to small lot infill development feasibility, the City would like to concentrate its efforts to encourage infill development in the area around Property 14 and to use the property as a central parking lot to support that infill development.

With this goal in mind, the Successor Agency would like to retain the parking lot as a governmental use, as allowable under SB 107, for continued use as public parking. It is the City's hopes that this available public parking will help encourage development downtown.



Sale of Property

The property listed on the following page, Property 13, is proposed to be offered for sale. A description of the property, including the legally required information, aerial map, and photograph of the property, is presented in this section.

Pursuant to the requirements of 34191.5 (c) of the HSC, the following characteristics apply to Property 13, as listed under “Sale of Property”:

- **Date of Estimated Current Value:** August 2013
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not available.

The remainder of the information required by HSC 34191.5 (c) is provided below and in Attachment 1 for the property under the “Sale of Property” category.



PARKING LOT FOR SANTA FE FIELD (PROPERTY 13)

Address: 154 South Santa Fe St
APN: 445-262-031
Lot Size: 0.11 acres
Acquisition Date: 08/01/1996
Value at Time of Purchase: \$94,000
Property Type (DOF Category): Parking Lot/Structure
Estimate of Income Revenue: \$0
Current Zoning: R-P, Residential-Professional
Estimated Current Value: \$5,000
Proposed Sale Value: \$5,000

Requirements for Use of Income/Revenue: Not applicable due to no income revenue.

Purpose of Acquisition: To provide parking for Santa Fe Field, a public neighborhood park.

Potential for Transit Oriented Development: None/not applicable.

Advancement of Planning Objectives:

City’s General Plan, Recreation and Trails Element:
Goal RC-3: Create and maintain a parkland system that is identifiable, safe, and accessible to all users.

Policy RC-3.1: **Park Siting** Situate community parks along major arterials and ensure adequate parking. Site neighborhood parks in high visibility areas on local or collector streets within the neighborhoods they serve and foster pedestrian access. (Page 8-26, emphasis added.)

History of Previous Development Proposals: None.



Aerial view of Santa Fe Field parking lot. Photo is outdated and does not show school expansion (campus seen in bottom right corner).



Street view of parking lot. Property 13 only includes portion of parking lot from the drainage path and northward (to the left).



Successor Agency to the City of Hemet Redevelopment Agency Long-Range Property Management Plan (Amended)

The Former RDA originally acquired this parking lot to provide Hemet's residents with convenient access to Santa Fe Field, which features a baseball/softball diamond, basketball courts, a large grassy area that can be flexibly used for any park use, and a motocross area.

Recently, Acacia Middle School, which borders the park, has undergone an expansion that includes a new parking lot that provides more convenient access to the park. The expansion has cut off Property 13 from the park through the use of a fence. The City believes that the parking lot no longer exclusively serves its original purpose.

The property's development potential is limited by its size and configuration. Since the original LRPMP was approved, the City has only received one offer to purchase this property. As expected, that offer, for \$5,000, came from the adjacent property owner, Dr. Jorge Larrondo. The Successor Agency expects that Dr. Larrondo would like to purchase the property to continue providing parking for his business. The Successor Agency will submit proceeds from that sale to the County Auditor-Controller for distribution to affected taxing entities.



Successor Agency to the City of Hemet Redevelopment Agency

Long-Range Property Management Plan (Amended)



Properties Used For Purposes of Fulfilling an Enforceable Obligation

The Successor Agency does not need to retain any properties for the fulfillment of an enforceable obligation.



Future Development

The Successor Agency does not wish to retain any properties for future development.



ATTACHMENTS

[COPIES OF ALL ATTACHMENTS ARE AVAILABLE IN THE HEMET CITY CLERK'S OFFICE]

- 1 – Property Tracking Worksheet**
- 2 – Valuation Methodology**
- 3 – Five-Year Implementation Plan, 2009-10 through 2013-14**
- 4 – City of Hemet General Plan, Land Use Element**
- 5 – City of Hemet General Plan, Community Services and Infrastructure Element**
- 6 – City of Hemet General Plan, Public Safety Element**
- 7 – City of Hemet General Plan, Recreation and Trails Element**
- 8 – Appraisal of Property 11**
- 9 – Lease Agreements and Amendments**
- 10 – Riverside County Transit Village Demonstration Projects Presentation**



Attachment 1 – Property Tracking Worksheet (DOF Form)

Successor Agency: City of Hemet
County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #
1	Parking Lot/Structure	Governmental Use	Hemet Public Library parking lot	02/01/2000	\$435,000	\$1,916,000	Market	August 2013	N/A	N/A	Hemet Public Library	249 N Carmalita St	443-201-016
2	Public Building	Governmental Use	Hemet Public Library	05/01/1999	\$83,000	Combined with Item 1	Market	August 2013	N/A	N/A	Hemet Public Library	N/A	443-201-018
3	Public Building	Governmental Use	Hemet Public Library	05/01/1999	Combined with Item 2	Combined with Item 1	Market	August 2013	N/A	N/A	Hemet Public Library	N/A	443-201-019
4	Public Building	Governmental Use	Hemet Public Library	05/01/1999	Combined with Item 2	Combined with Item 1	Market	August 2013	N/A	N/A	Hemet Public Library	N/A	443-201-020
5	Public Building	Governmental Use	Hemet Public Library	05/01/2000	\$116,720	Combined with Item 1	Market	August 2013	N/A	N/A	Hemet Public Library	298 E Latham Ave	443-201-021
6	Public Building	Governmental Use	Hemet Public Library	02/01/2000	Combined with Item 1	Combined with Item 1	Market	August 2013	N/A	N/A	Hemet Public Library	239 N Carmalita St	443-201-027
7	Public Building	Governmental Use	Hemet Public Library Adult Literacy Center	9/11/2002	\$244,000	\$136,000	Market	August 2013	N/A	N/A	To supplement library services	315 E Latham Ave	443-233-003
8	Parking Lot/Structure	Governmental Use	Parking lot for literacy center	7/12/2001	\$72,000	Combined with Item 7	Market	August 2013	N/A	N/A	To provide parking for the Adult	150 N Carmalita St	443-233-005
9	Police/Fire Station	Governmental Use	Hemet Fire Station #4	4/1/2004	\$0	\$959,000	Market	August 2013	N/A	N/A	Fire station and fire training center	1035 S Cawston Ave	456-020-009
10	Police/Fire Station	Governmental Use	Former Hemet Fire Station #5, now leased to AMR for ambulance services	3/15/2005	\$650,000	\$183,000	Market	August 2013	N/A	N/A	Fire station	120 N Hemet St	551-180-024
11	Police/Fire Station	Governmental Use	Police Department evidence storage facility	11/08/2006	\$2,000,000	\$1,215,000	Appraised	May 26, 2011	N/A	N/A	To assemble sufficient land	401 N Juanita St	443-140-003
12	Commercial	Governmental Use	Document storage facility	8/3/2001	\$232,500	\$515,000	Market	August 2013	N/A	N/A	To develop small units for	126 S Carmalita St	443-283-007
13	Parking Lot/Structure	Sale of Property	Parking lot for Santa Fe Field (park)	8/1/1996	\$94,000	\$5,000	Market	August 2013	\$5,000	Subsequent to Revised LRPMP approval	To provide parking for Santa Fe Field	154 S Santa Fe St	445-262-031
14	Parking Lot/Structure	Governmental Use	Parking lot behind historic Hemet Theater	7/15/2003	\$0	\$30,000	Market	August 2013	N/A	N/A	To provide joint-use parking in the	119 N Carmalita St	443-232-010

c)(1)(C)		HSC 34191.5	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/ revenue	History of environmental contamination, studies, and/or	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
0.16	D-1, Downtown	\$1,916,000	Variable annually;	Facility maintenance, event	N/A	Part of planned transit village for	City's General Plan, Community Services and Infrastructure Element: Goal CSI-9: Maintain and enhance a City library system that contributes	Hemet Public Library, completed
0.15	D-1, Downtown	Combined with Item 1	Combined with Item 1	Same as Item 1	N/A	Same as Item 1	Same as Item 1	Same as Item 1
0.07	D-1, Downtown	Combined with Item 1	Combined with Item 1	Same as Item 1	N/A	Same as Item 1	Same as Item 1	Same as Item 1
0.17	D-1, Downtown	Combined with Item 1	Combined with Item 1	Same as Item 1	N/A	Same as Item 1	Same as Item 1	Same as Item 1
0.36	D-1, Downtown	Combined with Item 1	Combined with Item 1	Same as Item 1	N/A	Same as Item 1	Same as Item 1	Same as Item 1
0.22	D-1, Downtown	Combined with Item 1	Combined with Item 1	Same as Item 1	N/A	Same as Item 1	Same as Item 1	Same as Item 1
0.17	D-1, Downtown	\$136,000	\$0	N/A	N/A	Insufficient service to support transit	City's General Plan, Community Services and Infrastructure Element: Goal CSI-9: Maintain and enhance a City library system that contributes	Hemet Public Library Adult Literacy Center, completed
0.19	D-1, Downtown	Combined with Item 7	\$0	N/A	N/A	Same as 7	Same as 7	Same as 7
4.95	M-2, Heavy Manufacturing	\$959,000	\$3,750 / month	City is required to pay for all utilities	N/A	Same as 7	City's General Plan, Public Safety Element: Goal PS-6: Protect lives, property, and natural resources from the	Hemet Fire Station #4, completed; Fire Training Center on remaining portion of
1.35	C-2, General Commercial	\$183,000	\$360 / month	City is required to pay for all utilities	N/A	Same as 7	Same as 9	None. Property is too close to earthquake fault line for permanent fire
4.06	M-2, Heavy Manufacturing	\$1,215,000	\$0	N/A	N/A	Same as 1	City's General Plan, Public Safety Element: Goal PS-8: Ensure a secure environment with minimized risk of crime for	Part of property set aside for proposed county courthouse site. Alternatively
0.31	D-1, Downtown	\$515,000	\$526 / month	None	N/A	Same as 7	City's General Plan, Land Use Element: Goal LU-4: Revitalize and enhance older deteriorating neighborhoods	None
0.11	R-P, Residential Professional	\$5,000	\$0	N/A	N/A	Same as 7	City's General Plan, Recreation and Trails Element: Goal RC-3: Create and maintain a parkland system that is identifiable,	None
0.12	D-1, Downtown	\$30,000	\$0	N/A	N/A	Same as 7	City's General Plan, Land Use Element: Goal LU-6: Establish a comprehensive range of attractive and	None

Attachment 2 – Valuation Methodology

VALUATION METHODOLOGY

Background

Health and Safety Code Section 34191.5 (c) (1) (D) requires that the Long Range Property Management Plan (“LRPMP”) contain an estimate of current value for each property. One property is the subject of an appraisal from 2011. One other property is valued based on a current offer to purchase. In the absence of appraisal information or offers to purchase for all other properties, the Successor Agency to the City of Hemet Redevelopment Agency has employed the methodology below to estimate the current value of those properties.

Appraisal

The police evidence storage facility (Property 10) was appraised in May 2011. Since this is relatively recent, the value provided in the appraisal was not adjusted.

Offer

The City received an offer from Dr. Jorge Larrondo on August 20, 2015 to purchase the public parking behind Historic Hemet Theater (Property 14) for \$5,000. This is the only offer the City has received for the property, and as it was a recent offer, it was adopted as the current value of the property.

Data Sources Employed

For all other properties, the following data sources were researched and analyzed for recent comparable sales of similarly zoned buildings and land:

- Costar Realty Information, as researched in August 2013;
- 2012-13 Riverside County Assessment Roll (via MetroScan)

In addition, Marshall and Swift, a directory of real estate development costs, was consulted to provide the cost for demolition.

Methodology

The remaining twelve properties owned by the Successor Agency to the Redevelopment Agency of the City of Hemet were divided into general land use categories according to the primary use associated with each group of properties. These categories include office use, vacant land zoned for industrial use, and vacant land zoned for commercial use.

The sources of comparable sales mentioned above showed sale prices for recent properties fitting into each of these three categories. An average price per square foot, either of a building if there was one or otherwise of vacant land, was calculated for each use category based on sales since January 1, 2011. These averages were applied to the properties in the LRPMP, with some adjustments, to estimate the value of these properties. All values were rounded to reflect that they are estimates.

The Adult Literacy Center (Property 7) with its associated parking lot (8) was valued at the office use rate. Since the building was designed for office use, no adjustments were made. The public library properties (1-6) and the City document storage facility (12) were also valued at the office use rate. The resulting value for the library was reduced by 50% because the six properties owned by the Successor Agency constitute approximately 50% of the library, and then by another 25% because the library would require some redesign to provide adequate office use. The resulting value for the document storage facility was reduced by 20% because the portions of the building used for document storage are actually residential units stripped of their residential features.

Fire station #4 (9) and the inactive fire station #5 (10), and the parking lot behind Hemet Theater (14) are likely to be more valuable without their current improvements because of the possible alternative developments. Therefore, they were valued as vacant properties with their respective zoning, and the cost of demolition was deducted from the resulting value.

Results

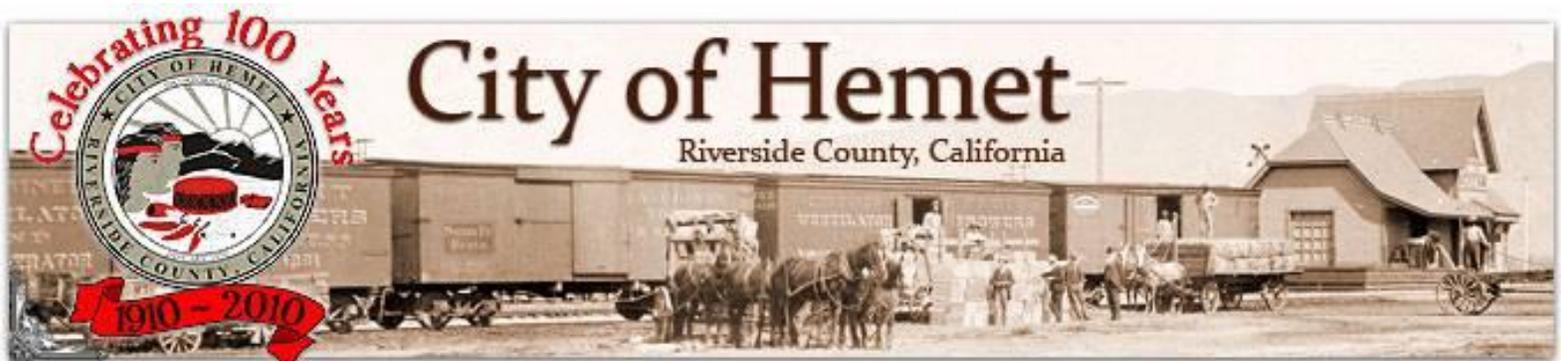
The sources and methodology described above led to the estimates of current value provided in the LRPMP report and the Property Tracking Worksheet. One property had a recent appraisal available, and it was used. In the absence of any appraisal information for the other thirteen properties, city staff believes that these estimates are reasonable and fulfill the requirements as established by Health and Safety Code Section 34191.5 (c) (1) (D).

Attachment 3 – Five-Year Implementation Plan, 2009-10 through 2013-14

FIVE YEAR IMPLEMENTATION PLAN

HEMET
REDEVELOPMENT
AGENCY

2009-10 THROUGH 2013-14





ABOUT THIS IMPLEMENTATION PLAN

In fulfillment of Article 16.5 of California Community Redevelopment Law (“CRL”), the Hemet Redevelopment Agency (“Agency”) has prepared this Implementation Plan for Hemet’s redevelopment project areas (together, the “Project Area”). This document includes descriptions of anticipated redevelopment and affordable housing programs for 2009-10 through 2013-14.

The Implementation Plan document conforms to the City of Hemet’s (“City”) General Plan and has been prepared according to guidelines established in the programs and goals outlined in the Housing Element of the General Plan.

ABOUT THIS IMPLEMENTATION PLAN	1
LEGAL AUTHORITY	1
IMPLEMENTATION PLAN OBJECTIVES	1
WHAT IS REDEVELOPMENT?	2
Blight.....	2
Physical Conditions (CRL 33031(a)).....	2
Economic Conditions (CRL 33031(b)).....	3
Tax Increment Financing.....	3
20 Percent Low and Moderate Income Housing Set-Aside Fund	3
Pass-Through Payments	4
What is a Redevelopment Plan?.....	4
EXECUTIVE SUMMARY	5
Implementation Actions.....	5
ABOUT THE PROJECT AREA	6
PURPOSE OF THE IMPLEMENTATION PLAN	8
RECENT REDEVELOPMENT ACCOMPLISHMENTS	9
REDEVELOPMENT PLAN GOALS	10
PROPOSED REDEVELOPMENT PROGRAM	11
NON-HOUSING FUND CASH FLOW	16
State Takeaways – SERAF Payments	16



HOUSING PROGRAM COMPLIANCE OBJECTIVES 18

Overview of Affordable Housing Compliance18

Inclusionary Housing18

Replacement Housing22

Housing Fund23

Next Five Years (2010-2014)..... 23

Last Five Years (2005-2009).....24

Expenditures by Household Type.....25

 Units Assisted Without the Housing Fund26

PROPOSED AFFORDABLE HOUSING PROGRAM 27

APPENDIX

Table App-1: Affordable Housing Inventory

Table App-2: In Progress and Planned Affordable Housing Inventory



LEGAL AUTHORITY

In 1993, the Legislature passed Assembly Bill 1290 (Chapter 942, Statutes of 1993), which enacted the California Community Redevelopment Law Reform Act and made sweeping changes to the California Community Redevelopment Law (Health and Safety Code section 33000 *et seq.*, "CRL"). The Legislature passed this legislation as part of a major effort to increase both the effectiveness and accountability of redevelopment agencies. One notable change was the addition of Article 16.5 (section 33490 *et seq.*) to the CRL, which required redevelopment agencies to adopt five year implementation plans for all project areas on or before December 31, 1994, and every five years thereafter. CRL section 33490(a) requires that an implementation plan present:

- The redevelopment agency's goals and objectives, programs, and projects within the project areas for the next five years, including estimated expenditures,
- An explanation of how the goals and objectives, programs, projects, and expenditures will eliminate blight and promote affordable housing within the project areas, and
- A separate section that addresses the redevelopment agency's affordable housing responsibilities, including the agency's projected low and moderate income housing fund expenditures and plan to produce and/or replace affordable housing.

Given these required contents, an implementation plan serves as more than just a compliance document that only adheres to the CRL's legal mandates. An implementation plan also provides the opportunity to thoughtfully craft a purposeful and deliberate strategy that guides redevelopment agency investment for a five year period.

IMPLEMENTATION PLAN OBJECTIVES

The Agency's objectives for this Implementation Plan are to:

- Establish focused redevelopment and housing strategies for the next five years that provide a roadmap for decision-making about resource allocation, budget, and community engagement.
- Create an administrative management tool for Agency staff that provides a measurable and programmatic work plan for the Agency's operations.
- Provide educational and historical background about the Agency and its roles, powers, and redevelopment tools.
- Furnish data and information to preserve and produce affordable housing.



WHAT IS REDEVELOPMENT?

The Public Value and Benefits of Redevelopment

In 1952, California voters adopted Article XVI, Section 16 of the California Constitution, allowing the provision of tax increment financing for redevelopment of blighted communities. Californians recognized the need to provide a mechanism to reinvest in economically and physically blighted communities throughout the state. The CRL is located in the California Health and Safety Code (section 33000 *et seq.*) and provides tools to assist local governments with remediating blight, promoting private investment, and preserving and expanding the community's supply of affordable housing. A redevelopment agency implements redevelopment activity through the use of tax increment revenue - issuing bonds to raise investment capital, buying and selling property, investing in public infrastructure and facilities, and creating affordable housing opportunities.

Redevelopment allows local governments to eliminate physical and economic blight in a designated redevelopment project area. A redevelopment project area is established when an area exhibits conditions of both physical and economic blight (CRL sections 33030 and 33031) as described below.

Blight

The CRL emphasizes redevelopment's role in eliminating blighting conditions and defines blight as physical and economic conditions that affect the health, safety, and general welfare of a community. CRL section 33030 describes a blighted area as being predominantly urbanized and substantially affected by detrimental physical and economic conditions to such an extent that the community cannot reasonably be revived without redevelopment. The physical and economic conditions that cause blight are defined as follows:

Physical Conditions (CRL section 33031(a))

- Buildings with serious code violations, dilapidation, or deterioration such that it is unsafe or unhealthy for persons to live or work.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.
- Adjacent or nearby incompatible uses that prevent development.
- Existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes.

Redevelopment by the Numbers:

\$40.79 billion. Redevelopment's economic contribution to California in Fiscal Year 2006-07.

\$13. Every \$1 of redevelopment agency spending generates nearly \$13 in total economic activity.

303,946 full and part time jobs created in just one year (Fiscal Year 2006-07).

78,750 units of affordable housing built or rehabilitated since 1995 by redevelopment agencies.

18,522 units of low and moderate income housing expected to be built or refurbished over the next two years.

\$2 billion state and local taxes generated through redevelopment construction activities in Fiscal Year 2006-07.

20% of property tax revenues generated from redevelopment activities must be used to increase supply of affordable housing.

2nd largest funder of affordable housing in California after the federal government.

Source: California Redevelopment Association, 2009.



Economic Conditions (CRL section 33031(b))

- Depreciated or stagnant property values.
- Impaired property values due to hazardous wastes.
- Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
- A serious lack of commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks.
- Serious residential overcrowding.
- An excess of bars, liquor stores, or adult-oriented businesses that have led to problems of public safety and welfare.
- A high crime rate that constitutes a threat to the public safety and welfare.

Tax Increment Financing

Tax increment financing is the primary source of funding used to implement redevelopment projects and programs. Tax increment financing is based upon the assumption that as a geographical area is revitalized, property values will increase, and additional property taxes will be generated. When a redevelopment project area is adopted, the current assessed values of all the properties within project area boundaries are designated as the base year value (section 33328). As assessed values increase, tax increment revenue is generated from the growth in property values over the base year value. The increase in property values results in increased property tax revenue; a portion of the increased property tax revenue is allocated to a redevelopment agency (tax increment revenue), which is then charged with the responsibility of investing this revenue in the project area. Figure 1 is a graphic depiction of how tax increment is generated and distributed.



FIGURE 1 – TAX INCREMENT

20 Percent Low and Moderate Income Housing Set-Aside Fund

A portion of tax increment revenue received by a redevelopment agency must be used to preserve and increase the supply of affordable housing within a project area. The CRL requires that a minimum of 20 percent of tax increment revenue be set aside into a separate fund that is restricted for the purpose of creating low and moderate income housing (section 33334.2), known as the low and moderate income housing set-aside fund (“Housing Fund”). Redevelopment agencies may use these funds to acquire property, construct on-site and off-site improvements (required to build or preserve affordable housing), construct or rehabilitate affordable housing, provide subsidies to ensure continued affordability, and issue bonds to raise capital for affordable housing preservation and development. Redevelopment agencies are one of the primary entities producing affordable housing throughout the state.



Pass-Through Payments

Redevelopment agencies are required to remit tax increment revenue to affected taxing entities (counties, school districts, community college districts, and special districts) that receive property tax revenue in redevelopment project areas. The Agency has both negotiated pass-through payments and statutory pass-through payments. For the 2009-10 fiscal year Agency staff estimates that \$5,840,702 in pass-through payments will be made to taxing entities.

The remaining portion of the tax increment revenue, after the required 20 percent deposit into the Housing Fund and pass-through payments to taxing entities, is available for eligible redevelopment projects, such as infrastructure improvements, community facilities, development incentives, debt service, and general administration. Tax increment revenue cannot be used, however, to fund ongoing operations and maintenance costs of public facilities or infrastructure.

What is a Redevelopment Plan?

A redevelopment plan provides a framework for long-term planning and the implementation of revitalization activities in a redevelopment project area. It establishes a financing method by authorizing the agency's use of financing tools to implement projects and programs. The redevelopment plan also sets the basic goals, powers, and limitations within which the redevelopment agency must conduct its activities over the life of the project area. It does not provide a detailed, rigid course of action to achieve those goals, but establishes how the agency intends to alleviate blight in a project area.



EXECUTIVE SUMMARY

What This Document Contains

Since the adoption of its redevelopment project areas, the Agency has worked to remedy the physical and economic blighting conditions in the Project Area. This Implementation Plan is the Agency's fourth five-year Implementation Plan; during the next five years the Agency will focus on implementing the following projects and programs:

Implementation Actions

- Assistance with public/private development, preservation, restoration, and revitalization projects such as landscaping and façade improvements for Harvard Neighborhood and the Florida Avenue corridor; and completion of the Agency's proposed merger of its redevelopment project areas.
- Assistance with public infrastructure improvements.
- Site-specific project and sub-area planning assistance such as a specific plan for the Downtown and Combined Commercial project areas, including the transit-oriented district envisioned for the future Metrolink station located at the railroad tracks north of Devonshire Avenue; a site plan for the Hemet Hospital campus located at Laursen Street and surrounding areas; a specific plan for development of the 36-acre Stock Farm located at State Street and Devonshire Avenue for mixed commercial and residential uses; a conceptual development plan for the Hemet Mall located at Florida Avenue and Gilmore Street; and a conceptual plan for the re-use of the Palm Plaza located at Florida Avenue and Palm Avenue.
- Assistance with community facilities planning and development.
- Funding for a business incentive program to facilitate new commercial and industrial development and a business retention and attraction program to improve economic development activity.

The second portion of this Implementation Plan contains an update to the Ten-Year Affordable Housing Compliance Plan ("Compliance Plan") in accordance with CRL section 33490(a)(2). The Compliance Plan presents the Agency's affordable housing production mandates, projects and programs, and expenditures to meet the requirements of CRL sections 33334.2, 33334.4, 33334.6, and 33413 for the next five years, the ten-year compliance period, and the life of the redevelopment project areas.

This Compliance Plan sets forth, among other things, the Agency's program for ensuring that the appropriate number of very low, low, and moderate income housing units will be produced as a result of new residential construction and/or substantial rehabilitation in the Project Area, and that expenditures from the Agency's Housing Fund be made in accordance with the CRL. The Agency will focus on such projects and programs as:

- Down payment assistance for first-time home buyers
- New affordable housing development
- Housing acquisition and rehabilitation
- Rehabilitation assistance
- Grants and loans for minor home repair, handicapped ramps, and foreclosure counseling

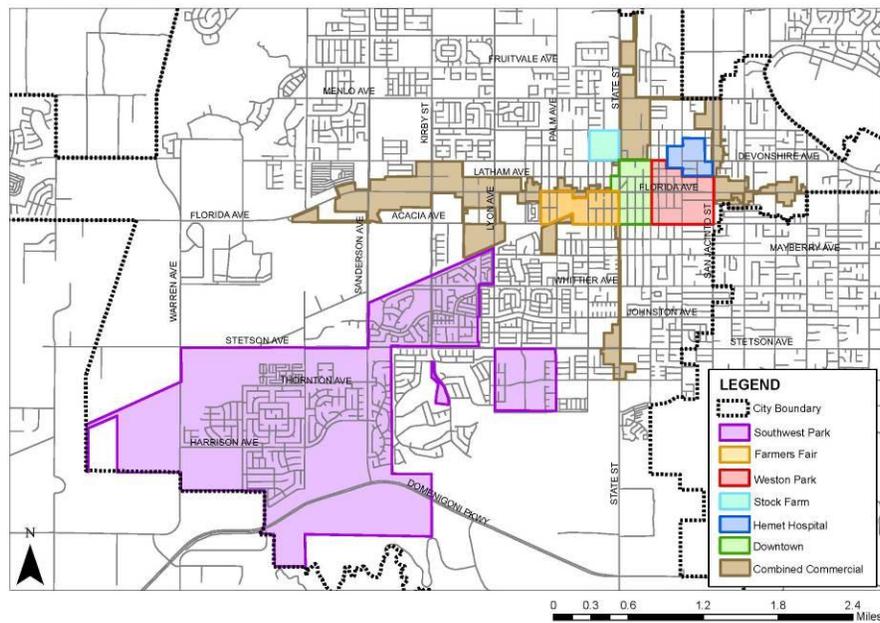


ABOUT THE PROJECT AREA

What, Where, When, and Why

The City of Hemet was founded in 1887 and incorporated in 1910. In its early years, Hemet's economy was supported primarily by agriculture. In the early 1900s, Hemet gained a railroad line that connected it to Riverside; this helped Hemet become a trading center for the San Jacinto Valley's agriculture, which included citrus, apricots, peaches, olives, and walnuts. For many years, Hemet hosted the Agricultural District Farmers Fair of Riverside County, which had its beginning in 1936 as the Hemet Turkey Show. Since 1923, Hemet has hosted the Ramona Pageant, one of the

HEMET REDEVELOPMENT AGENCY
PROJECT AREA BOUNDARIES



longest-running outdoor plays in the state. Hemet was also home to the Ryan School of Aeronautics, which trained about 6,000 fliers for the Army Air Force between 1940 and 1944.

Hemet's character began to change in the early 1960s with the development of Sierra Dawn, the country's first "mobile home subdivision" in which individual lots were sold. Other mobile home parks and retirement communities followed and Hemet became known as a retirement community. Hemet today retains much of its retirement orientation but is also home to a significant number of younger families, who are moving into single family homes constructed during building booms in the 1980s and 2000s.

The Hemet Redevelopment Agency was established in 1981. Currently the Agency oversees what is informally referred to as the Hemet Merged Redevelopment Project Area ("Project Area"). This area consists of all of Hemet's redevelopment project areas and is 3,396 acres in size, which is approximately 21 percent of the City. In 2009, the Agency began the process of merging its redevelopment project areas, and redevelopment projects and programs have been updated accordingly. If the merger is adopted by the City Council, the informal name will become the official name. The Project Area consists of the following subareas:

- The first subarea is the Hemet Project Area, which was adopted in 1982, and consists of three distinct areas. The largest of the areas, Southwest Park, is located in the southwest portion of the City and is primarily residential with some commercial and open space. The other two areas are located in the center of the City; the Hemet Hospital area consists of the Hemet Valley Medical



Center and other medical facilities and the Stock Farm area consists of one large parcel that was formerly used to raise and race horses.

- The second subarea is the area formally called the Merged Project Area. It consists of the Farmers Fair, Downtown, and Weston Park Project Areas, which were adopted in 1989, and merged in December 2001. This subarea is located in the middle of the City and generally consists of the City’s downtown area on either side of Florida Avenue.
- The third subarea is the Combined Commercial Project Area, which was adopted in April 1996. It consists of a number of non-contiguous areas with a variety of commercial uses along Florida Avenue, Acacia Avenue, State Street, and San Jacinto Street.

BACKGROUND INFORMATION

TABLE 1

Notable Timeframes

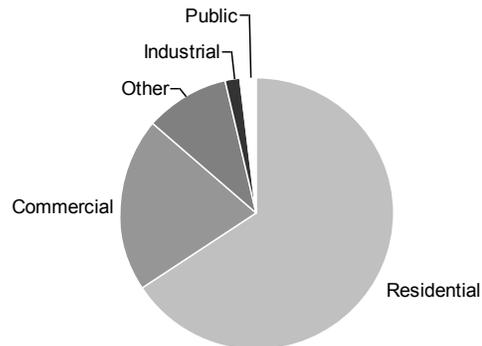
What is There?

Redevelopment Plans

Hemet Project Area	Adopted July 1982 Expires 2022
Merged Project Area	Adopted June 1989 Expires 2029
Combined Commercial	Adopted April 1996 Expires 2026

3,396 Acres

LAND USE



Incur Indebtedness

Hemet Project Area	No Limit
Merged Project Area	Expired 2009
Combined Commercial	April 2026

Repay Indebtedness

Hemet Project Area	July 2032
Merged Project Area	June 2039
Combined Commercial	April 2041

Eminent Domain

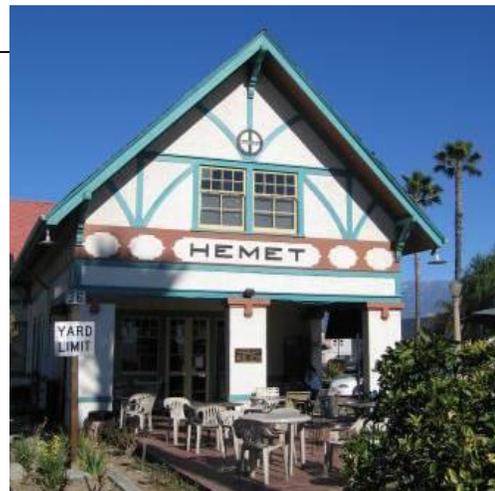
Hemet Project Area	Expired 1984
Merged Project Area	December 1, 2013
Combined Commercial	Expired 2008

Implementation Plan

2009-10 to 2013-14

Housing Compliance Plan

(For affordable housing program planning)
2004-05 to 2013-14



Historic Train Depot in Downtown Hemet



Long-term revitalization activities are guided by the Redevelopment Plan for the Project Area (“Redevelopment Plan”). Redevelopment projects in the Project Area have included improvements to public facilities and infrastructure, façade improvements and seismic retrofits in the City’s downtown, and the creation of affordable housing opportunities.

PURPOSE OF THE IMPLEMENTATION PLAN

Planning for the Future

This Implementation Plan supports the goals of the Redevelopment Plan, guides the Agency’s activities and expenditures, and documents previous and future programs and projects. The following information is presented in this Implementation Plan and Compliance Plan:

- The goals and objectives that will guide the Agency’s redevelopment and affordable housing implementation activities in the Project Area;
- The specific programs, projects, and expenditures for the five-year period (FY 2009-10 through FY 2013-14) of this Implementation Plan;
- An explanation of how the projects and programs will eliminate blight in the Project Area;
- An explanation of how the Agency’s affordable housing projects and expenditures will satisfy the low and moderate income housing requirements of the CRL;
- The number of housing units to be developed, rehabilitated, assisted, or destroyed throughout the term of the Redevelopment Plan;
- The Agency’s plan to utilize the Housing Fund, including annual deposits, transfer of funds, or accruals for special projects;
- Identification of those programs and projects that will result in the destruction of existing affordable housing (if any).



RECENT REDEVELOPMENT ACCOMPLISHMENTS

The Public Value and Benefit of Redevelopment

In the last five years, the Agency has championed several successful projects and programs in the Project Area:

Downtown Revitalization

During the previous five years the Agency continued to advance its downtown revitalization efforts, including its façade improvement and seismic retrofit programs. These programs helped alleviate blighting conditions, allowing the revitalization of Hemet’s historic downtown core. The Agency has also worked to remove economic blight through economic development programs that have focused on bringing people to the area for work, shopping, and entertainment.

Infrastructure Improvements

In conjunction with its façade improvement program, the Agency has instituted multiple capital improvement projects over the last five years. These projects include storm drain, street, and other capital improvements in the central portion of the City. A major component of these improvements has been streetscape, including the addition of trees, street furniture, tree grates, and trash cans in the downtown area.

Sahara Senior Villas

Located at the corner of Palm and Oakland Avenues, Sahara Senior Villas is the first affordable housing development for seniors in the City. The 75-unit apartment complex was constructed with \$9.7 million in federal Housing and Urban Development funds, \$3.6 million in state Housing and Community Development funds, and \$400,000 Agency Housing Funds. Sahara Senior Villas houses extremely low income senior citizens, aged 62 and older, with rents ranging from \$150 to \$200 a month. Each apartment features one bedroom, one bathroom, and a small kitchen with a refrigerator and stove. The buildings have a Mediterranean look and nice landscaping that gives the development a campus feel. Hallways are painted bright purple, green, and orange in order to brighten the interior. There is also a community room and an outdoor courtyard. The development has helped to meet a real need because Hemet is traditionally a retirement community with many low income seniors. Approximately a third of the City’s housing stock is mobile homes, which are mostly home to seniors. Many of these mobile home parks are starting to age, creating a need for new affordable senior housing. Habibi Terrace Inc. developed the project and is currently working to develop a second phase (Oasis Senior Apartments) with 65 affordable apartment units.





REDEVELOPMENT PLAN GOALS

Community Reinvestment and Revitalization

The Redevelopment Plan establishes a variety of goals for redevelopment of the Project Area; these goals frame the near term redevelopment objectives for the Implementation Plan period. The Redevelopment Plan goals are listed below:



CLEAN

Rehabilitate and Restore. Eliminate and prevent the spread of conditions of blight, including but not limited to: underutilized properties and deteriorating buildings, incompatible and uneconomic land uses, deficient infrastructure and facilities, obsolete structures, and other economic deficiencies, in order to create a more favorable environment for commercial, industrial, office, residential, and recreational development.



INVEST

Promote Economic Development. Promote the economic development of the Project Area by providing an attractive, well-served, well-protected environment for all residents and visitors. Expand the commercial base of the Project Area. Promote local job opportunities.



PRESERVE

Sustain Unique Qualities. Preserve and enhance the unique cultural, historical, and recreational qualities of the Project Area. Implement design and use standards to assure high aesthetic and environmental quality, and provide unity and integrity to developments within the Project Area.



COLLABORATE

Community Involvement. Encourage the cooperation and participation of residents, businesses, business persons, public agencies, and community organizations in the redevelopment/revitalization of the Project Area.



ACCESS

Remedy Existing Deficiencies. Improve public facilities and public infrastructure. Remove impediments to land disposition and development through the assembly of property into reasonably sized and shaped parcels served by improved infrastructure and public facilities. Address parcels of property that are of irregular form and shape, are inadequately sized for proper usefulness and development, and/or are held in multiple ownership. Recycle and/or develop underutilized parcels to accommodate higher and better economic uses while enhancing the City's financial resources.



LIVE

Quality Housing for All Residents. Preserve and improve residential neighborhoods in the Project Area. Promote the rehabilitation of existing housing stock. Increase, improve, and preserve the supply of housing affordable to very low, low, and moderate income households.



PROPOSED REDEVELOPMENT PROGRAM

Five Year Work Program for Reinvestment and Revitalization

It is the intent of the Agency to reduce existing blighting influences in the Project Area by inducing public/private partnerships through: (1) site specific and/or sub-area master planning and zoning; (2) site specific and/or sub-area development/design guidelines; (3) economic development activities pertaining to workforce development, business retention, expansion, and attraction; (4) private investment with the leveraging of public monies; (5) land assembly; (6) the installation of public facilities, utilities, and improvements; (7) historic preservation; (8) the preservation and expansion of the affordable housing stock; and (9) the restoration and preservation of existing neighborhoods and structures. Specific programs and projects include, but are not limited to, programs and projects within the following five categories:

- 1) Public/Private Development, Preservation, Restoration, and Revitalization
- 2) Public Infrastructure Projects
- 3) Site-Specific Project and Sub-Area Planning
- 4) Community Facilities Planning and Development
- 5) Business Incentive Programs

Individual proposed projects are listed in Table 2 on the following pages and may be undertaken by the Agency during the term of this Plan. The Agency anticipates the need to add or remove projects / programs during the term of the Plan as conditions warrant, opportunities arise, and priorities are identified. Going forward, the Agency will evaluate the priority and timing of each proposed project / program and final cost estimates. Tentatively, the Agency estimates that approximately \$11,000,000 in non-housing funds will be available to fund the projects and programs proposed by the Agency during the term of this Plan. Table 2 describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved.

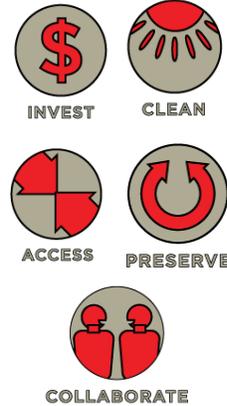


NON-HOUSING PROJECTS **TABLE 2**

Project/Description	Preliminary Cost Estimates	Goals Achieved
---------------------	----------------------------	----------------

1. Public / Private Development, Preservation, Restoration, and Revitalization

\$5,000,000



Harvard Neighborhood Preservation and Revitalization Project

This project includes public right-of-way improvements, public facilities development, lighting, landscaping, land assembly, and façade improvement grants and loans for the area located generally south of Kimball Avenue to Central Avenue, and between State and Buena Vista Streets.

This project will alleviate blighting conditions such as depreciated property values, business vacancies, and inadequate public improvements.

Timeframe..... 2009-10 through 2013-14

Florida Avenue Corridor Implementation Project

Improvements to the Florida Avenue Corridor will include public right-of-way, lighting, landscaping, land assembly, and façade improvement grants and loans for the area along Florida Avenue from the westerly side of Cawston Avenue to Columbia Street.

This project will alleviate blighting conditions such as depreciated property values, business vacancies, and inadequate public improvements.

Timeframe..... 2009-10 through 2013-14

Merge and Amend Redevelopment Project Areas

In order to more efficiently administer the Agency's redevelopment project areas, the Agency proposes to merge the project areas. The Agency is in the process of preparing studies and reports, and expects to submit the merger and amendment to the City Council for consideration in 2011.

Timeframe..... 2009-10 through 2011-12



NON-HOUSING PROJECTS **TABLE 2**

Project/Description	Preliminary Cost Estimates	Goals Achieved
---------------------	----------------------------	----------------

2. Public Infrastructure Projects

\$3,500,000

The Agency will assist with funding for infrastructure improvements within the Project Area. Assistance would be provided for plan development and improvements to traffic circulation, traffic phasing, intersections, lane and street widening, street realignment, bridges/overpasses, sidewalks, water, sewage, and drainage.



INVEST



ACCESS

Timeframe..... 2009-10 through 2010-11

3. Site-Specific Project and Sub-Area Planning

\$1,500,000

Downtown/TOD/Entertainment District Specific Plan

The Agency will complete a specific plan for the Downtown and Combined Commercial Redevelopment Areas, including the transit oriented district envisioned for the future Metrolink station located at the railroad tracks north of Devonshire Avenue. The planning area would generally be bounded by Acacia Avenue on the south, State Street on the west, Menlo Avenue on the north, and Buena Vista Street on the east. Once the specific plan is complete the Agency will assist with developing conceptual plans for the Downtown/Metrolink Station area located north of Florida Avenue to Menlo Street, between North State Street and Buena Vista Street.



CLEAN



INVEST



PRESERVE



ACCESS



COLLABORATE

The project would rehabilitate unsafe and unhealthy buildings, discourage incompatible adjacent uses, and provide public improvements. It would also encourage economic development within the area, which will improve property values and lease rates and lower commercial vacancy rates.

Timeframe..... 2009-10 through 2013-14



NON-HOUSING PROJECTS

TABLE 2

Project/Description	Preliminary Cost Estimates	Goals Achieved
---------------------	----------------------------	----------------

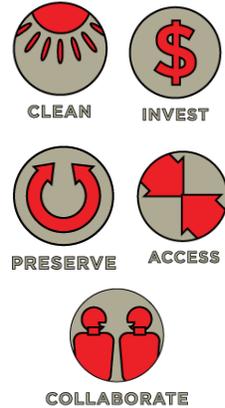
3. Site-Specific Project and Sub-Area Planning (continued)

Hospital/Health Services Campus Plan and Development Plan

The Agency will aid in the development of a site plan for the Hemet Hospital campus located at the northeast corner of Latham Avenue and Laursen Street and surrounding areas. Once complete, the Agency will assist with a conceptual development plan for the site.

This project will help improve regional property values and increase public safety, and provide health care facilities for the community.

Timeframe..... 2009-10 through 2013-14



Stock Farm Specific Plan

The Agency will assist with the development of a specific plan for development of a 36-acre site, formerly used for raising and racing horses, located at the northwest corner of Devonshire Avenue and State Street for mixed commercial and residential land uses.

This development of the site will improve property values, promote economic development, and increase housing stock. Proper planning will also prevent incompatible adjacent land uses.

Timeframe..... 2009-10 through 2013-14

Hemet Mall Expansion/Restoration Project

The Agency will assist with the creation of a conceptual development plan for the Hemet Mall site located on the northwest corner of West Florida Avenue and Gilmore Street.

Revitalization of the Hemet Mall will reduce blighting conditions such as depreciated property values and high business vacancies, and promote economic development.

Timeframe..... 2009-10 through 2013-14

Palm Plaza Re-Use Plan

The Agency will help fund the development of a conceptual plan for the re-use of Palm Plaza, which is located at the southeast corner of Florida and Palm Avenues.

This project will encourage economic development, cultivate increased property values, and lower Project Area vacancy rates.

Timeframe..... 2009-10 through 2013-14



NON-HOUSING PROJECTS **TABLE 2**

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>4. Community Facilities Planning and Development</p> <p>The Agency will assist with funding for community facilities planning and development within the Project Area. Assistance would be provided for plan development and other funding needs for public facilities such as replacing the City's aging main Police Facility on Latham Street, replacing the aging Downtown Fire Station on Juanita Street, capital improvements for parks and open space, and consolidation of public facilities.</p> <p><i>Timeframe</i>..... 2010-11 through 2013-14</p>	<p>\$1,000,000</p>	 <p>INVEST</p> <p>ACCESS</p>
<p>5. Business Incentive Programs</p> <p><u>Manufacturing and/or Green Industry Business Attraction, Retention, and Expansion Program</u></p> <p>This program will provide funding for the establishment of a manufacturing or green industry business attraction, retention, and expansion program.</p> <p>This program will alleviate blighting conditions such as depreciated property values and business vacancies, and will also provide jobs for the community's residents.</p> <p><i>Timeframe</i>..... <i>Ongoing</i></p> <p><u>Small Business Loan and Technical Assistance Program</u></p> <p>Economic development programs are needed to improve the Project Area's declining economic base. The Agency will provide loans and technical assistance to support small businesses in the Project Area to address this need.</p> <p>This program will alleviate blighting conditions such as depreciated property values and business vacancies.</p> <p><i>Timeframe</i>..... <i>Ongoing</i></p>		 <p>INVEST</p> <p>COLLABORATE</p> <p>ACCESS</p>
<p>Total Preliminary Cost Estimate</p>	<p>\$11,000,000</p>	



NON-HOUSING FUND CASH FLOW

Projected Revenues and Expenditures

Of the tax increment allocated to the Agency, 80 percent goes to the non-housing fund. Pass-through payments to taxing entities are from this fund. Remaining revenues are used for the projects described in the previous section as well as the administrative support needed to complete the projects, including staff and consultants. Table 3 identifies the anticipated revenues and expenditures for the non-housing fund over the Implementation Plan period.

In accordance with the CRL and based on actual deposits and expenditures in the preceding five years, Agency staff has projected the future cash flow for the non-housing fund for the next five years. Tax increment revenues are based upon 2009-10 assessed values. Beginning on July 1, 2009, the Agency had a non-housing fund balance of approximately \$7.3 million. Total revenues during the Implementation Plan period are anticipated to be approximately \$15.9 million. Expenditures for projects, debt service, and administration, are projected to be approximately \$20.4 million, as shown in Table 3.

State Takeaways – SERAF Payments

As in prior state fiscal crises, the legislature is reallocating local government revenue to help close the state’s budget gap. Known as the Supplemental Educational Revenue Augmentation Fund (“SERAF”), the state is seeking \$2.05 billion from redevelopment agencies in fiscal years 2009-10 and 2010-11. These funds will be distributed to local school districts and will reduce the amount of state General Fund revenue required to achieve Proposition 98 school funding needs. The Agency’s total SERAF payment is \$5,335,403; \$4,425,189 in fiscal year 2009-10 and \$910,214 in fiscal year 2010-11.

PROJECTED NON-HOUSING FUND REVENUES AND EXPENDITURES 2009-10-2013-14						TABLE 3
	Projected					Projected 5 Year TOTAL
	1 2009-10	2 2010-11	3 2011-12	4 2012-13	5 2013-14	
Beginning Balance	7,375,515	2,750,265	381,795	1,057,250	1,849,806	
Revenue						
80% of Tax Increment	8,625,666	8,691,760	8,773,705	9,015,261	9,262,579	44,368,971
SERAF Payment	(4,425,189)	(910,214)				(5,335,403)
Pass-Through Payments	(5,840,702)	(4,165,363)	(4,215,026)	(4,341,932)	(4,471,804)	(23,034,827)
Other Revenue	-	-	-	-	-	-
Total Revenue	(1,640,225)	3,616,183	4,558,679	4,673,329	4,790,775	15,998,741
Expenditures						
Administration	800,000	800,000	800,000	800,000	800,000	4,000,000
Debt Service	1,085,025	1,084,653	1,083,224	1,080,773	1,087,293	5,420,968
Projects	1,100,000	4,100,000	2,000,000	2,000,000	1,800,000	11,000,000
-Public/Private Development, Preservation, Restoration, and Revitalization	500,000	750,000	1,250,000	1,250,000	1,250,000	5,000,000
-Public Infrastructure Projects	500,000	3,000,000	-	-	-	3,500,000
-Site-Specific Project and Sub-Area Planning	100,000	100,000	500,000	500,000	300,000	1,500,000
-Community Facilities Planning and Development	-	250,000	250,000	250,000	250,000	1,000,000
Total Expenditures	2,985,025	5,984,653	3,883,224	3,880,773	3,687,293	20,420,968
Ending Balance	2,750,265	381,795	1,057,250	1,849,806	2,953,288	

Source: Hemet Redevelopment Agency; tax increment revenue projections prepared by RSG, Inc., May 2010.



TEN-YEAR HOUSING COMPLIANCE PLAN UPDATE

HEMET
REDEVELOPMENT
AGENCY

2004-05 THROUGH 2013-14



HOUSING PROGRAM COMPLIANCE OBJECTIVES

Who, What, Where, When, and How Much

Overview of Affordable Housing Compliance

The CRL requires agencies to identify how they will achieve their affordable housing obligations for their redevelopment project areas. The resulting document is referred to as a housing compliance plan and must be reviewed and, if necessary, amended at least every five years in conjunction with the cyclical preparation of the jurisdiction's housing element or the agency's five year implementation plan. This section addresses specific requirements in the CRL with respect to prior affordable housing activities and the anticipated housing program for the current 10 year period (2004-05 through 2013-14). This section also evaluates the Agency's anticipated affordable housing obligations and activities for the next 10 years (2009-10 through 2018-19) and the remaining life of the Redevelopment Plan.

The Agency is required to allocate 20 percent of the tax increment revenue it receives from the Project Area to increase and improve the supply of housing affordable to very low, low, and moderate income households. The Housing Fund has been established for this revenue. The Agency has the authority to expend Housing Fund revenue either inside or outside the Project Area and aggregate its housing production activities among the Project Area's subareas to effectively meet affordable housing objectives.

Affordable housing obligations generally fall into three categories:

- **Inclusionary Housing:** Based on the number of housing units constructed or substantially rehabilitated over the 10 year period, a redevelopment agency is to ensure that a percentage of these units are affordable to very low, low, and moderate income households.
- **Replacement Housing:** Redevelopment agencies must ensure that any housing units removed or destroyed as a result of an agency redevelopment project are replaced within four years.
- **Expenditures by Household Type:** Specific requirements on the proportion of housing funds an agency must spend over the 10 year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65.

The housing compliance plan serves as a blueprint for current and future Agency activities within the Project Area and outlines how the Agency will eliminate blight and meet its very low, low, and moderate income housing obligations. It presents a summary of the Agency's inclusionary and replacement housing projects and programs as required by CRL sections 33413(b)(4) and 33490(a)(2) and (3). Specifically, it presents a forecast of the number of affordable housing units that may be required over the 10 year period and assesses the Agency's plans to facilitate the creation of the required number of affordable housing units within this timeframe.

Inclusionary Housing

Since 1976, redevelopment agencies have been required to assure that at least 30 percent of all new or substantially rehabilitated units developed by an agency are available at affordable costs to households of very low, low, or moderate income. Of this 30 percent, not less than 50 percent are required to be available at affordable costs to very low income households. Further, for all new or substantially rehabilitated units developed in a redevelopment project area by entities other than an agency, the CRL requires that at least 15 percent be affordable to very low, low, or moderate income

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



households. Of these, not less than 40 percent are required to be available at affordable costs to very low income households. These requirements are applicable to housing units as aggregated, and not on a project-by-project basis to each dwelling unit created or substantially rehabilitated unless so required by an agency.

The Agency's inclusionary obligation is determined by 1) the number of housing units constructed and substantially rehabilitated by the Agency and 2) the number of housing units constructed and substantially rehabilitated in the Project Area. The following analysis takes into account all residential construction or substantial rehabilitation that occurred within the Project Area since the adoption of each of its subareas and includes projections for the number of additional dwelling units to be constructed or substantially rehabilitated during the remainder of the 10 year period, the next 10 years, and over the life of the Redevelopment Plan.

Table H-1 below summarizes the number of housing units that were constructed or substantially rehabilitated in the Project Area through 2009. Table H-2 on the following page presents estimates of the number of housing units anticipated to be constructed or substantially rehabilitated in the Project Area from 2010 through the end of the life of the Redevelopment Plan. Because the Agency has not constructed or substantially rehabilitated any dwelling units, nor does it intend to, the tables reflect units produced by entities other than the Agency.

HOUSING CONSTRUCTED AND REHABILITATED IN THE PROJECT AREA				TABLE H-1
	Hemet	Project Area Merged	C Com.	Total
Through December 1994				
<i>Privately Developed NC (includes two mobile home parks)</i>	3,322	0	0	
Substantial Rehabilitation/New Construction	3,322	0	0	3,322
First 10 Year Period (January 1995 - December 2004)				
<i>Privately Developed NC</i>	953	0	0	
<i>Pacific Trade NC (2004)</i>	3	0	0	
Substantial Rehabilitation/New Construction	956	0	0	956
First 5 Years of Second 10 Year Period (January 2005 - December 2009)				
<i>2005 (Lennar Cottonwood, Continental, Horton Willowalk) NC</i>	224	0	0	
<i>2006 (Lennar Cottonwood, Continental, Horton Willowalk) NC</i>	581	0	0	
<i>2007 NC</i>	91	0	0	
<i>2008 NC</i>	44	0	0	
<i>2009 NC</i>	14	0	0	
Substantial Rehabilitation/New Construction	954	0	0	954
TOTAL NEW/REHABILITATED UNITS	5,232	0	0	5,232

Notes:

NC = New Construction

SR = Substantial Rehabilitation

All units privately developed unless otherwise indicated

Accounts for only units that generate inclusionary housing obligations

Source: City of Hemet; County of Riverside 2009-10 Assessor's Roll from First American CoreLogic, Inc. Metroscan

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



PROJECTED HOUSING CONSTRUCTION OR REHABILITATION IN THE PROJECT AREA				TABLE H-2
	Project Area			Total
	Hemet	Merged	C Com.	
Second 5 Years of Second 10 Year Period (January 2010 - December 2014)				
<i>North Hemet Revitalization NC (affordable units included)</i>				504
<i>Affordable Single Family Acquisition & Rehabilitation SR</i>				63
<i>Affordable Multifamily Acquisition & Rehabilitation SR</i>				16
Substantial Rehabilitation/New Construction				583
First 5 Years of Third 10 Year Period (January 2015 - December 2019)				
<i>Affordable New Family Rental Housing NC</i>				130
Substantial Rehabilitation/New Construction				130
Remaining Plan Term				
<i>Page Ranch NC (affordable units included)</i>	3,200			3,200
<i>Stock Farm NC (affordable units included)</i>	140			140
<i>Lyon and Stetson NC (affordable units included)</i>	870			870
Substantial Rehabilitation/New Construction	4,210			4,210
TOTAL PROJECTED NEW/REHABILITATED UNITS	4,210			4,923

Notes:

NC = New Construction

SR = Substantial Rehabilitation

All units privately developed unless otherwise indicated

Accounts for only units that generate inclusionary housing obligations

Redevelopment in the Hemet Project Area expires July 13, 2022

Redevelopment in the Merged Project Area expires June 13, 2029

Redevelopment in the Combined Commercial Project Area expires April 9, 2026

Table H-3 on the following page summarizes the Agency's plan to fulfill inclusionary housing requirements over various time periods as required by the CRL. The number of affordable units required is based on statutory thresholds prescribed by the CRL and described above, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during the 10 year period.

As detailed in the "Production" columns of Table H-3, through 2009, 235 (113.0 + 74.0 + 48.5) units of affordable housing were credited within the City of Hemet, with 231 (110.5 + 72.5 + 48.5) of these units affordable to and occupied by very low income households. Most of these affordable units were created outside the Project Area (the Agency actually produced a total of 403 units, with 395 very low income units, which is not shown in Table H-3, but is shown in the Appendix, Table App-1). All existing affordable units have documented covenants appropriate to the year in which they were created.

Looking to the future, as detailed in the "Production" columns of Table H-3, approximately 1,104 (447.0 + 657.8) credited affordable units are currently in progress or in the planning stages, with 191 (118.5 + 73.0) intended for very low income households. Over one-half of these units will be in the Project Area and the Agency will receive full inclusionary credit for these units. Inventories of existing and in-progress and planned affordable housing are contained in the Appendix (Tables App-1 and App-2, respectively.)

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



RECONCILIATION OF INCLUSIONARY UNITS							TABLE H-3	
Completed, Planned, and Anticipated	New Construction/ Substantial Rehabilitation in the PAs	Requirement		Production		Surplus or (Need)		
		Inclusionary (15%)	Very Low	Inclusionary (15%)	Very Low	Inclusionary (15%)	Very Low	
				Accomplishment/Goal		Production less Requirement		
PRE 1994 REQUIREMENTS								
Substantial Rehabilitation/New Construction Inclusionary Units Produced/Restricted and Surplus/(Need)	3,322	498.3	199.3	113.0	110.5	(385.3)	(88.8)	
FIRST 10 YEAR REQUIREMENTS (1995 - 2004)								
Substantial Rehabilitation/New Construction Inclusionary Units Produced/Restricted and Surplus/(Need)	956	143.4	57.4	74.0	72.5	(69.4)	15.1	
CURRENT 10 YEAR REQUIREMENTS (2005 - 2014)								
First 5 Years (January 2005 - December 2009) - Actual <i>Substantial Rehabilitation/New Construction Inclusionary Units Produced/Restricted and Surplus/(Need)</i>	954	143.1	57.2	48.5	48.5	(94.6)	(8.7)	
Second 5 Years (January 2010 - December 2014) - Projected <i>Substantial Rehabilitation/New Construction Inclusionary Units Produced/Restricted and Surplus/(Need)</i>	583	87.5	35.0	447.0	118.5	359.6	83.5	
Total Substantial Rehabilitation/New Construction Inclusionary Units Produced/Restricted and Surplus/(Need)	1,537	230.6	92.2	495.5	167.0	265.0	74.8	
CUMULATIVE THROUGH 2014 - CURRENT SURPLUS/(NEED)						(189.8)	1.1	
CUMULATIVE 1995 THROUGH 2014 - CURRENT SURPLUS/(NEED)						195.6	89.9	
PROJECTED (2015 - PLAN TERM) REQUIREMENTS								
Substantial Rehabilitation/New Construction Inclusionary Units Produced/Restricted and Surplus/(Need)	4,340	651.0	260.4	657.8	73.0	6.8	(187.4)	
TOTAL - Adoption through duration of Redevelopment Plans	10,155	1,523.3	609.3	1,340.3	423.0	(183.0)	(186.3)	
Inclusionary Surplus/(Need) if All Units Produced Outside the Project Areas						(365.9)	(372.6)	

Notes:

All units privately developed unless otherwise indicated
 Includes projects currently under construction and planned
 Redevelopment in the Hemet Project Area expires July 13, 2022
 Redevelopment in the Merged Project Area expires June 13, 2029
 Redevelopment in the Combined Commercial Project Area expires April 9, 2026



Past and Present Inclusionary Unit Need

The Agency has actively worked to produce the required number of inclusionary units over the last 15 years, producing 403 units (with a credit of 235 units; see Table H-3 on the previous page and Table App-1 in the Appendix). However, despite the Agency's work to produce these affordable units, the Agency has an inclusionary housing need.

The need for affordable units is the result of the housing boom that occurred in Hemet during the late 1980s and early 1990s, with an especially heavy concentration of home construction occurring in the Southwest Park portion of the Hemet Project Area. Much of the new housing built in Hemet and the Project Areas has been affordable to moderate income households, although they have not been covered by restrictive covenants. To the Agency's credit, its efforts at creating affordable housing has focused on the very low income category, producing a total of 395 very low income units for a total inclusionary credit of 231 very low income units.

The Agency is expected to produce a surplus of affordable units during this second half of the current 10 year period that will cover the need from the first half as well as the need from the first 10 year period (1995-2004). The Agency has made very good progress with satisfying its inclusionary housing needs since the requirement to track in 10 year periods went into effect in 1995. The Agency plans to implement additional affordable housing programs to address the needs generated prior to 1994, which is expected to result in a need for 186 units over the life of the Redevelopment Plan and possibly as many as 373 units if affordable units are produced outside the Project Area.

To address this additional unit need, the Agency plans to construct and acquire and rehabilitate a number of family and senior affordable housing projects (Oasis Senior Housing, Single Family Acquisition and Rehabilitation, and Multi Family Acquisition and Rehabilitation). In addition, the Agency will continue to fund programs such as Down Payment Assistance, Single Family Rehabilitation, Mobile Home Rehabilitation, and Senior Citizen Minor Home Repair that are designed to increase the number of decent, safe, and affordable dwelling units in the City. Details can be found in the "Proposed Projects and Programs" section at the end of this Compliance Plan. Finally, the Agency will consider the feasibility of implementing an inclusionary zoning program.

As detailed in Table H-2, for the remaining five years of the ten-year period (2010 through 2014), the Agency anticipates that construction or substantial rehabilitation of approximately 583 housing units will generate an inclusionary obligation. In addition, as required by the CRL, the Agency must address its unmet need of 69 units from the prior ten-year compliance period shown in Table H-3. The Agency anticipates the production of affordable units inside and outside the Project Area that will result in a surplus of 265 units (447 units are expected to be produced, with 88 required to satisfy the current five year obligation and 94 required to satisfy the obligation from the first five years of the current 10 year period). This surplus of affordable units will satisfy the unmet need of 69 affordable units from the prior 10 year period, as well as satisfy the unmet need for over one-half of the inclusionary units generated prior to 1994.

Noncredited Affordable Housing

The City of Hemet has one of the largest concentrations, per capita, of mobile home parks in the State of California. Mobile homes represent approximately one-third of the housing stock in the City



(approximately 40 parks). Mobile home parks are often considered the last bastion of affordable housing. Average space rents range from \$350 to \$550 per month. The majority of mobile home owners own their homes free and clear, although there is a growing number of residents that rent their mobile homes from the park owners. Although the City does not receive affordable housing credit for its mobile home parks, these parks provide a large affordable housing resource to both families and seniors. In fact, mobile homes are typically more affordable than officially designated “affordable” housing projects.

Additionally, Hemet’s rents are low compared to other cities in the Inland Empire, and rents in the Inland Empire are the lowest in Southern California. Due to the low rents in Hemet, the Riverside County Housing Authority assigns 11 percent (914 total) of its Section 8 vouchers to Hemet landlords. Riverside County is one of the largest counties in the nation and contains 25 cities. Therefore, Hemet is carrying a disproportionate number of Section 8 vouchers that are not counted as “affordable” housing.

Replacement Housing

The CRL requires that whenever housing occupied by very low, low, or moderate income households is removed or destroyed as part of an agency project, the agency is responsible for ensuring that an equivalent number of replacement units are provided. An agency may replace these units by new construction, substantial rehabilitation, or covenant purchase. Replacement units must provide at least the same number of bedrooms removed and, as of 2002, 100 percent of the replacement units must be affordable to the same income categories (i.e. very low, low, and moderate) or lower as those removed. The Agency receives full credit for replacement units created inside or outside redevelopment project areas.

During the first half of the current ten-year period, the Agency did not fund any projects that resulted in the displacement or removal of housing units affordable to very low, low, or moderate income households. The Agency does not anticipate that any Agency-assisted projects will result in the displacement or removal of such housing units during the second half of the ten-year period. Consequently, the Agency does not anticipate that any housing will need to be replaced at this time.

Housing Fund

Looking Ahead (2010 – 2014)

The Agency’s primary source of funding for housing projects and programs is the annual deposit of 20 percent of its tax increment revenue into the Housing Fund. The CRL requires these funds to be used to increase, improve, and preserve the community’s supply of housing available, at affordable housing cost, to persons and families of very low, low, and moderate incomes. Other sources of Housing Fund revenues include interest earnings and other miscellaneous revenue. Table H-4 presents the Agency’s projected Housing Fund cash flows over the remaining five years of the current 10 year period for the Project Area and is included to assist the Agency with planning for future affordable housing projects and programs.

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



PROJECTED HOUSING FUND REVENUES AND EXPENDITURES 2010-2014						TABLE H-4
	Projected					Projected 5 Year TOTAL
	1 2009-10	2 2010-11	3 2011-12	4 2012-13	5 2013-14	
Beginning Balance	7,411,561	3,492,978	(229,082)	679,344	1,648,159	
Revenue						
Housing Fund (20% of Tax Increment)	2,156,417	2,172,940	2,193,426	2,253,815	2,315,645	11,092,243
Total Revenue	2,156,417	2,172,940	2,193,426	2,253,815	2,315,645	11,092,243
Expenditures						
Administration	900,000	900,000	900,000	900,000	900,000	4,500,000
Affordable Housing Projects	5,175,000	4,995,000	385,000	385,000	385,000	11,325,000
Down Payment Assistance	80,000	80,000	80,000	80,000	80,000	400,000
Oasis Senior Housing	1,590,000	410,000	-	-	-	2,000,000
Single Family Acquisition and Rehabilitation	-	-	-	-	-	-
Multi Family Acquisition and Rehabilitation	2,200,000	1,200,000	-	-	-	3,400,000
Single Family Rehabilitation	-	-	-	-	-	-
Mobile Home Rehabilitation	-	-	-	-	-	-
Senior Citizen Minor Home Repair	125,000	125,000	125,000	125,000	125,000	625,000
Habitat for Humanity	120,000	120,000	120,000	120,000	120,000	600,000
Handicapped Ramps	50,000	50,000	50,000	50,000	50,000	250,000
Foreclosure Counseling	10,000	10,000	10,000	10,000	10,000	50,000
North Hemet Revitalization Project	1,000,000	3,000,000	-	-	-	4,000,000
Total Expenditures	6,075,000	5,895,000	1,285,000	1,285,000	1,285,000	15,825,000
Ending Balance	3,492,978	(229,082)	679,344	1,648,159	2,678,804	

Note: Those projects without Housing Fund amounts are funded by other sources.

Source: Hemet Redevelopment Agency; tax increment revenue projections prepared by RSG, Inc., May 2010.

Looking Back (2005 – 2009)

The CRL requires a recap of the Housing Funds used to assist extremely low, very low, and low income units over the previous five years. The CRL also requires a recap of the number, location, level of affordability, and the amount of housing funds expended on family (versus senior) housing projects. Table H-5 summarizes these statistics.

SUMMARY OF HOUSING FUND EXPENDITURES 2005-2009							TABLE H-5	
Project	Very Low Income		Low Income		Moderate Income		Total	
	Units Assisted	Housing Funds Spent	Units Assisted	Housing Funds Spent	Units Assisted	Housing Funds Spent	Units Assisted	Housing Funds Spent
Family Projects								
Habitat for Humanity	5	\$287,804	0	\$0	0	\$0	5	\$287,804
Ability First Disabled Apartments	17	\$672,476	0	\$0	0	\$0	17	\$672,476
Subtotal Family Projects	22	\$960,280	0	\$0	0	\$0	22	\$960,280
Senior Projects								
Senior Minor Home Repair Program	1359	\$676,179	0	\$0	0	\$0	1359	\$676,179
Sahara Senior Apartments	75	\$400,000	0	\$0	0	\$0	75	\$400,000
Subtotal Senior Projects	1434	\$1,076,179	0	\$0	0	\$0	1434	\$1,076,179
Total - Projects	1456	\$2,036,459	0	\$0	0	\$0	1456	\$2,036,459

Source: Hemet Redevelopment Agency Expenditure Report by Fiscal Year

Note: The Agency receives credit of 2.5 inclusionary units for Habitat for Humanity, 8.5 inclusionary units for Ability First, and 37.5 inclusionary units for Oasis Senior Apartments because these projects are located outside of the Project Area. The Agency receives no inclusionary credit for the Senior Minor Home Repair program because it is not substantial rehabilitation as defined by the CRL.



Expenditures by Household Type

Effective January 2002, the Agency's expenditure of housing funds is subject to certain legal requirements. At a minimum, the Agency's housing funds are to be expended in proportion to the community's need for very low and low income housing, as well as the proportion of the low income population under the age of 65. New legal requirements took effect in 2006 that modified the previous limitation of spending housing funds on households under the age of 65. Previously, CRL section 33334.4(b) required an agency to spend its housing funds "in at least the same proportion as the population under age 65 bears to the total population based on the most recent census." The new language provides a higher level of specificity to spend "in at least the same proportion as the number of low-income households with a member under age 65 bears to the total number of low-income households of the community as reported in the most recent census."

The community's proportionate need is based on the Regional Housing Needs Assessment ("RHNA") from the Southern California Association of Governments, used by local government to meet state requirements for affordable housing by category, and the United States Department of Housing and Urban Development Comprehensive Housing Affordability Strategy ("CHAS") allocation numbers. Data relating to low income persons under the age of 65 is not readily available from the United States Census, thus the metric that most closely approximates it is from the CHAS database, which represents data of low income persons below the age of 62.

Table H-6 represents the minimum housing fund expenditure percentages required for very low and low income households, as well as the minimum housing expenditure percentage for family households over the 10 year period. Table H-6 also summarizes the Agency's housing fund expenditures during the first five years of the 10 year period and projects expenditures during the remaining five years. The Agency anticipates meeting its housing fund proportionality requirements for family households by the end of the 10 year period. The Agency has emphasized affordable housing projects for very low income seniors and families during this 10 year period and, as a result, is expected to exceed its proportional spending goal for the very low income category.

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



HOUSING FUND PROPORTIONAL EXPENDITURE ALLOCATION **TABLE H-6**

Income Level	RHNA Allocation (Units) ¹	Targeting Requirement (% of Total)	2004-05 to 2008-09		2009-10 to 2013-14		2004-05 to 2013-14	
			Actual Expenditure	%	Estimated Expenditure	%	Estimated Expenditure	%
Very Low (minimum)	2,484	39.1%	\$2,036,459	100.0%	\$7,462,000	65.9%	\$9,498,459	71.1%
Low (minimum)	1,781	28.1%	\$0	0.0%	\$1,248,000	11.0%	\$1,248,000	9.3%
Moderate/Unrestricted	2,080	32.8%	\$0	0.0%	\$2,615,000	23.1%	\$2,615,000	19.6%
	<u>6,345</u>		<u>\$2,036,459</u>		<u>\$11,325,000</u>		<u>\$13,361,459</u>	

Age Category (Income Restricted)	CHAS Allocation (Households) ²	Targeting Requirement (% of Total)	2004-05 to 2008-09		2009-10 to 2013-14		2004-05 to 2013-14	
			Actual Expenditure	%	Estimated Expenditure	%	Estimated Expenditure	%
Family (minimum)	6,331	49.0%	\$960,280	47.2%	\$8,450,000	74.6%	\$9,410,280	70.4%
Senior (maximum)	6,601	51.0%	\$1,076,179	52.8%	\$2,875,000	25.4%	\$3,951,179	29.6%
	<u>12,932</u>		<u>\$2,036,459</u>		<u>\$11,325,000</u>		<u>\$13,361,459</u>	

¹ City of Hemet Regional Housing Needs Assessment (RHNA), final 2007.

² Data of low income households under the age of 65 is not readily available from the Census. The nearest metric for such Census data represents households under the age of 62, available via the Comprehensive Housing Affordability Strategy at <http://socds.huduser.org/chas/index.htm>.

Units Assisted Without the Housing Fund

From 2005 through 2009, creation of 92 affordable units was assisted with funds other than Housing Funds. Specifically, HUD and State HCD funds were primarily used to develop the Sahara Senior Apartments as well as the Ability First Disabled Apartments. Because these projects are outside of the Project Area, the Agency receives credit for 46 inclusionary units. Other HOME funds and CalHOME funds were used for the Agency's Owner Occupied Rehabilitation Program. Details are presented in Table H-7 below.

SUMMARY OF NON-AGENCY EXPENDITURES FOR HOUSING 2005-2009 **TABLE H-7**

Project	Units Assisted		Funding Source	Total	
	Very Low Income	Low & Moderate Income		Units Assisted	Non-Agency Funds Spent
Family Projects					
Owner Occupied Rehabilitation	0	102	HOME	102	\$1,471,578
Owner Occupied Rehabilitation	0	25	CalHOME	25	\$479,494
Ability First Disabled Apartments	17	0	HUD	17	\$2,631,000
Ability First Disabled Apartments			HCD MHP		\$1,305,362
Subtotal Family Projects	17	127		144	\$5,887,434
Senior Projects					
Sahara Senior Apartments	75	0	HUD/HCD	75	\$13,352,366
Subtotal Senior Projects	75	0		75	\$13,352,366
Total - Projects	92	127		219	\$19,239,800

Source: Hemet Redevelopment Agency Expenditure Report by Fiscal Year

Note: The Agency receives credit of 37.5 inclusionary units for Sahara Senior Apartments and 8.5 units for Ability First Apartments because they are located outside of the Project Area. The Agency receives no inclusionary credit for the rehabilitation programs because they are not substantial rehabilitation as defined by the CRL.



PROPOSED AFFORDABLE HOUSING PROJECTS AND PROGRAMS

Five Year Work Program for Balanced Communities

Over the remaining five years of this 10 year period, the Agency plans to implement the following affordable housing projects and programs. The list below describes the projects proposed, approximate costs, and the Redevelopment Plan goals that would be achieved. Additionally, the Agency has estimated the number of affordable units that may be assisted by each project and program listed.

AFFORDABLE HOUSING PROJECTS		TABLE H-8
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Down Payment Assistance</p> <p>The Agency recently re-instituted the Down Payment Assistance Program. This program provides down payment and closing cost assistance to income-qualified households. The Agency anticipates assisting 10 very low income, 20 low income, and 70 moderate income households during this five year period.</p> <p><u>Funding source:</u> Agency Housing Funds (\$400,000) and Neighborhood Stabilization Program (“NSP”) grant funds.</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	\$1,000,000	<p>LIVE</p>
<p>Oasis Senior Housing</p> <p>This is the second phase of affordable senior apartments, constructed adjacent to the Sahara Senior Apartments. Oasis consists of 65 one-bedroom apartments affordable to very low income seniors.</p> <p><u>Funding source:</u> Agency Housing Funds (\$2,000,000) and HUD 202 grant.</p> <p><i>Timeframe</i>..... <i>complete 2010-11</i></p>	\$12,600,000	<p>LIVE</p> <p>INVEST</p>
<p>Single Family Acquisition / Rehabilitation / Resale</p> <p>In the past 18 months the Agency purchased and rehabilitated 25 single family homes, and is in the process of selling them to qualified first-time homebuyers. During this five-year period, the Agency anticipates acquiring, rehabilitating, and selling single family homes to 8 very low income, 40 low income, and 77 moderate income households.</p> <p><u>Funding source:</u> NSP grant funds</p> <p><i>Timeframe</i>..... <i>2009-10 through 2013-14</i></p>	\$6,000,000	<p>LIVE</p> <p>CLEAN</p>



AFFORDABLE HOUSING PROJECTS

TABLE H-8

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Multi Family Acquisition and Rehabilitation</p> <p>In the past 18 months the Agency purchased 10 fourplexes known as the Mobley Lane Project. These rentals will be rehabilitated or replaced to provide affordable housing to 40 very low income households. The Agency plans to acquire and rehabilitate or replace six additional fourplexes to provide affordable housing for 24 very low income households.</p> <p>During this five-year period, the Agency will assist in acquiring and rehabilitating the Village Meadows Apartments, which will preserve the affordability of 68 Section 8 units for very low income households.</p> <p><u>Funding source:</u> Agency Housing Funds (\$3,400,000), NSP grant funds, State MHP, Federal tax credits, and State CalHFA</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	<p>\$15,155,000</p>	 <p>LIVE</p>  <p>CLEAN</p>
<p>Single Family Rehabilitation</p> <p>The Single Family Rehabilitation program provides loans up to \$30,000 to lower income homeowners in the form of low-interest loans/no-interest loans/grants. Homeowners may then repair, upgrade, or replace deteriorated residential units. During this five-year period, the Agency anticipates assisting 30 low income households.</p> <p><u>Funding source:</u> HOME</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	<p>\$360,000</p>	 <p>LIVE</p>  <p>CLEAN</p>
<p>Mobile Home Rehabilitation</p> <p>This program provides loans of up to \$20,000 for home improvements to lower income mobile home owners. The Agency anticipates assisting 70 very low income mobile home owners during this five-year period.</p> <p><u>Funding source:</u> HOME and Cal HOME</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	<p>\$840,000</p>	 <p>LIVE</p>  <p>CLEAN</p>



AFFORDABLE HOUSING PROJECTS		TABLE H-8
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Senior Citizen Minor Home Repair</p> <p>This program provides \$800 home repair grants for very low and low income seniors. The Agency anticipates assisting 1,100 very low income seniors during this five-year period.</p> <p><u>Funding source:</u> Agency Housing Funds</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	\$625,000	 <p>LIVE</p>  <p>CLEAN</p>
<p>Habitat for Humanity</p> <p>The Agency provides funding to Habitat for Humanity to build homes for very low income families. The program provides homeownership opportunities and properties secured with 45-year affordability covenants. During the previous five-year period, a total of five homes were constructed. The Agency anticipates assisting with construction of 10 homes during this five-year period.</p> <p><u>Funding source:</u> Agency Housing Funds</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	\$600,000	 <p>LIVE</p>  <p>CLEAN</p>
<p>Handicapped Ramps</p> <p>The Agency funds the construction of approximately 10 handicapped ramps per year for primarily senior, very low income handicapped homeowners.</p> <p><u>Funding source:</u> Agency Housing Funds</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	\$250,000	 <p>LIVE</p>
<p>Foreclosure Counseling</p> <p>The Housing Authority and Agency are providing foreclosure counseling to at-risk income-qualified households. The purpose of the counseling is to provide guidance and assistance so families are able to remain in their homes. This program will continue as long as families in Hemet are at risk of losing their homes to foreclosure.</p> <p><u>Funding source:</u> Agency Housing Funds</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	\$50,000	 <p>LIVE</p>



AFFORDABLE HOUSING PROJECTS		TABLE H-8
Project/Description	Preliminary Cost Estimates	Goals Achieved
Emergency Shelter		
<p>The City hosts the only full-service emergency shelter facility in the region, Valley Restart Shelter, which provides a 35-unit shelter for income-qualified families and individuals in need of emergency shelter.</p> <p><i>Timeframe.....Ongoing</i></p>		 <p>LIVE</p>
Mortgage Credit Certificates		
<p>The Agency is participating in the Riverside County's Mortgage Credit Certificate ("MCC") program. The MCC program provides qualified first-time homebuyers with a federal income tax credit by an amount equal to a portion of the interest paid during the year on a home mortgage. The MCC program will assist approximately 35 very low, low, and moderate income families over the five year period.</p> <p><i>Timeframe..... 2009-10 through 2013-14</i></p>		 <p>LIVE</p>
Subsidized Apartments		
<p>There are seven subsidized apartment complexes in the City funded with either Tax Credits, Revenue Bonds, Project Based Section 8, and/or CHFA. During the previous five-year term, in these seven complexes there were 409 units set aside for very low income households and 83 units set aside for low income households. This figure is anticipated to remain the same for this five-year term.</p> <p><i>Timeframe.....Ongoing</i></p>		 <p>LIVE</p>
Hemet Community Land Trust		
<p>The Hemet Community Land Trust was recently formed to create an entity that will, beginning in the next five year period, acquire and rehabilitate multi-family and single family housing units to provide affordable housing.</p> <p><i>Timeframe.....Ongoing</i></p>		 <p>LIVE</p>  <p>CLEAN</p>

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



AFFORDABLE HOUSING PROJECTS

TABLE H-8

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>North Hemet Revitalization Project/State and Menlo Housing Project</p> <p>The North Hemet Project Area is a Riverside County redevelopment project area located in Hemet. The Agency is working with the Riverside County EDA on a Specific Plan to revitalize this area. This will be a mixed-use commercial and residential development that will include as many as 40 very low, 86 low, 174 moderate, and 204 above moderate income housing units over the next 10 years, all assisted by the Agency.</p> <p><u>Funding source:</u> Agency Housing Funds</p> <p><i>Timeframe</i>.....<i>Ongoing</i></p>	\$4,000,000	 <p>LIVE</p>  <p>CLEAN</p>  <p>INVEST</p>
<p>Total Preliminary Cost Estimate (Agency Housing Funds only)</p>	<p>\$12,625,000</p>	



Hemet Redevelopment Agency
445 East Florida Ave
Hemet, CA 92543
(951) 765-2300

Adopted November 9, 2010, Resolution Bill No. 10-055



TEN-YEAR HOUSING COMPLIANCE PLAN UPDATE

Appendix

- Table App-1: Affordable Housing Inventory
- Table App-2: In Progress and Planned Affordable Housing Inventory

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



AFFORDABLE HOUSING INVENTORY											TABLE APP-1
Project Name	Location	Tenure	How Created	Year Created	Cov. Expires	Total Units	Very Low Units	Low Units	Moderate Units	Total Affordable	Total Credited
Through December 1994											
Village Meadows*	Hemet	rent	SR	1983	2013	68	68	0	0	68	68
Hemet Estates	out	rent	CP	1992	2013	80	80	0	0	80	40
Park Place	out	rent	CP	1986	2035	10	5		5	10	5
Subtotal Through December 1994							153	5	5	158	113
First 10 Year Period (1995 - 2004)											
Hemet Vista Apartments	out	rent	NC	1998	2053	143	140	3	0	143	71.5
Habitat for Humanity (various)	out	own	NC	various	45 yrs	5	5	0	0	5	2.5
Subtotal First 10 Year Period							145	3	0	148	74
First 5 Years of Second 10 Year Period (2005 - 2009)											
Hemet Ability First	out	rent	NC	2005	2060	17	17	0	0	17	8.5
Sahara Senior Villas	out	rent	NC	2008	2063	75	75	0	0	75	37.5
Habitat for Humanity (various)	out	own	NC	various	45 yrs	5	5	0	0	5	2.5
Subtotal First 5 Years of Second 10 Year Period							97	0	0	97	48.5
TOTAL AFFORDABLE HOUSING							395	8	0	403	236

Notes

* Because the affordability covenant for Village Meadows will expire in 2013, the Agency is providing assistance to preserve affordability for an additional 55 years.

NC = new construction

SR = substantial rehabilitation

CP = covenant purchase, with or without nonsubstantial rehabilitation

HEMET REDEVELOPMENT AGENCY

Five Year Implementation Plan 2009-10 through 2013-14



IN PROGRESS AND PLANNED AFFORDABLE HOUSING INVENTORY										TABLE APP-2
Project Name	Location	Tenure	How Created	Anticipated Completion	Total Units	Very Low Units	Low Units	Moderate Units	Total Affordable	Total Credited
Second 5 Years of Second 10 Year Period (2010 - 2014)										
North Hemet Revitalization Project	PA	Rent	NC	2020	504	40	86	174	300	300
Down Payment Assistance	tbd	Own	CP	ongoing	100	10	20	0	30	15
Single Family Acquisition & Rehabilitation	tbd	Own	SR	ongoing	125	8	40	77	125	62.5
Multifamily Acquisition & Rehabilitation	tbd	Rent	SR/CP	ongoing	64	64	0	0	64	32
Oasis Senior Housing (Sahara Phase II)	Out	Rent	NC	2010	65	65	0	0	65	32.5
Habitat for Humanity (various)	Out	Own	NC	2014	10	10	0	0	10	5
Subtotal 2010 through 2014					868	197	146	251	594	447
First 5 Years of Third 10 Year Period (2015 - 2019)										
New Family Rental Housing	PA	Rent	NC	2019	130	35	95	0	130	130
Family Apartment Affordability	PA	Rent	CP	2018	50	20	30	0	50	50
Fourplex Acquisition & Rehabilitation	Out	Rent	SR	2017	20	0	20	0	20	10
McSweeney Farms	Out	Own	NC	2016	576	0	17.3	40.3	58	28.8
Subtotal 2015 through 2019					776	55	162	40.3	258	219
Remaining Plan Term										
Page Ranch	PA	Own	NC	tbd	3200	0	96	224	320	320
Stock Farm	PA	Own	NC	tbd	140	0	4.2	9.8	14	14
Lyon and Stetson	PA	Own	NC	tbd	870	0	26.1	60.9	87	87
Apartment Acquisition & Rehabilitation	tbd	Rent	SR/CP	ongoing	36	36	0	0	36	18
Subtotal Remaining Plan Term					4246	36	126	294.7	457	439
TOTAL IN PROGRESS AND PLANNED AFFORDABLE HOUSING					5,890	288	435	586	1,309	1,105

Notes

NC = new construction

SR = substantial rehabilitation

CP = covenant purchase, with or without nonsubstantial rehabilitation

Attachment 4 – City of Hemet General Plan, Land Use Element



As the City faces a future of certain growth, the goals and policies in this element enhance the quality of life for residents, accommodate residential growth to meet the housing needs of a diverse community, improve blighted or under-performing commercial and industrial areas, direct infrastructure improvements that keep pace with growth, and ensure the City's long-term economic stability with an appropriate balance of land uses.

Hemet has grown from an agricultural town in the early 1900s, to a widely recognized retirement community in the 1960s, and has been one of the fastest growing cities in southern California. The area's affordability, mild climate, and scenic location in the San Jacinto Valley have always made Hemet an attractive destination for seniors and families. These factors combined with proximity to regional employment centers such as Riverside and San Diego have also made Hemet a destination for residents. The Land Use Element reflects and supports the community's desire to establish a clear path to the future, concentrating on the creation of a substantial job base for the City's residents, and the retention of the features that are considered unique and special to Hemet: a scenic setting, historic downtown, recreational and cultural amenities, and diverse and attractive residential neighborhoods.

As the City continues to grow, Hemet will be developed in an orderly and fiscally responsible manner while continuing to rely on the values that are the foundation of our community: a sense of independence, a responsibility to future generations of residents, and strong ties to our community's beauty and heritage.

2.1 SCOPE AND CONTEXT

The Land Use Element meets State general plan requirements for a land use element and incorporates the optional general plan topic of economic development. It directs and defines development patterns by designating allowable uses, requirements, and locations for both existing and future development. This element has the widest ranging scope in the General Plan and affects all of the other elements. This vision of long-term land use will influence short-term plans such as subdivisions, specific plans, and public works projects.

State planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes (Government Code Section 65302[a]). Through maps and text, the Land Use Element defines the distribution and



intensity of development of residential neighborhoods, commercial and industrial districts, parks and other open spaces, and public uses of property in Hemet. In particular, this element contains the Land Use Map, which presents a pictorial representation of land use policy. To ensure appropriate implementation of the element's goals, the text describes the relationship between General Plan land use policy and zoning.

The Land Use Element presents land use planning and economic development strategies that apply to the Planning Area as a whole. These are supplemented by specific land use, mobility, economic development, and design policies applicable to specific districts and areas throughout the community to guide the City toward achieving its land use goals. The element also provides strategies for downtown Hemet, Diamond Valley Lake, and West Hemet districts that support the creation of distinct communities that complement rather than compete with one another. Finally, the Land Use Element provides a discussion and overview of six mixed-use areas within the Planning Area and the development considerations associated with those mixed-use areas.

2.1.1 RELATIONSHIP TO OTHER ELEMENTS IN THE GENERAL PLAN

The contents of all the General Plan elements are complementary and must be integrated to provide comprehensive and consistent guidelines. The Land Use Element describes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as character and form. The element also provides the framework for various topics addressed in other General Plan elements, because the manner in which land is used in Hemet affects all the elements.

Community Design The Land Use Map provides a two-dimensional description of land use policy by indicating the location and type of permitted uses. Equally important is the third dimension of character and community form. The Community Design Element describes how new development fits within the established City framework. The Community Design Element also describes how creative site design, architectural treatments, and landscaping can be used to enhance the visual image Hemet conveys to residents and visitors, and the form of development that will best assist the City in accomplishing multiple housing, circulation, land use, and recreation objectives.

Circulation Different land uses generate different trip demands, which in turn influence the capacity and service levels of Hemet's transportation systems. The Circulation Element lays out future transportation services and routes designed to meet the demands of both existing and future development. Road capacity goals and policies addressed in the Circulation Element also affect the type and mix of uses identified in the Land Use Element. Changes in land use policies that promote economic development goals may result in congestion and reduce quality of life for residents, if not serviced with adequate road capacity.



Community Services and Infrastructure The goals and policies of the Community Services and Infrastructure Element ensure adequate infrastructure capacity to mitigate any undesired effects of growth by monitoring and phasing development, so it is concurrent with the provision of infrastructure. Since many of the goals and policies expressed in the Community Services and Infrastructure Element are implemented through tax revenues received by the City, the content of the Land Use Element correlates directly to the funding of public services.

Public Safety Safety and noise abatement issues also relate to land uses. To comply with noise level requirements, land use designations are determined in tandem with noise contour maps in the Public Safety Element. To mitigate or avoid damage and injury from natural and human-made hazards, hazards maps in the Public Safety Element must also be consistent with the Land Use Element.

Open Space, Recreation, and Conservation The Land Use Element designates areas to be used as open spaces, parks, trails, recreation facilities, and areas for the conservation and preservation of natural resources. Goals and policies regarding the use, preservation and maintenance of these areas are addressed in the Open Space and Conservation Element and the Recreation and Trails Element.

Art, History, and Culture The Land Use Element designates districts intended for historic recognition and preservation as well as for economic development and cultural enhancement. The goals and policies in the Historic Resources Element and the Art and Culture Element must be consistent with the district designations and with the Land Use Element's efforts to create a unique identity and sense of community in Hemet.

Housing The ability to attract new employers and to further develop existing ones is aided by the provision of housing options that can accommodate a range of users. The Housing Element provides an assessment of suitable locations for residential in-fill development, identifies barriers to the development of affordable housing, and establishes policies and programs that direct infrastructure investments to support residential growth.

2.2 ISSUES AND OPPORTUNITIES

The City of Hemet is one of the oldest cities in Riverside County (established in 1910) and has recently been one of the fastest growing cities, partly because of the large amounts of vacant land in the western and southern edges of the city suitable for development. The juxtaposition of old versus new presents both opportunities and issues for the City of Hemet. Several of the key land use and development issues currently affecting Hemet are discussed below.

2.2.1 MAINTAINING AND ENHANCING THE CITY'S ROLE IN THE REGION

The City of Hemet has historically been the San Jacinto Valley's primary source of retail, medical, and cultural activity. As the surrounding area



grows, however, the City will need to both maintain and encourage additional activities to help retain our regional role. To this end, the Land Use Element envisions:

- ❖ expanded medical facilities at the existing hospital and elsewhere in the City, Sanderson Avenue, and key interchanges with the realigned Highway 79,
- ❖ regional shopping opportunities on west Florida Avenue, Sanderson Avenue, and key interchanges with realigned Highway 79,
- ❖ art and culture focusing in the downtown area, Ramona Bowl, and the Diamond Valley Lake museum complex,
- ❖ expansion of the civic and governmental facilities downtown and along State Street including the potential for a new Superior Court complex,
- ❖ continued development of regional recreational opportunities at Simpson Park and Diamond Valley Lake,
- ❖ establishment of clean technology industries around the Hemet-Ryan Airport, at the future business park located at future the SR 79 and Stetson Avenue, and along the Domenigoni Corridor, and
- ❖ coordinating the establishment of mixed land use districts with the extension of regional, transportation services such as the Metrolink Commuter rail line, realigned Highway 79, and other transit centers.

2.2.2 INCREASING EMPLOYMENT OPPORTUNITIES

While the retail and residential sectors of the City have been fairly active, the business and industrial sectors need to be enhanced and expanded. Opportunities exist in the health care, manufacturing, “newer technologies”, and recreation industries. Hemet intends to strategically seek key businesses and industries and promote the city as an ideal area for emerging industries to locate. This will provide the city with a balanced land use base and create a stronger, more diversified economy, ensuring long-term fiscal stability.

2.2.3 INTEGRATING LAND USE WITH REGIONAL TRANSPORTATION FACILITIES

The General Plan links future land uses to the mobility components listed below both to ensure that sufficient capacity exists to serve the new development but also, and perhaps more importantly, to promote Hemet’s role in the region as a key destination for facilities such as business parks, shopping centers, recreational and cultural activities, and governmental offices all within the service range of primary transportation nodes. Over the next several years, significant regional transportation improvements are planned and Hemet will need to continue to actively promote the prioritization and funding of these critical transportation facilities:



- ❖ realignment of SR 79 through the City and its tie to the Mid-County Parkway and Interstate 10 (I-10),
- ❖ development of Metrolink and transit stations in the downtown area and the west end of Hemet,
- ❖ improvements to the Hemet-Ryan Airport, and
- ❖ improvements to the regional circulation system such as the widening of Florida Avenue from the City's western boundary-line to Interstate 215 (I-215).

2.2.4 RETAINING A SENSE OF COMMUNITY

Throughout the General Plan process, a recurring theme voiced by almost all participants at meetings and workshops was a strong desire to maintain and enhance a strong sense of community. Concurrent with this sentiment was the acknowledgement that the City is growing. A desire exists to develop a new sense of place and identity for the City. This issue is addressed by developing districts that recognize and respect each area's sense of place and style, while creating new districts that will promote the City's role within the region and expand the job base.

2.2.5 CREATING A UNIQUE IDENTITY FOR THE CITY

Until recently, Hemet was nationally known as a "retirement community" because the bulk of the population was retirees (in 1990, the average age in Hemet was over 60). That perception, however, is contrary to what is currently happening within the community. With an influx of families to the newer master planned communities, the median age in Hemet is now closer to the national average. The City is experiencing a transition from quiet small town to dynamic suburban city. Consequently, the City is in the process of determining its unique identity. Many in the community have expressed a desire to return to "Hemet as it used to be", others insist a new identity is key to Hemet's future. The Land Use Element and other parts of the General Plan explore the following opportunities:

- ❖ Hemet can optimize the recreational and natural amenities that exist locally for residents and visitors. Hemet can be a major provider of healthy living activities such as hiking and biking, especially in the surrounding open spaces and in conjunction with the Diamond Valley Lake area. The General Plan's vision for an extensive trail network would also complement this opportunity.
- ❖ Hemet can take advantage of its existing role in providing health care services for the valley and further enhance those services, providing state-of-the-art clinical, research, and educational health facilities.
- ❖ Hemet can offer a walkable downtown unique in Riverside County in conjunction with new and rehabilitated development and cultural amenities that are models of sustainability.



- ❖ Hemet can be a regional or national center for clean, alternative technology, research, and industry.

2.2.6 ENHANCING AND REVITALIZING EXISTING LAND USES

Older areas of the City need to be revitalized or enhanced. Although newer retail development favors locating in shopping centers rather than stand alone pads along Florida Avenue, existing development along the thoroughfare can be revitalized over time, providing office, residential, and specialty retail shops not typically found in shopping centers. Larger, “Big-box” retail buildings and sites need to be carefully analyzed to retain major retail establishments to the extent practicable. Anticipating and accommodating a transition through creative zoning and redevelopment strategies will create a challenge for the City, but provides tremendous opportunities for future residents and business owners.

Older neighborhoods and housing stock within the central portion of the City has been particularly impacted by the recession and wave of foreclosures. Many of these areas were once stable, well-kept neighborhoods but have deteriorated over time and have increasingly become rental properties owned by absentee landlords. The City is embarking on a comprehensive program to help restore these neighborhoods through a variety of methods involving multiple City departments. A cornerstone of the program is to require landowners to assume greater responsibility for their properties and the screening and compliance of their tenants through education and a series of implementing ordinances.

2.2.7 ENSURING THAT NEW DEVELOPMENT IS COMPATIBLE WITH OLDER DEVELOPMENT

One of the major concerns raised during the development of the General Plan was how new development would affect existing development, especially the historic downtown area. To address this issue, the Land Use Element, the Community Design Element, and the Historic Resources Element contain policies and programs designed to ensure that new development will complement, not compete with, existing land uses. Both the old and the new have a distinct and important role in Hemet’s future.

2.2.8 PROVIDING FOR A BALANCE OF HOUSING OPPORTUNITIES

The City of Hemet is historically known as a retirement community. While senior communities will continue to play a vital role in Hemet’s future, the City is undergoing tremendous demographic changes as a result of young families attracted by reasonable housing prices. A need exists however, in the area of move-up and higher-end housing. To attract high-quality jobs to the area, the City must attract and keep the move-up residential market within the City. This will require the City to focus on providing a safe community with quality of life amenities such as excellent schools, recreational activities, and cultural opportunities in addition to providing master planned neighborhoods and estate-style residential development.



2.2.9 CHANGING DEMOGRAPHICS FOR MOBILE HOME AND RECREATIONAL VEHICLE PARKS

The effects of existing development are also emerging as important issues. Many of the City's mobile home and recreational vehicle parks were originally designed for senior residents or vacationing "snow birds". As demand for affordable housing increased, larger numbers of family households are occupying mobile home and recreational vehicle parks throughout the City that were originally designed for seniors. Senior residential developments create less traffic and school facility impacts than traditional households; therefore, many traffic and school improvements were not completed at the time the mobile home parks were first approved. As families and other non-senior households continue to occupy these parks, impacts on the City's infrastructure, public services, and quality of life for all residents must be addressed. Additionally, the City recognizes that several residential neighborhoods and mobile home parks require improvements. Improvements can be accomplished through incentives contained within the Land Use Element (such as increased density for older mobile home parks along Florida encouraging a shift to condominiums) and through programs such as property maintenance strategies and housing improvement programs.

2.2.10 STRATEGIC DEVELOPMENT OF WESTERN HEMET

The most significant amount of undeveloped land within the City and the Planning Area is located at the western edge of the City. Although this presents outstanding opportunities for future growth, particularly in terms of job creation, there are a number of challenges related to the provision of infrastructure, environmental constraints, and economic opportunities. While the General Plan provides the framework for future development of the area, a comprehensive community plan or specific plan will be needed to address the detailed land use, infrastructure, environmental, and community design components. Strategies and considerations for the successful development of the western Hemet area are presented in Section 2.9.4 of the Land Use Element.

2.3 RELATED PROGRAMS, PLANS, AND REGULATIONS

There are a number of related programs and plans that are considered in the formulation, adoption, and implementation of local land use policy. Related programs and plan are both local and regional in nature. Regional planning agencies such as the Southern California Association of Governments (SCAG) and the Western Riverside Council of Governments (WRCOG) recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as air quality, transportation, affordable housing, and habitat conservation have resulted in the adoption of regional plans. Relevant local and regional plans related to the Land Use Element are discussed briefly in the following sections.



Hemet Municipal Code and Zoning The Hemet Municipal Code establishes detailed zoning districts and regulations based on the General Plan. The municipal code includes all of the City's zoning ordinance provisions and has been supplemented over time to include other related procedures such as subdivision regulations, environmental review procedures, and a sign code. Municipal code regulations and maps must be consistent with the land uses, policies, and implementation programs of the General Plan. The municipal code will be updated to reflect the land use and development policies contained in this element.

Hemet Redevelopment Plans Redevelopment is a process created to assist local governments in eliminating blight and revitalizing designated "project areas". A portion of redevelopment funds (20 percent) must also be used to promote affordable housing opportunities within the community. Hemet has five redevelopment project areas:

- ❖ Downtown
- ❖ Combined Commercial
- ❖ Farmer's Fair
- ❖ Hemet
- ❖ Weston Park

Generally, the redevelopment project areas focus on the central built areas of the City including the historic downtown area and along Florida Avenue. When established, the project areas encompassed sections of the community with conditions such as abandoned buildings, substandard housing, empty parcels, and vandalism that may impede the City's development. The Hemet Redevelopment Agency has prepared an implementation plan for the redevelopment areas which is updated every 5 years. Redevelopment plans are one of the tools the City uses to implement Land Use Element policies.

Hemet-Ryan Airport Land Use Plan and Airport Master Plan—State law requires that General Plans be consistent with land use compatibility plans approved by Airport Land Use Commissions (ALUC). The Riverside ALUC approved the Hemet-Ryan Airport Comprehensive Airport Land Use Plan (ALUP) in 1992 and a minor amendment in 2009. Detailed information on how land uses are integrated with airport planning is provided later in this element under Section 2.10, "Hemet-Ryan Airport." Riverside County owns and operates the Hemet-Ryan Airport, and the Economic Development Agency has recently prepared an updated master plan that evaluates the potential for future expansion at the airport, but does not propose a specific runway extension at this time. The updated Master Plan is anticipated to be adopted by the County of Riverside in 2012.

State Global Warming/Greenhouse Gas Legislation: AB 32 and SB 375 *Assembly Bill (AB) 32*—The Global Warming Solutions Act of 2006 establishes greenhouse gas reduction goals to reduce greenhouse gas emissions equal to 1990 levels. This requires cutting approximately 30



percent from business-as-usual emissions levels projected for 2020, or about 15 percent from today's levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide per person down to about 10 tons per person by 2020. The primary agency responsible for implementing AB 32 is the California Air Resources Board, which is establishing a greenhouse gas scoping plan and statewide standards. The intent of AB 32 was to establish a general goal toward reducing greenhouse gas emissions on a statewide basis. Specifics on how that is to be achieved are outlined in companion SB 375.

Senate Bill (SB) 375—SB 375 focuses on greenhouse gas reductions through both mobile and stationary sources, with mobile source reductions being addressed through changes to land use planning strategies such as mixed use, densification of housing, and adherence to smart planning principals. These land use planning strategies are to be embodied in Sustainable Community Strategy (SCS) plans to be developed by council of governments such as SCAG. While SCAG has yet to develop the region's SCS plan, the City of Hemet has strived to integrate as many of the SB 375 components in the development of this General Plan as possible. For example, the City has identified over six mixed-use locations within the City and Planning Area, in addition to embodying pedestrian and alternative transportation strategies throughout the General Plan.

California Environmental Quality Act The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate for more thorough environmental analysis of projects that might affect the environment. Provisions of the law and environmental review procedures are described in the CEQA Statutes and State CEQA Guidelines. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the environmental impacts associated with private and public development projects.

Riverside County Local Agency Formation Commission Provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 will be applied by the Riverside County Local Agency Formation Commission (LAFCO) in making decisions regarding future City annexations of land within the Hemet sphere of influence (SOI) and to any reorganization of other service districts for the Hemet Planning Area. LAFCO's efforts are directed to seeing that services are provided efficiently and economically while agricultural and open space lands are protected.

Western Riverside County Multiple Species Habitat Conservation Plan Hemet has adopted an ordinance implementing the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP addresses habitat protection issues throughout the County and City and establishes "criteria areas," which require high levels of habitat protection. All development projects within criteria areas are first required to undergo an extensive habitat assessment and if necessary, undergo an acquisition process from the Western Riverside County Regional Conservation Authority (RCA). Properties outside of the criteria areas are



also subject to provisions of the MSHCP, especially the need to assess and protect endemic plant species unique to the Hemet area.

Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County The HCP for the Stephens' Kangaroo Rat (SKR) is implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts on the SKR caused by development by establishing a network of preserves and a system for managing and monitoring them. Through implementation of the SKR HCP, more than \$45 million has been dedicated to establishing and managing the preserves, resulting in conserving approximately 50 percent of the SKR-occupied habitat remaining in the HCP area. A small portion of the Planning Area is located within the 533,954-acre SKR HCP area. Any proposed project located within the SKR HCP area will be required to comply with applicable provisions of the plan.

2.4 LAND USE CONCEPTS

2.4.1 SMART GROWTH PRINCIPLES

Smart growth is best described in the *Edge Development Study* prepared for the City of Hemet by the Urban Land Institute (ULI) in 2010. In that study, ULI described smart growth as a process of, "making conscious choices about how land, water, and transportation infrastructure are deployed, so that future growth enforces existing communities in positive ways and improves our regional patterns rather than destroys them..."

The City of Hemet has embraced smart growth concepts and has integrated them as underlying principles throughout the General Plan, especially the Land Use Element. The Smart Growth Network, a coalition of nonprofit and government organizations including the U.S. Environmental Protection Agency (EPA), has defined 10 principles of smart growth as follows:*

SMART GROWTH PRINCIPLES

- ❖ Mix land uses to promote a more varied land use pattern.
- ❖ Take advantage of compact building design.
- ❖ Create a range of housing opportunities and choices.
- ❖ Create walkable communities.
- ❖ Foster distinctive, attractive communities with a strong sense of place.
- ❖ Preserve open space, farmland, natural beauty and critical environmental areas.
- ❖ Strengthen and direct development toward existing communities.
- ❖ Provide a variety of transportation sources.
- ❖ Make development decisions predictable, fair and cost effective.
- ❖ Encourage community and stakeholder collaboration in development decisions.



2.4.2 BALANCING GROWTH AND INFRASTRUCTURE

Hemet is a desirable place to live and will continue to grow. It is imperative that the City manages the growth to encourage new housing and job opportunities without overwhelming the infrastructure and transportation systems. Balanced growth values both the historic community character and the rights of individual owners to use, develop, and redevelop their properties.

One of the most noticeable effects of new development is increased demand on the City's infrastructure. To ameliorate the impact, the City has enacted several fees to ensure that new development projects cover the fair share cost of accommodating the growth. City impact fees aim to reduce the effects of new development on capital facilities, the circulation system, and local schools. The City has also enacted a fee to offset the cost of implementing the goals and objectives of the Western Riverside MSHCP.

The circulation system has a significant role in maintaining balance in Hemet by supporting the types and intensities of land uses proposed in the Land Use Map. The proposed distribution of land uses must also respond to both existing infrastructure and proposed improvements. The City recognizes these factors and will promote development strategies that reduce traffic generated by future projects.

To ensure that traffic effects from new developments are addressed and adequate infrastructure and services are provided, General Plan residential land use designations offer incentives to new development to provide features the City wishes to promote, such as trip reduction. Designing new projects in a manner that minimizes automobile trips can offset perceived negative effects of increased density and contribute to improved neighborhood character. Trip-reducing design features include locating schools and appropriate commercial amenities close to homes.

Maximum densities identified for each land use designation can only be achieved for residential projects that provide enhanced amenities and trip reduction benefits. This concept will be most important in portions of Hemet's Planning Area that are currently undeveloped and require a significant level of capital improvements to support development. In these developing areas, a more rapid pace of future growth is expected and with it, more significant infrastructure provision is expected. In these largely undeveloped areas, lower residential densities are expected from new development to accommodate the need to reserve land for new roads. Coordination throughout the development process and flexibility in the application of land use designations will provide the City the tools needed to balance future growth in developing areas.

2.4.3 JOBS AND HOUSING BALANCE

Achieving balance requires looking at the overall jobs-housing composition of Hemet. While the demand for new residential development will guide development in the Planning Area over the life of this General Plan, a commensurate increase in employment opportunities will be required to achieve a balance of jobs and housing. A geographic balance between



housing and jobs has many benefits, including reduced traffic and congestion, fewer air emissions, lower costs to businesses and commuters, lower public expenditures on facilities and services, greater family stability, and higher quality of life.

The goal of a jobs and housing balance in Hemet is to both create jobs that can be filled by current residents, as well as to attract job seekers throughout the region to Hemet’s employment and residential opportunities. This concept is supported by SCAG, which promotes higher paying jobs in the Inland Empire to enable Inland Empire residents to find comparable work to residents in the rest of southern California and to shorten their commutes. Unlike many other cities in the region, Hemet’s inventory of developable land puts it in a unique position to create new planned communities that can offer varied employment and housing options. The General Plan provides sufficient nonresidential land to ensure that space for employment opportunities in the Planning Area will be available for the Hemet workforce, and that an improved balance of jobs to housing can be accomplished.

2.4.4 COMPASS BLUEPRINT GROWTH VISIONING PRINCIPLES

In 2002, SCAG initiated a regional growth visioning process termed the Compass Blueprint Growth Visioning Principles. The principles and associated strategies are intended to promote and maximize regional mobility, livability, prosperity, and sustainability. Local decisions regarding growth, transportation, land use, and economic development should be guided by these principles. The principles and strategies identified below are also embodied in the collaborative Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) prepared by SCAG for the region. As part of the Compass Blueprint planning process, SCAG identified “strategic growth opportunity areas” throughout the region where well-planned development could provide demonstrated benefits in balancing jobs, housing, and services. Downtown Hemet was included as an opportunity area due to the potential for a Metrolink station and transit-oriented development adjacent to the railway in the State Street/Menlo Avenue/Oakland Avenue area. Hemet applied for and received a transit-oriented development demonstration plan (graphic rendering) illustrating what could be developed in the future surrounding the Metrolink station.

COMPASS BLUEPRINT
GROWTH VISIONING PRINCIPLES

Principle 1: Improve mobility for all residents

- Encourage transportation investments and land use decisions that are mutually supportive
- Locate new housing near existing jobs and new jobs near existing housing
- Encourage transit-oriented development
- Promote a variety of travel choices

Principle 2: Foster livability in all communities

- Promote infill development and redevelopment to revitalize existing communities
- Promote developments that provide a mix of uses
- Promote “people-scaled”, pedestrian-friendly communities
- Support the preservation of stable, single-family neighborhoods

Principle 3: Enable prosperity for all people

- Provide, in each community, a variety of housing types to meet the housing needs of all income levels
- Support educational opportunities that promote balanced growth
- Ensure environmental justice regardless of race, ethnicity, or income class
- Support local and state fiscal policies that encourage balanced growth
- Encourage civic engagement

Principle 4: Promote sustainability for future generations

- Preserve rural, agricultural, recreational, and environmentally sensitive areas
- Focus development in urban centers and existing cities
- Develop strategies to accommodate growth that use resources efficiently, eliminate pollution, and significantly reduce waste
- Utilize “green” development techniques



2.4.5 ACHIEVING A HEALTHY COMMUNITY

Recognizing that chronic health conditions and disease reduce the productivity and quality of life for residents, the County of Riverside adopted a Healthy Communities Element in its general plan in 2011. Many of the diseases prevalent in our society are linked to lifestyle and individual behaviors, particularly the lack of physical activity and unhealthy eating habits. Exposure to environmental toxins in the air, water, and soil are also a factor. Riverside County has encouraged cities to adopt the Healthy Communities Element or similar policies as part of their respective general plans. The City of Hemet General Plan integrates these policies throughout the various elements of the general plan with the goal of fostering the overall health and well-being of the City's residents. Of particular concern are those individuals that are considered most vulnerable to health risks including children, the elderly, and the disabled.

The topics addressed by Hemet's healthy community policies fall into seven general categories as summarized below. A compendium of all the General Plan Healthy Community policies, and their respective elements, is provided in Appendix F. General Plan "Healthy Community" Policy Areas are identified below:

- ❖ **Land Use and Urban Design** A healthy community improves physical and mental health through its land use and urban design by creating a range of housing opportunities and choices, supporting mixed-use development, promoting complete and well-structured neighborhoods, encouraging appropriate while prohibiting deleterious land uses, and advocating development designs that maximize the preservation of permanent open space.
- ❖ **Recreation and Open Space** A healthy community promotes physical activity, social cohesion, and contact with natural areas by providing and facilitating access to an abundance of parks, trails, recreational facilities, and community activities.
- ❖ **Public Transit and Active Transportation Alternatives** A healthy community promotes walking, biking, and public transit by requiring transit-oriented design features in new developments, designing streets to accommodate and encourage a variety of transportation means, pursuing opportunities for local and regional transit services, and promoting alternative transportation systems through technology, employer incentives, or innovative practices.
- ❖ **Economic Opportunity** A healthy community promotes an equitable and strong economy by encouraging the development, expansion, and retention of business and industry, and the economic advancement of the local workforce through education, training, and service provision.
- ❖ **Preventive Care through Healthy Foods and Medical Access** A healthy community promotes preventive care and healthy living by ensuring that its residents are well-served with accessible full-service grocery stores, farmers markets or community gardens, and health care facilities.



- ❖ Safe Neighborhoods and Public Spaces A healthy community promotes safety, social interaction, neighborhood cohesion, and sense of place through the design of the built environment, art and cultural activities that build community and create a comfortable environment, and the provision of responsive public safety and emergency services.
- ❖ Environmental Quality A healthy community is protected from environmental hazards such air pollutants, contaminated water and soil, hazardous waste and other toxins, and noise through planning, design, technology, education, and monitoring.

2.5 LAND USE MAP AND DESIGNATIONS

The Land Use Map (Figure 2.1) graphically represents the planned distribution and intensity of land use citywide. The colors shown on the map correspond to land use designations that describe the types of uses existing and planned in Hemet.

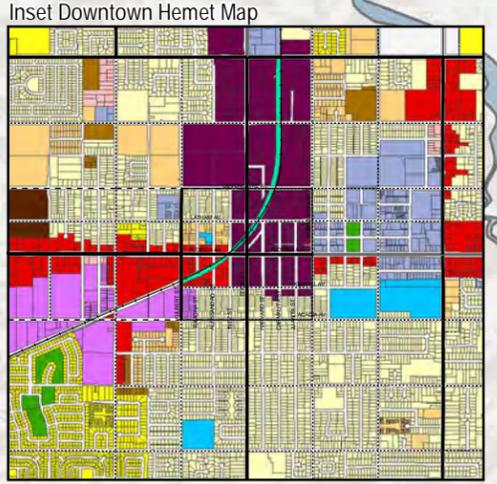
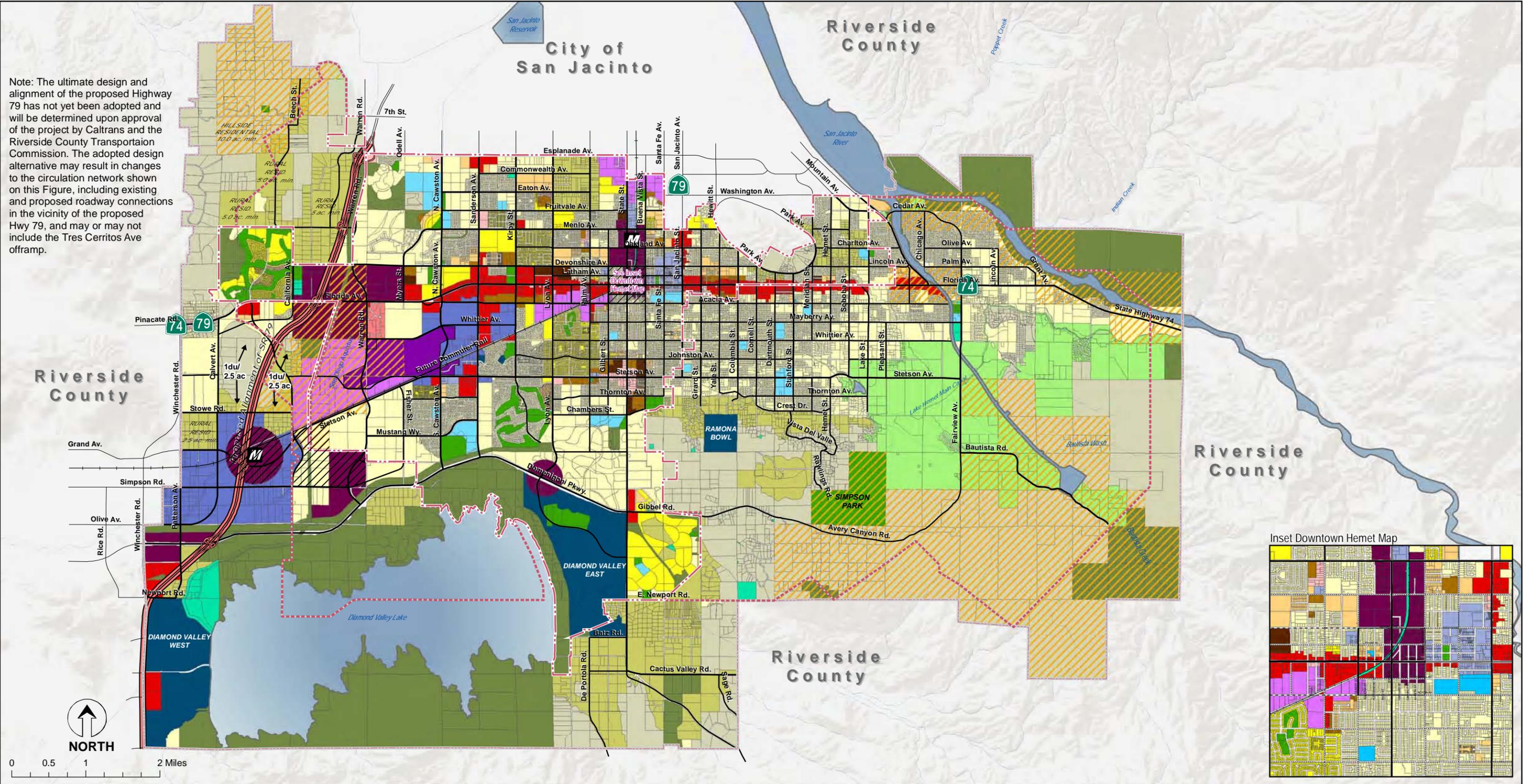
The residential land use pattern in Hemet today reflects the City's history as a small agricultural community. The densest residential and commercial areas are centered on downtown Hemet, with lower residential development at the edges of the City. Based on the current character of the community, and the amount of underdeveloped and underutilized area within the Planning Area, substantial growth is expected to occur throughout the life of this plan.

2.5.1 DENSITY AND INTENSITY

Areas of Hemet are differentiated from one another by their principal use: homes; shops and restaurants; offices; manufacturing businesses; parks; or schools. To describe the intensity of use—how much development exists on a property or could be built—land use planners have developed quantitative measures called density and intensity. Density and intensity are commonly used in general plans to establish limits on development and provide quantifiable standards of building intensity for each land use designation. State General Plan guidelines require that these standards define the most intensive use that will be allowed under each designation.

Density The term density typically applies to residential uses and refers to the population and development capacity of residential land. Density is described in terms of the number of dwelling units that can be accommodated within one acre of land (dwelling units per acre [du/ac]) and population that can be accommodated within one acre of land (population per acre [pop/ac]) Examples of density and residential development are provided in the illustrations in Diagram 2.1.

Intensity The term intensity typically applies to commercial, industrial, and other nonresidential uses and describes the degree to which a property is, or can be, developed. Intensity is measured by floor-area ratio (FAR), which describes the arithmetic relationship between the total square footage of a development to the square footage of the land area on which it is located. It is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. FAR and factors such as building square footage,



Note: The ultimate design and alignment of the proposed Highway 79 has not yet been adopted and will be determined upon approval of the project by Caltrans and the Riverside County Transportation Commission. The adopted design alternative may result in changes to the circulation network shown on this Figure, including existing and proposed roadway connections in the vicinity of the proposed Hwy 79, and may or may not include the Tres Cerritos Ave offramp.

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SOURCES: Census Tiger Line Data 2005
Urban Crossroads 2011

LEGEND		Land Use Designations		Environmental Management Area	
	Hemet City Boundary		Rural Residential (0.0 - 2.0 du/ac)		Neighborhood Commercial (FAR 0.35)
	Planning Area		Hillside Residential (0.0 - 0.5 du/ac)		Community Commercial (FAR 0.40)
	Sphere of Influence		Low Density Residential (2.1 - 5.0 du/ac)		Regional Commercial (FAR 0.50)
	River/Lake		Low Medium Density Residential (5.1 - 8.0 du/ac)		Mixed Use (Varies)
	Creek/Canal		Medium Density Residential (8.1 - 18.0 du/ac)		Airport
	Railroad Metrolink (General Location)		High Density Residential (18.1 - 30.0 du/ac)		Office Professional (FAR 2.0)
			Very High Density Residential (30.1 - 45.0 du/ac)		Business Park (FAR 0.60)
					Industrial (FAR 0.45)
					Quasi-Public/Cultural
					Public Facilities
					School
					Park/Recreation
					Open Space
					Agriculture
					Areas subject to MSHCP criteria
					Interim Airport Overlay Zone



Figure 2.1
LAND USE PLAN
Hemet General Plan



Back of Figure 2.1



LAND USE

building height, and the percent of lot coverage are all interrelated. For example, a 20,000 square-foot building on a 40,000 square-foot lot yields an FAR of 0.5:1. The 0.5:1 FAR can accommodate a single-story building that covers half the lot or a two-story building on a quarter of the lot. Commonly only the developed footprint portion of the FAR is expressed (e.g., 0.5:1 is expressed as 0.5 FAR) Examples of intensity and FAR on a given property are provided in the illustrations in Diagram 2.2.

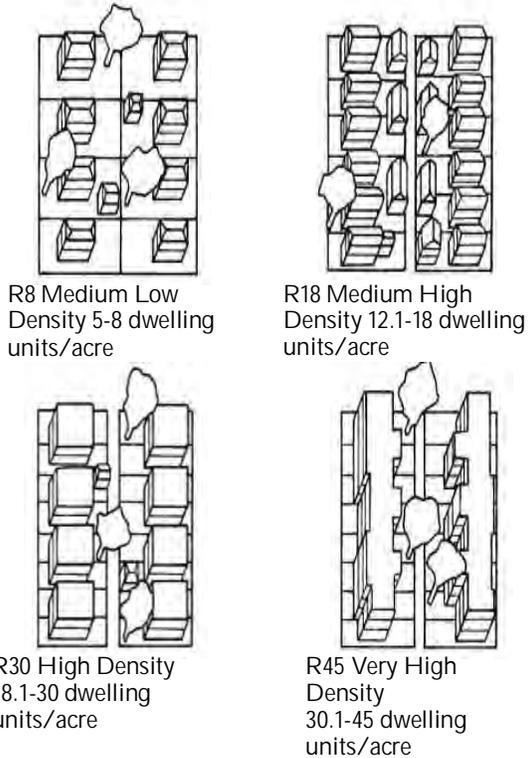


Diagram 2.1 Examples of Density Ranges

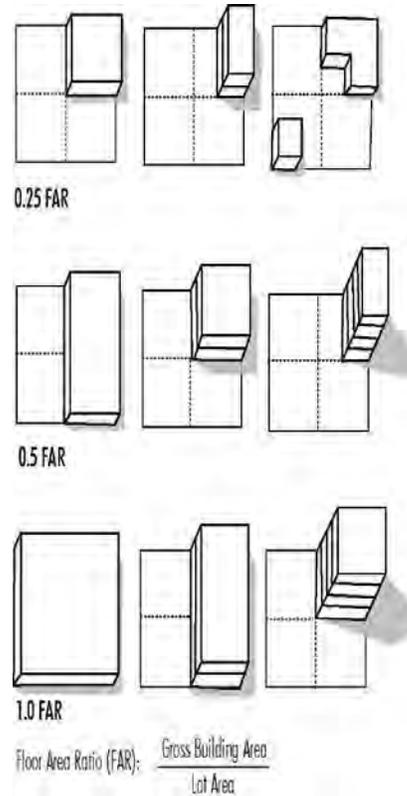


Diagram 2.2 Examples of Floor Area Ratio Calculations



Table 2.1 lists the General Plan designations used on the Land Use Map, indicating the nature and intensity of development that is permitted in the Planning Area. A total of 21 land use designations are divided among residential, commercial, industrial and public/open space categories. The maximum allowable development on any individual parcel is governed by the maximum measure of density or intensity for each land use designation, with the anticipated yield influenced by the physical characteristics of a parcel, by access and infrastructure issues, and by compatibility considerations. Land use designations are described in terms of general land uses and maximum densities or intensities permitted. Corresponding zone districts specify the permitted uses for each category as well as the applicable development standards. The density or intensity maximums outlined for each designation serve as development caps. Actual development intensities are expected to be lower than the caps, based on market factors and past development trends.

Given the varying levels of development in the City and Planning Area, maximum allowed development capacity is not an accurate gauge of actual future development. In well-established residential areas, existing units have been built close to the allowed maximum densities. Many of these areas also contain new subdivisions that are not expected to change within the life of this plan. Conversely, in areas that are sparsely populated, factors such as the lack of utility infrastructure and roads may inhibit the development potential of these areas and lower densities are expected as a result. To balance these scenarios and to estimate future build-out of the City and resulting impacts on the circulation system, typical levels of density and intensity have also been assumed, as described within the preceding land use designation descriptions. The City anticipates most development will occur at or below these typical levels, although on any single property, development up to the cap is allowed.

2.5.2 ZONING AND LAND USE

The Hemet Zoning Code (Chapter 90 of the Hemet Municipal Code) serves as the primary implementation tool for the General Plan. Whereas the General Plan is a policy document that sets forth direction for development decisions, the zoning code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The code regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The code also indicates which land uses are permitted in the various zones.

General Law cities are required by California Government Code Section 65860 to administer zoning codes that are consistent with their adopted general plan. Table 2.2 identifies the relationship between Hemet's zone districts and the General Plan land use designations.



Table 2.1
Land Use Density and Intensity

Land Use	Intensity Range (min. and max.)	Target Intensity ¹
RESIDENTIAL		
RR—Rural Residential	0-2.0 du/ac	1.0 du/ac
RR 2.5	2.5 acre min.	1.0 du/2.5 acre
RR 5	5.0 acre min.	1.0 du/5.0 acre
HR—Hillside Residential	0-0.5 du/ac	0.5 du/ac
HR-10	1du/10 acres	1 du/10 acres
LDR—Low Density Residential	2.1-5.0 du/ac	3.5 du/ac
LMDR—Low Med. Density Residential	5.1-8.0 du/ac	6.5 du/ac
MDR—Medium Density Residential	8.1-18 du/ac	14 du/ac
HDR—High Density Residential	18.1-30 du/ac	22 du/ac
VHDR-Very High Density Residential	30.1-45 du/ac	35.0 du/ac
COMMERCIAL		
NC—Neighborhood Commercial	FAR 0.35	FAR 0.25
CC—Community Commercial	FAR 0.40	FAR 0.30
RC—Regional Commercial	FAR 0.50	FAR 0.40
OP-Office Professional/Medical	FAR 1.0	FAR 0.50
MU—Mixed Use	Varies	
INDUSTRIAL		
ARPT—Airport/Support Uses	Varies	
BP—Business Park	FAR 0.60	FAR 0.35
I —Industrial	FAR 0.45	FAR 0.4
PUBLIC AND OPEN SPACE		
PF—Public Facility	Varies	
P—Park/Outdoor Recreation	NA	
OS—Open Space/Natural Resource	NA	
A—Agricultural	NA	
SCH—School	NA	
QP-Quasi Public	Varies	Varies
OVERLAY DESIGNATIONS		
SP—Specific Plan	Varies	
EM—Environmental Management	NA	

Notes: du/ac = dwelling units per acre; FAR = floor area ratio; NA = not applicable

¹Target Intensity is range used in the traffic model prepared for the General Plan's environmental impact report and represents a "reasonable worst case" analysis.



RESIDENTIAL CATEGORIES

Residential uses are located throughout Hemet at varying development densities. The highest residential densities are located near downtown Hemet. The lowest residential densities tend to be located in the hillside areas to the west and south of the City.

Seven land use categories allow for a range of housing types and densities. The City also permits accessory units and nonresidential uses such as schools, parks, child day care, and religious and charitable organizations in these areas, consistent with state law and City zoning requirements. Within several of the residential designations, sub-designations of varying density are established for purposes of determining likely development capacity.

RR—Rural Residential



The RR—Rural Residential designation is intended to reserve areas for the pursuit and protection of rural and equestrian lifestyles and the character of existing rural communities. Representative form of development is single-family homes on lots from one-half acre to 10 acres and larger.

Subcategories

RR 2.5.....2.5 acre minimum lot size
 RR 5.....5.0 acre minimum lot size

HR—Hillside Residential



The HR—Hillside Residential designation is used in rural portions of the Planning Area that are characterized by hilly topography. Clustering of units and use of other hillside protection techniques are encouraged in these areas, to the extent that such techniques are compatible with the overall rural character desired for the area.

Subcategories

HR-10.....10 acre minimum lot size

LDR—Low Density Residential



The LDR—Low Density Residential designation provides for traditional residential subdivisions, planned residential developments, mobile home subdivisions and parks, and low-density senior housing. Typical lot size is 7,200 square feet (sq. ft.) with a range of lot sizes from 6,000 sq. ft. to 20,000 sq. ft.

LMDR—Low Med. Density Residential



The LMDR—Low Medium Density Residential designation provides for traditional residential subdivisions, planned residential developments, mobile home subdivisions, and parks, and low-density senior housing. Common open spaces may be required. Typical lot size is in the 5,000—6,000 sq. ft. range.

MDR—Medium Density Residential



The MDR—Medium Density Residential designation provides for patio homes and attached single-family and multiple-family units. MDR areas are typically located at the edges of single-family neighborhoods, and are often planned as a transition between higher intensity uses and single-family neighborhoods.



LAND USE

HDR—High Density Residential



The HDR—High Density Residential designation provides for attached multiple-family units. HDR areas are typically located near commercial nodes, school sites, parks and other activity centers. Typical housing types include townhomes at the low end of the density range and stacked units at the high end of the density range.

VHDR—Very High Density Residential



The VHDR—Very High Density Residential designation provides for multiple-family units with surface parking, although podium designs or parking structures may be constructed as a means of providing a greater amount of open space than would otherwise be possible. VHDR areas are typically located along major streets and near major activity centers or transit districts.

COMMERCIAL CATEGORIES

Commercial uses in Hemet influence the physical and economic environment of the City. Important distinctions exist between commercial areas that serve the local community and commercial areas that serve the region. Neighborhood commercial areas are located primarily near residential neighborhoods and consist of low-scale stand-alone commercial business and commercial centers. Commercial centers and businesses with a wider customer base are primarily located along the City's main commercial corridors, such as Florida Avenue and Sanderson Avenue.

Four commercial land use designations are designed to support business activity and provide tools to improve areas that function below their economic potential. Additionally, a mixed-use designation will provide opportunities for developments that integrate retail, office, and residential uses.

NC—Neighborhood Commercial



The NC—Neighborhood Commercial designation provides for general retail, markets, commercial services, and restaurants designed to serve primarily the needs of surrounding residential areas.

CC—Community Commercial



The CC—Community Commercial designation provides for general retail, markets, commercial services, restaurants, lodging, commercial recreation, professional offices and financial institutions. CC areas are typically located near residential, office or industrial activity centers and major arterial corridors, and are designed to serve the needs of the community at-large.



RC—Regional Commercial



The RC—Regional Commercial designation provides for intensive and broadly mixed retail concentrations. The representative form is a retail center, anchored by one or more major tenants other than a supermarket, and which draws from a regional rather than local market.

OP—Office Professional/Medical



The OP—Office Professional/Medical designation provides for business, professional, government, and medical offices, and educational institutions. Ancillary and limited support commercial uses are also permitted uses.

MU—Mixed Use



The MU—Mixed Use designation provides for a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses. Density and intensity ranges vary based on location. There are six mixed-use areas identified for this General Plan and which are discussed in more detail later in the Land Use Element.

INDUSTRIAL CATEGORIES

Three categories provide areas for industrial development: one that corresponds to the uses at Hemet-Ryan Airport, a second intended to encourage business park development, and a third to support light industrial uses related to manufacturing, clean technology and logistics. Expanded opportunities for industrial land uses will assist the City in meeting its employment and revenue generating objectives. Maintenance and design standards will encourage attractive and clean industrial developments.

ARPT—Airport/Support Uses



The ARPT—Airport/Support Uses designation allows for airport operations and support facilities, as well as associated industrial and commercial uses, consistent with the Hemet-Ryan Airport Master Plan.

BP—Business Park



The BP—Business Park designation provides for single and multi-tenant light industrial, flex office, and office uses. Suitable uses include corporate and general business offices, medical uses, research and development, e-commerce, and light manufacturing. Ancillary support commercial uses, restaurants, and hospitality uses intended to serve the business community may also be permitted. The BP designation provides for well designed, business and employment centers offering attractive architectural and landscape design. Areas designated as BP are intended to provide an employment base for the City of Hemet, and are to be developed as “clean” industries that do not create nuisances due to levels of noise, odor, air emissions, vibrations, waste, or substantial heavy truck traffic. Potential opportunities exist for rail connections where adjacent to the rail corridor.



LAND USE

I—Industrial



The I—Industrial designation accommodates a range of manufacturing, business office, assembly, fabrication, construction, transportation, logistics, and auto repair uses. The I designation is primarily allocated to areas of the city adjacent to the rail line, the airport, or major transportation corridors. Potential opportunities exist for rail connections along the railway corridor.

PUBLIC AND OPEN SPACE CATEGORIES

Six public and open space land use designations provide for regulation and protection of publicly owned properties or facilities that provide services and are used by the community. The open space designation provides areas for parks, recreation, and resource conservation and production uses.

PF—Public Facility



The PF—Public designation provides for offices, facilities, and areas supporting the conduct of public and institutional activities including, but not limited, to the following:

- ❖ public and private utilities;
- ❖ police and fire station facilities, including drainage facilities;
- ❖ public safety facilities;
- ❖ facilities owned by public agencies and jurisdictions; and
- ❖ other public and institutional uses.

P—Park/Outdoor Recreation



The P—Park/Outdoor Recreation designation provides open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, rivers and streams; and areas that serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

OS—Open Space/Natural Resource



The OS—Open Space/Natural Resource designation provides for open space areas to be managed in as near a natural state as possible in order to provide for wildlife habitat, passive recreational activities such as hiking and nature viewing, and biological resource protection. Typically, the OS designation is reserved for public or quasi public lands.

A—Agricultural



The A—Agricultural designation provides open space for the managed production of resources, including but not limited to, rangeland, agricultural lands, and areas required for recharge of groundwater basins.



SCH—School



The SCH—School designation provides for lands already occupied for public or private school facilities such as elementary, middle, and high schools.

QP – Quasi Public



The QP-Quasi Public category provides for uses such as museums, outdoor cultural venues such as the Ramona Bowl, education and institutional uses, churches, and other activities on properties owned and leased by public and quasi-public agencies. This category is distinct from the PF (Public Facility) category in that it includes uses associated with activities open or available to the public but which are privately owned or operated by a public agency. The Quasi Public district also allows uses and facilities related to the operations of the public agency or utility, including research and design.

OVERLAY DESIGNATIONS

Overlay designations can best be described as a land use “layer” that provides special guidance or considerations for the underlying land uses. For example, the Environmental Management (EM) overlay does not change an underlying designation of residential. Residential is still the primary use. However, the EM overlay “signals” that environmental factors such as streambeds or the presence of endangered species could influence development differently than the same designation without the overlay.

SP—Specific Plan



The SP—Specific Plan designation is for master planned communities (either residential, commercial, mixed use, or business park), which provides for consistent architectural and landscape themes and standards. The existing and proposed Specific Plan districts are shown in Figure 2.2.

EM—Environmental Management



The EM—Environmental Management designation is an overlay designation indicating that the area is within the Multi-Species Habitat Conservation Plan (MSHCP) criteria cells.



LAND USE

**Table 2.2
Relationship Between Hemet's Zone Districts and the General Plan Land Use Designations**

Zoning Codes		General Plan Land Use Designations																			
		Residential							Commercial					Industrial			Public and Open Space				
		RR	HR	LDR	LMDR	MDR	HDR	VHDR	NC	CC	RC	OP	MU	ARPT	BP	I	PF	P	OS	A	SCH
A	Agriculture	X											X			X	X	X	X	X	X
A-1-C	Light Agriculture	X											X			X	X	X	X	X	X
A-2-C	Heavy Agriculture	X											X		X	X	X	X	X	X	X
R-A	Residential Agriculture	X															X	X	X	X	X
R-1-D	Single Family Downtown			X	X						X									X	
R-1-H	Single Family Hillside	X	X													X	X	X	X	X	
R-1-6	Single Family Lot 6,000 sf+			X	X						X									X	
R-1-7.2	Single Family – Lot 7,200 sf+			X																X	
R-1-10	Single Family – Lot 10,000 sf+		X	X																X	
R-1-20	Single Family – Lot 20,000 sf+	X	X	X															X	X	
R-1-40	Single Family – Lot 40,000 sf+	X	X																X	X	
R-2	Two Family				X	X						X								X	
R-3	Multiple Family				X	X	X	X				X								X	
SLR	Small Lot Residential			X		X						X								X	
PCD	Planned Community Development	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X		X	X
MHP	Mobile Home Park				X	X	X														
TR-20	Independent Mobile Home Subdivision				X	X	X														
R-P	Residential Professional			X	X	X		X			X	X								X	
OP	Office Professional								X	X	X	X		X		X					X
C-1	Neighborhood Commercial							X			X	X								X	
C-2	General Commercial								X	X	X	X		X		X					
C-M	Heavy Commercial/Limited Industrial								X	X		X		X	X	X					
D-1	Downtown 1										X	X									
D-2	Downtown 2										X	X				X					
M-1	Light Manufacturing												X	X	X	X					X
M-2	General Manufacturing												X	X	X	X					
OS	Open Space	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I	Institutional									X	X	X	X		X	X				X	X
SP	Specific Plan	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-1	Church			X	X	X	X	X	X	X	X	X				X					X



Table 2.3
Development Capacity

General Plan Designation	General Plan Designation	Acres			Dwelling Units			Non-Residential Square Feet (1,000s)			Population		
		City	Planning Area	Total	City	Planning Area	Total	City	Planning Area	Total	City	Planning Area	Total
Residential		8,211	18,680	26,891	44,814	21,627	66,441	--	--	--	106,884	51,538	158,422
Rural Residential	RR	547	1,306	1,853	595	1,306	1,901	--	--	--	1,413	3,101	4,515
Rural Residential	RR-2.5	72	737	809	215	411	626	--	--	--	511	975	1,486
Rural Residential	RR-5ac	--	1,388	1,388	--	278	278	--	--	--	--	659	659
Hillside Residential	HR	194	8,069	8,264	39	1,780	1,819	--	--	--	92	4,227	4,320
Hillside Residential	HR-10	88	2,076	2,165	9	208	216	--	--	--	21	493	514
Low Density Residential	LDR	5,666	4,536	10,202	20,593	15,815	36,408	--	--	--	48,878	37,445	86,323
Low Medium Density Residential	LMDR	810	429	1,239	6,498	124	6,622	--	--	--	15,407	294	15,701
Medium Density Residential	MDR	429	138	567	6,138	1,706	7,845	--	--	--	14,293	4,343	18,636
High Density Residential	HDR	263	--	263	5,775	--	5,775	--	--	--	14,166	--	14,166
Very High Density Residential	VHDR	141	--	141	4,952	--	4,952	--	--	--	12,102	--	12,102
Commercial/Office		1,145	335	1,480	--	--	--	12,940	3,649	16,589	--	--	--
Neighborhood Commercial	NC	134	21	155	--	--	--	1,459	231	1,689	--	--	--
Community Commercial	CC	794	314	1,108	--	--	--	8,650	3,419	12,068	--	--	--
Regional Commercial	RC	65	--	65	--	--	--	851	--	851	--	--	--
Office Professional/Medical	OP	152	--	152	--	--	--	1,981	--	1,981	--	--	--
Mixed Use		725	641	1,366	2,184	1,639	3,823	5,586	6,380	11,966	5,186	3,893	9,080
Mixed Use 1 - Florida	MU-1	430	130	561	516	156	673	2,610	790	3,400	1,226	371	1,598
Mixed Use 2 - West Hemet	MU-2	--	241	241	--	578	578	--	3,270	3,270	--	1,372	1,372
Mixed Use 3 - Hemet Gateway	MU-3	--	121	121	--	326	326	--	1,500	1,500	--	773	773
Mixed Use 4 - Page Ranch	MU-4	--	149	149	--	579	579	--	820	820	--	1,376	1,376
Mixed Use 5 - Diamond Valley Lake	MU-5	108	--	108	172	--	172	980	--	980	410	--	410
Mixed Use Downtown	MU-D	187	--	187	1,495	--	1,495	1,996	--	1,996	3,551	--	3,551
Industrial		1,122	824	1,945	--	--	--	14,558	10,925	25,484	--	--	--
Airport	ARPT	297	--	297	--	--	--	1,942	--	1,942	--	--	--
Business Park	BP	402	786	1,188	--	--	--	5,250	10,277	15,527	--	--	--
Industrial	I	423	37	460	--	--	--	7,366	648	8,014	--	--	--
Public Facilities and Open Space		4,214	10,666	14,881	--	146	146	787	4,843	5,631	--	348	348
Public Facilities	PF	22	230	252	--	--	--	363	4,505	4,868	--	--	--
Parks	P	1,123	129	1,252	--	--	--	258	338	597	--	--	--
Open Space	OS	1,899	6,508	8,407	--	--	--	--	--	--	--	--	--
Agricultural	A	--	2,927	2,927	--	146	146	--	--	--	--	348	348



LAND USE

Table 2.3
Development Capacity

General Plan Designation	General Plan Designation	Acres			Dwelling Units			Non-Residential Square Feet (1,000s)			Population		
		City	Planning Area	Total	City	Planning Area	Total	City	Planning Area	Total	City	Planning Area	Total
School	SCH	252	148	400	--	--	--	166	--	166	--	--	--
Quasi Public	QP	919	725	1,643	--	--	--	--	--	--	--	--	--
Right-of-Way/Lake		2,699	13,095	15,791	--	--	--	--	--	--	--	--	--
Diamond Valley Lake	DVL	557	4,610	5,167	--	--	--	--	--	--	--	--	--
Right-of-Way	ROW	2,139	8,485	10,624	--	--	--	--	--	--	--	--	--
2030 Estimated Totals		18,113	44,241	62,354	46,998	37,928	70,410	33,871	25,798	59,669	112,070	55,779	167,850
Existing (2006) Totals					32,682	15,113	47,795	10,179	1,602	11,781	65,223	30,161	95,384
Change, 2006-2030					14,316	8,299	22,615	23,692	24,196	47,888	46,487	25,618	72,466

Note: The numbers shown in Table 2.3 are approximate and represent the maximum development capacity.



2.5.3 GENERAL PLAN DEVELOPMENT CAPACITY

Table 2.3 identifies the development capacity associated with the planned distribution of land uses. Over time, as properties transition from one use to another or property owners rebuild, land uses and intensities will gradually shift to align with the intent of this Land Use Element. Table 2.3 summarizes the land use distribution, and the resultant residential and nonresidential levels of development within the established City and the remainder of Hemet’s Planning Area that can be expected from implementation of land use policies established by this General Plan.



2.6 MIXED-USE AREAS

2.6.1 MIXED USE DESIGNATION

The Mixed Use designation facilitates the creation of mixed-use higher intensity environments that offer opportunities for people to live, work, and shop within a compact area. Mixed-use development integrates residential, commercial, and/or office uses into one building or project area. Mixed use in one building is typically referred to as vertical mixed use. For example, a mixed-use building of several floors could have a lower floor dedicated to retail space and upper floor space reserved for offices, apartments, and/or condominiums. Horizontal mixed use refers to a project where retail and residential uses are located in different buildings connected by pedestrian passageways and common design elements. The Land Use Element contains general guidelines for development for each of the six mixed-use areas, and allows for flexibility over time. However, it is anticipated that each district will have a corresponding Specific Plan, Community Plan or Design Guidelines to establish a cohesive identity and land use distribution.



Mixed-use projects should incorporate upper-floor balconies, bays, and windows that overlook the street and enliven the street elevation. Windows and balconies also communicate the residential function of upper levels.

2.6.2 MIXED USE ISSUES AND OPPORTUNITIES

Mixed-use development is a relatively new concept in non-urban environments. Proponents of mixed use cite reduced vehicular emissions, a more pedestrian friendly environment, and a more varied urban atmosphere as reasons to support mixed use. For the City of Hemet, mixed-use development will represent a departure from standard single-use land planning, but if designed correctly and in appropriate locations will be an overall benefit.

To maximize the opportunities associated with mixed use, the City has selected locations that are primarily in emerging activity or transportation corridors or areas which can be readily assimilated into the overall development pattern. The only exception is the downtown area which proposes mixed use as a redevelopment tool to encourage new development as well as to reintroduce people and businesses back to the downtown.

2.6.3 IMPLEMENTATION OF MIXED-USE AREAS

In developing the six mixed-use areas described below, the City of Hemet worked with property owners and other stakeholders in providing a land use mix that will evolve over time. Consequently, mixed-use development should not be seen as a static fixed concept but rather a fluid process that will change over time in response to internal and external conditions. To



this end, implementation of mixed-use concepts will necessarily need to be flexible while respecting the overall vision for the areas. Implementation techniques developed for mixed-use projects are as follows:

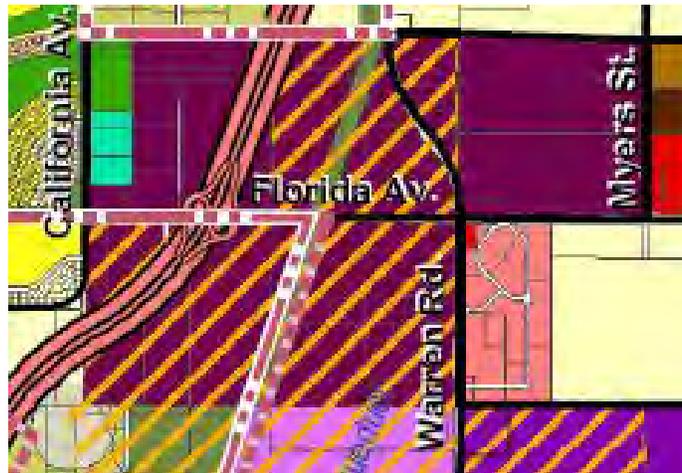
1. Flexibility on percentages of land uses anticipated Land use percentages were developed at a fixed point in time (2010) based on best available knowledge of how mixed-use projects might be designed. The City recognizes that changes will occur over time and will permit up to a 10 percent adjustment in land use percentages without a General Plan amendment if the proposed change meets the following conditions:
 - Traffic generation does not increase. Morning, afternoon, and average daily trips (ADT) are equal to or less than the baseline land use assumptions; or
 - Traffic slightly increases but can be mitigated. It can be demonstrated that both on- and off- site capacity exists to absorb slight increases in traffic, or alternative transportation strategies are employed; or
 - Balance of land uses is maintained. Proposed changes in land uses do not dramatically alter the adopted land use mix or environmental conditions.
2. Individual project proposals Ideally, each designated mixed-used area would be developed under the auspices of a specific or area-wide plan. The City recognizes however, that funding may not be available to prepare such a plan before development of individual properties within a mixed-use area. To ensure long-term viability and to provide for equitable distribution of costs, the City will consider individual projects as long as the following actions take place:
 - Integration with surrounding properties One of the primary functions of mixed use is to permit ease of access between uses and between properties to help reduce vehicular trips. All mixed-use projects need to demonstrate how the project is internally integrated as well as externally integrated through a detailed mobility system and design characteristics. Other factors, including infrastructure components, need to be developed, which shows how a project is served by infrastructure and how a project helps to facilitate the continuation of infrastructure to adjoining properties.
 - Public design components are developed in concept Public design components such as streetscapes, entryway monumentation, signage, and architectural theme and scale should be developed at least in concept so that the project can integrate with future developments and approved plans to the maximum extent possible.



2.6.4 FLORIDA AVENUE MIXED-USE AREA #1

Overview

Mixed-Use Area #1 (MU-1) will serve as the region's primary retail destination taking advantage of the SR 74/79 interchange. Services provided will include specialty retail, restaurants, department stores, and general retail uses. Additionally, the area will provide a vibrant office environment as well as medium to high density residential units. All of the uses will be integrated through a comprehensive pedestrian system as well as the more traditional road system.



Anticipated Land Use Summary

1. Retail, commercial, office and institutional: 35 percent of land area
2. Residential: 10-15 percent of land area
3. Open Space and Rights-of-Way: 45-55 percent of land area
 - a. Vernal pool conservation area: 40-50 percent of land area unless a criteria refinement is adopted for MSHCP cell blocks. With a criteria refinement, the land use distribution would be increased in the same development percentages. Portions of the MSHCP cell groups are currently under public agency ownership and should serve as the core of the conservation area.
 - b. Public open space such as a public plaza, paseos, landscaped setbacks, and trails, but excluding private open space: minimum of 5 percent of land area.

Development Considerations

- ❖ Design To achieve a harmonious blend of land uses and development patterns, special care shall be given to a comprehensive circulation system consisting of vehicular and pedestrian access and linkages as well as a consistent and thematic design treatment for streetscapes and architectural elements.
- ❖ Specific Plan Requirement Any mixed-use project within MU-1 shall be submitted through a specific plan or Planned Community Development. The Garrett Ranch property (approximately 200 acres on the northeast corner of Florida Avenue and Warren Road) shall be considered through a specific plan.
- ❖ Single Use Project Proposals Single use projects may be submitted through standard zoning ordinance procedures but shall demonstrate consistency with the intent of the MU-1 concept and how the project will integrate with adjoining properties.
- ❖ MSHCP Compliance Over one-half of MU-1 is within Cell Group "D" of the MSHCP criteria area. And approximately 70–80



percent of that area must be conserved for permanent open space purposes unless a criteria refinement is approved. Any development within a criteria area will first have to comply with the habitat acquisition negotiation process (HANS) prior to any development submittal to the City.

- ❖ Drainage and Infrastructure Development in MU-1 is constrained by drainage issues and the future realignment of Highway 79. Special consideration will need to be given not only to protecting development from seasonal flooding, but also to ensuring that the hydraulic connectivity to the vernal pool complex is maintained. Additionally, development within MU-1 must address off-site infrastructure as well as on-site infrastructure needs and how the development will be served by with an overall infrastructure plan.

2.6.5 WEST HEMET MIXED-USE AREA #2

Overview

Mixed-Use Area #2 (MU-2) will serve as the region’s primary destination for Research and Development, low intensity industrial, retail and office uses. Of equal importance, the mixed-use area will serve as the support hub for the surrounding business park area. Residential, while permitted, plays a minor role in the overall land use strategy for this area.



It is anticipated that the area will develop over time and will probably follow business park development in the surrounding area. To maintain viability over time, a strong emphasis on architectural controls and a well-planned public infrastructure system will be implemented in the early stages of development. Additionally, MU-2 is the most fluid of the six mixed-use areas in that there is no clear-cut geographically defined boundary. The intent is to promote mixed use in within the business park area but permit flexibility as to where it may occur. In fact, mixed use could occur on two or more sites throughout the business park area as long as overall land uses are consistent with the considerations discussed below. In addition, the mixed use

area should be designed in concert with a future Metrolink Station or transit village serving the west end.

Anticipated Land Use Summary

1. Retail/commercial: 30 percent of the land area.
2. Commercial Office: 45 percent of land area.
3. Residential: 20 percent of land area.
4. Open Space: 5 percent of land area, which includes public plazas, trails, and paseos, but excludes private open space.

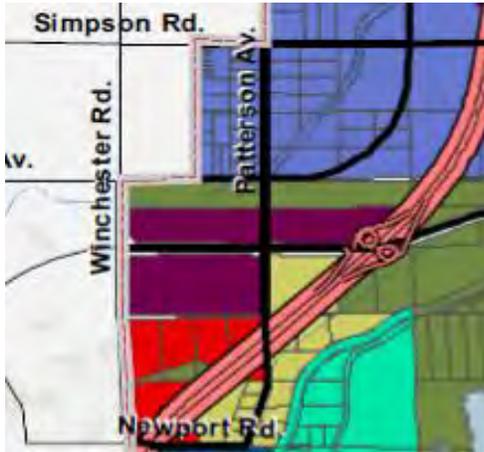


Development Considerations:

- ❖ Specific Plan Requirement Any mixed-use proposal shall be submitted through a specific plan or Planned Community Development.
- ❖ Drainage and Infrastructure Parts of MU-2 are located in the 100-year and 500-year flood plain. Development within MU-2 must address off-site infrastructure as well as on-site infrastructure needs and how the development will interface with an overall infrastructure plan.
- ❖ Proximity to Hemet-Ryan Airport The MU-2 area as conceptually shown on the Land Use Plan is currently within the Airport Influence Area for the Hemet-Ryan Airport (see Figure 2.6a). The existing Airport land Use Plan (ALUP) adopted in 1992 for Hemet-Ryan is proposed to be updated once a new Airport Master Plan is adopted by the County of Riverside. Until the new Airport Land Use Plan is adopted by the Airport Land Use Commission, an Interim Airport Overlay has been established for the MU-2 area as well as other similar undeveloped properties in Areas I and II of the Airport Land Use Plan (per Figure 2.6a) that may be incompatible with the 1992 ALUP. For example, at present, the 1992 ALUP restricts residential development in this area to one du/2.5 acres. Land Use Element Policy LU-10-4 addresses uses allowed in the Interim Airport Overlay. At such time as the new Airport Land Use Plan is adopted, the City will update the General Plan for consistency and remove the Interim Airport Overlay.
- ❖ Area-wide Planning Required Ideally, MU-2 and the adjoining business park area would be analyzed and developed under an area-wide plan or community plan. However, the City recognizes that developing the plan may be cost prohibitive in the short term. Until such a plan is developed any project proposal will need to address how the project can provide and integrate with future infrastructure needs and address streetscape design and overall design framework for the area.
- ❖ Transit Village A future Metrolink station is proposed within MU-2, which will provide for regional mobility both to and from the West Hemet business park area. The City anticipates that a transit village will be developed adjacent to the future station and will work with property owners in the development of transit-oriented design concepts and an appropriate mix of retail/office/residential uses within one-quarter to one-half mile of the Metrolink or transit stop.



2.6.6 HEMET GATEWAY MIXED-USE AREA #3



Overview

Mixed-Use Area #3 (MU-3) serves as the “Gateway” to the City along Domenigoni Parkway as well as a major regional center. It is anticipated that the site will be owned in total by the Soboba Band of Luiseño Indians and will develop into a retail, office, and residential project.

Anticipated Land Use Summary

1. Retail/commercial/office: 80 percent of the land area.
2. Residential: 15 percent of land area.
3. Open Space: 5 percent of land area, which includes public plazas, trails, and paseos, but excludes private open space.

Development Considerations:

- ❖ Specific Plan Requirement MU-3 will be under single ownership (at least initially); therefore, the entire area shall be developed under one specific plan.
- ❖ Aesthetics As a gateway project, it will be critical to establish a cohesive and architecturally integrated theme. The City of Hemet will work with the property owner on developing this theme and promote a gateway land use concept will be beneficial both to the property owner and the City of Hemet.

2.6.7 WARREN AVENUE MIXED-USE AREA #4

Overview

Mixed-Use Area #4 (MU-4) is a mixed-use area intended to serve Hemet and surrounding county residents and create a retail/business park node at Warren Avenue and the Domenigoni Corridor. The area will focus on providing retail and commercial services such as grocery stores, specialty shops, medical and dental offices. The area would also be suitable for clean technology and light industrial uses as a component of the overall plan, particularly the Metropolitan Water District owned parcels adjacent to Salt Creek and Domenigoni Parkway. Residential development is also contemplated as an integral part of MU-4.



Anticipated Land Use Summary

1. Retail/commercial: 25 percent of the land area.
2. Commercial office/medical/light industrial: 40 percent of land area
3. Residential: 30 percent of land area.
4. Open Space: 5 percent of land area, which includes public plazas, trails, and paseos, but excludes private open space.



DEVELOPMENT CONSIDERATIONS:

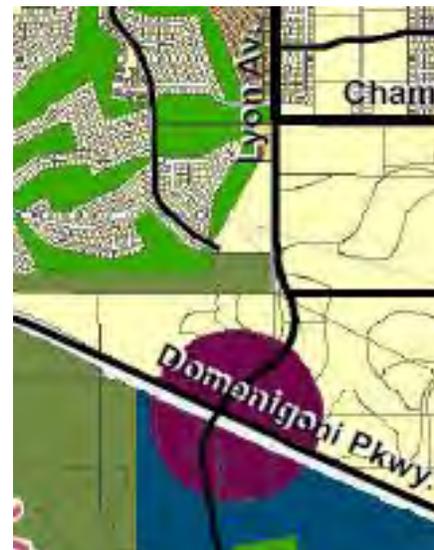
- ❖ Specific Plan Requirement The Mixed Use Area #4 is fortunate to only have a couple of land owners for a relatively large area. This makes it ideal for implementation through a Specific Plan or Planned Community Development process.
- ❖ Residential Development Generally, a higher residential density is proposed for MU-4 as opposed to surrounding development. However, residential development shall be varied in design and density and shall avoid a preponderance of any one product type. All residential development shall be integrated through an internal pedestrian system and shall show a strong connectivity to adjoining uses both on and off site.
- ❖ Proximity to Hemet-Ryan Airport Portions of the MU-4 area are within the Airport Influence Area for the Hemet-Ryan Airport (see Figure 2.6a). The existing Airport land Use Plan (ALUP) adopted in 1992 for Hemet-Ryan is proposed to be updated once a new Airport Master Plan is adopted by the County of Riverside. Until the new Airport Land Use Plan is adopted by the Airport Land Use Commission, an Interim Airport Overlay has been established for portions of the MU-4 area as well as other similar undeveloped properties in Areas I and II of the Airport Land Use Plan (per Figure 2.6a) that may be incompatible with the 1992 ALUP. For example, at present, the 1992 ALUP restricts much of the residential development located north of Simpson Road to one du/2.5 acres. Land Use Element Policy LU-10-4 addresses uses allowed in the Interim Airport Overlay. At such time as the new Airport Land Use Plan is adopted, the City will update the General Plan for consistency and remove the Interim Airport Overlay.

2.6.8 DIAMOND VALLEY LAKE MIXED-USE AREA #5

Overview

Mixed Use Area #5 is intended to provide a synergistic blend of retail, restaurant, office, educational and related uses as part of the larger Diamond Valley Lake East planning area to the south and includes a portion of the McSweeney Ranch specific plan area to the north. It is anticipated that that area will serve as a complement to the existing museums, Diamond Valley Lake Visitor Center and the Western Science Center, which curates Metropolitan Water Districts (MWD) paleontological and archeological artifacts from the construction of Diamond Valley Lake, Valley Wide Recreation & Park District’s regional aquatic center and ball fields, the Western Center Academy – a charter middle school, and finally the Diamond Valley Lake marina, allowing public access to Diamond Valley Lake for boating, fishing, hiking, and biking.

It is envisioned that this area will become the City’s Southern Gateway as well as the regional hub for recreation, education, and renewable energy research and development technologies set in a





sustainable campus environment and would include providing services such as specialty retail, restaurants, and hotels. It is also envisioned that alternative energy facilities and technologies may be included in this area to exemplify the commitment to sustainability and renewable energy.

Anticipated Land Use Summary

1. Retail/commercial: 30 percent of the land area.
2. Commercial office/sustainable campus business park/research and development/educational facilities: 50 percent of land area
3. Open Space: 20 percent of land area, which includes public plazas, trails, paseos, drainage channel parkland etc. but excludes private open space.

Development Considerations:

- ❖ Specific Plan Requirement A specific plan or specific plan amendment will be required for the mixed use area. Though the development of the sustainable campus is only conceptual at this time, a solar energy facility is currently in the preliminary planning stages for the northern 195 acres of the McSweeney Ranch Specific Plan. The specific plan for Mixed Use Area #5 may be integrated into the specific plan for McSweeney Ranch.
- ❖ Mix of uses The primary impetus for a mixed-use node at this location was the proximity of the museums, cultural, educational and recreational resources immediately to the south. It is the City's intent to provide a land use pattern that complements the museums, educational and recreation complex in Diamond Valley Lake with uses such as commercial, renewable energy resources, retail, education, and hospitality.
- ❖ Linkages MU-5 can serve as a "hub" for non-motorized linkages between the Diamond Valley Lake Planning Area and the residential communities north of McSweeney Ranch as well as the rest of the City. Special care should be given to integration with the Salt Creek non-motorized trail and tying into the future trail system proposed in and around Diamond Valley Lake.

2.6.9 DOWNTOWN MIXED-USE AREA #6

OVERVIEW:

Mixed-Use Area #6 (MU-6) represents the City's efforts to revitalize its historic downtown and North State Street corridor. government, retail, multi-modal, entertainment, and cultural hub as well as providing a variety of higher density residential opportunities. For more information, see the "Downtown District" discussion in Section 2.9.1.

ANTICIPATED LAND USE SUMMARY

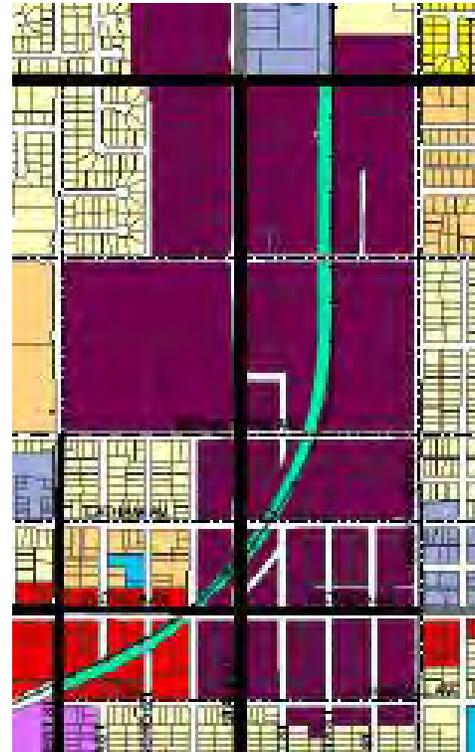
1. Commercial: 25 percent of land area



2. Business Park: 20 percent of land area
3. Office and Government: 15 percent of land area
4. Residential: 35 percent of land area
5. Open Space: 5 percent of public open space such as parks, plazas and paseos, but does not include private open space requirements associated with residential development.

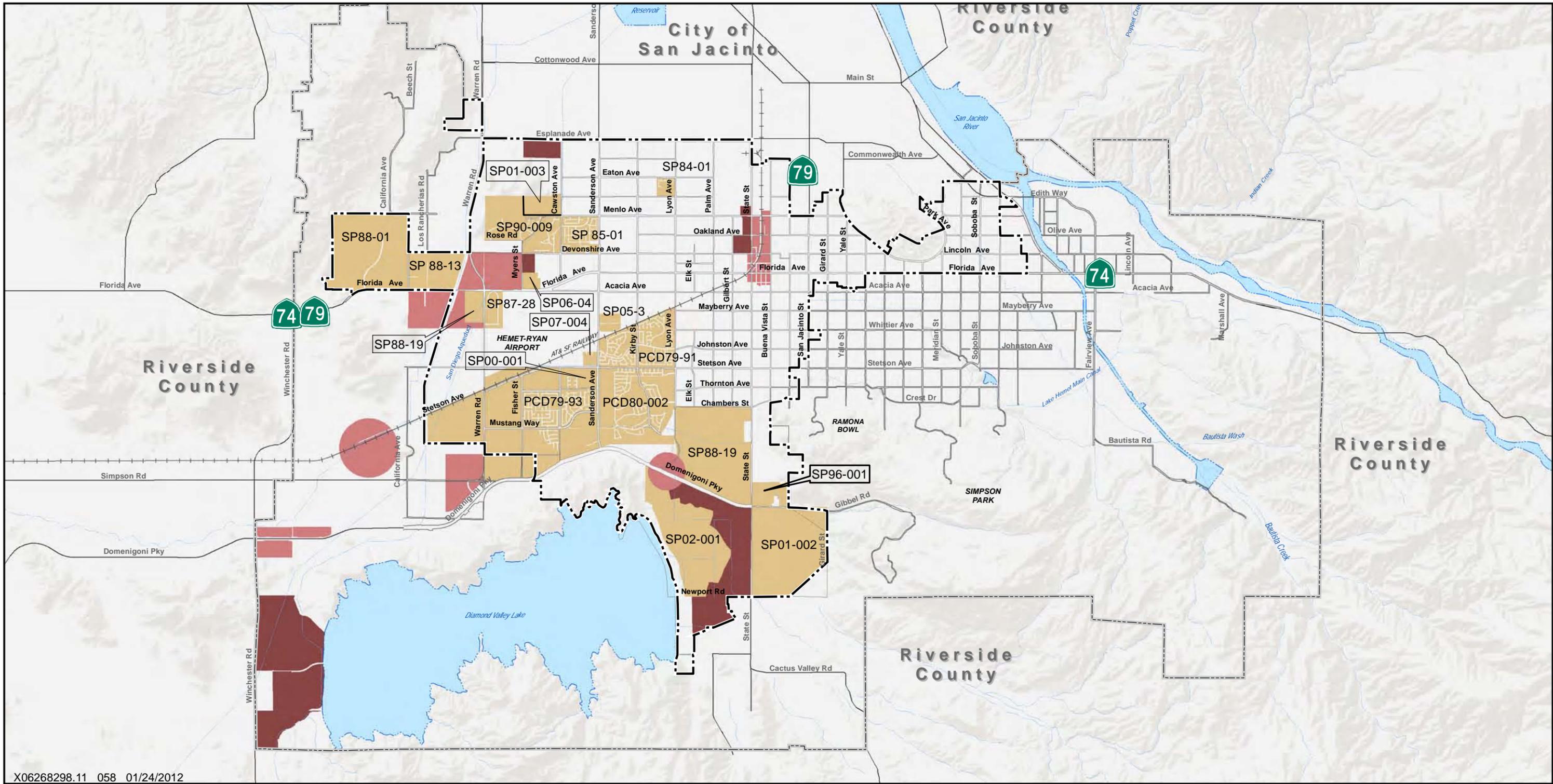
DEVELOPMENT CONSIDERATIONS:

- ❖ Specific Plans Encouraged/Required Generally, due to the small parcels involved in downtown, requiring a specific plan would be cost prohibitive. However, for larger projects (over 25 acres) specific plans will be required.
- ❖ Compatibility Integration with existing uses and enhancing the historic context in the downtown is a key consideration in this area.
- ❖ Transit Oriented Design A future Metrolink station and transit center is proposed in MU-6, which will provide for regional mobility both to and from the downtown area. The City anticipates that a transit village will be developed adjacent to the future station and will work with property owners in the development of transit-oriented design concepts and an appropriate mix of retail/office/residential uses within one-quarter to one-half mile of the Metrolink or transit stop.
- ❖ Gateways and streetscapes: Developing entry gateways, community signage and consistent landscaped streetscapes for North State Street and the Downtown area is an important element to establishing an identity for this area.



2.7 SPECIFIC PLAN AREAS

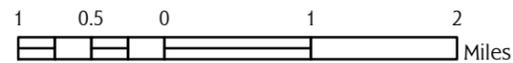
Many areas within the City and Planning Area are subject to the plans, policies and implementation measures of currently adopted or anticipated future specific plans. These areas are shown in Figure 2.2. The purpose of specific plans is to provide comprehensive planning of large areas consistent with the General Plan. Specific plans must be prepared in accordance with the requirements of Section 65451 of the California Government Code and the City's Development Code, which contains some additional requirements tailored to meet local needs and conditions. Designated areas will require detailed plans indicating land uses, circulation, major infrastructure and facilities, open space and parks, and appropriate implementation measures. All specific plans will be evaluated for consistency with the goals, policies, plans and programs of the General Plan. Additionally, Specific Plans must be consistent with the adopted Airport Land Use Compatibility Plan and reviewed by the Airport Land Use Commission, unless approved by the City through an overrule process.



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Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

Specific Plan Areas

- Adopted Specific Plan Area
- Mixed Use Specific Plan Opportunity Area
- Future Specific Plan Area

- Hemet City Boundary
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

Figure 2.2
SPECIFIC PLANS
Hemet General Plan



back of Figure 2.2



LAND USE

APPROVED SPECIFIC PLAN AREAS

As shown in Table 2.4 and Figure 2.2, a total of 19 specific plans have been approved within the Planning Area as of January 2011. Specific plan documents for each of these areas are available for reference at the City of Hemet Planning Department. Approved land uses for each specific plan are shown on the Land Use Map.

Table 2.4 Specific Plans Approved in the Hemet Planning Area		
Number	Name	Description
PCD 79-91	Terra Linda	Residential single family community
PCD 79-93	Page Ranch Community Plan	Residential single family community with limited multi-family units. More than 6,000 homes are approved for this project
PCD 80-002	Seven Hills	Senior community surrounding an 18-hole golf course
SP 84-001	Sunwest Village	
SP 85-001	Arthofer	Residential single family community
SP 87-28	Hemet Auto Mall	Commercial site specializing in auto sales and other automobile related uses
SP 88-01	Heartland Village (Now called Four Seasons)	Senior community surrounding an 18-hole golf course and 300 non-age-restricted units adjacent to the senior community
SP 88-13	City Sponsored	Single family residential and large lot residential
SP 88-19	McSweeney Ranch	Single family residential served by a neighborhood shopping center
SP 89-19	Hemet Marketplace	Community commercial, office and industrial uses
SP 90-009	Hemet Valley Country Club Estates	Single family residential development
SP 96-001	Diamond Valley Gateway	Commercial and office uses
SP 00-001	Page Plaza	Community commercial retail site
SP 01-002	Mc Sweeney Farms	Single family residential community served by neighborhood commercial
SP 01-003	Peppertree	Senior residential community comprised of single family and multi-family units
SP 02-001	Diamond Valley Lake Park	Cultural and regional recreation uses
SP 05-003	Sanderson Square	Commercial and business park uses
SP 06-004	Florida Promenade	Commercial uses
SP 07-004	Stetson Crossing	Commercial uses

FUTURE SPECIFIC PLAN AREAS

The Zoning Code contains requirements for the content and processing procedure for specific plans. The Planned Community Development Overlay process, detailed in the Zoning Code, may also be used to satisfy specific plan requirements for development within these areas. Future



specific plans will be required for all properties shown as “future specific plan” on the specific plan map. Specific plans will also be required when any of the following conditions are met:

- ❖ Developments greater than 100 acres Any project (excluding rural and agricultural) greater than 100 acres will be required to be reviewed through the specific plan process.
- ❖ Mixed-use projects Most of the mixed-use projects will require submittal of a specific plan. Refer to the individual descriptions under the mixed-use section.
- ❖ Where development flexibility is desired Large master planned communities are usually successful due to consistent design and architectural features, a varied land use pattern and a well designed and integrated infrastructure and mobility network. The City encourages the master plan concept through the specific plan process and understands that flexibility in standards are necessary to achieve the quality of development that a master planned community offers.

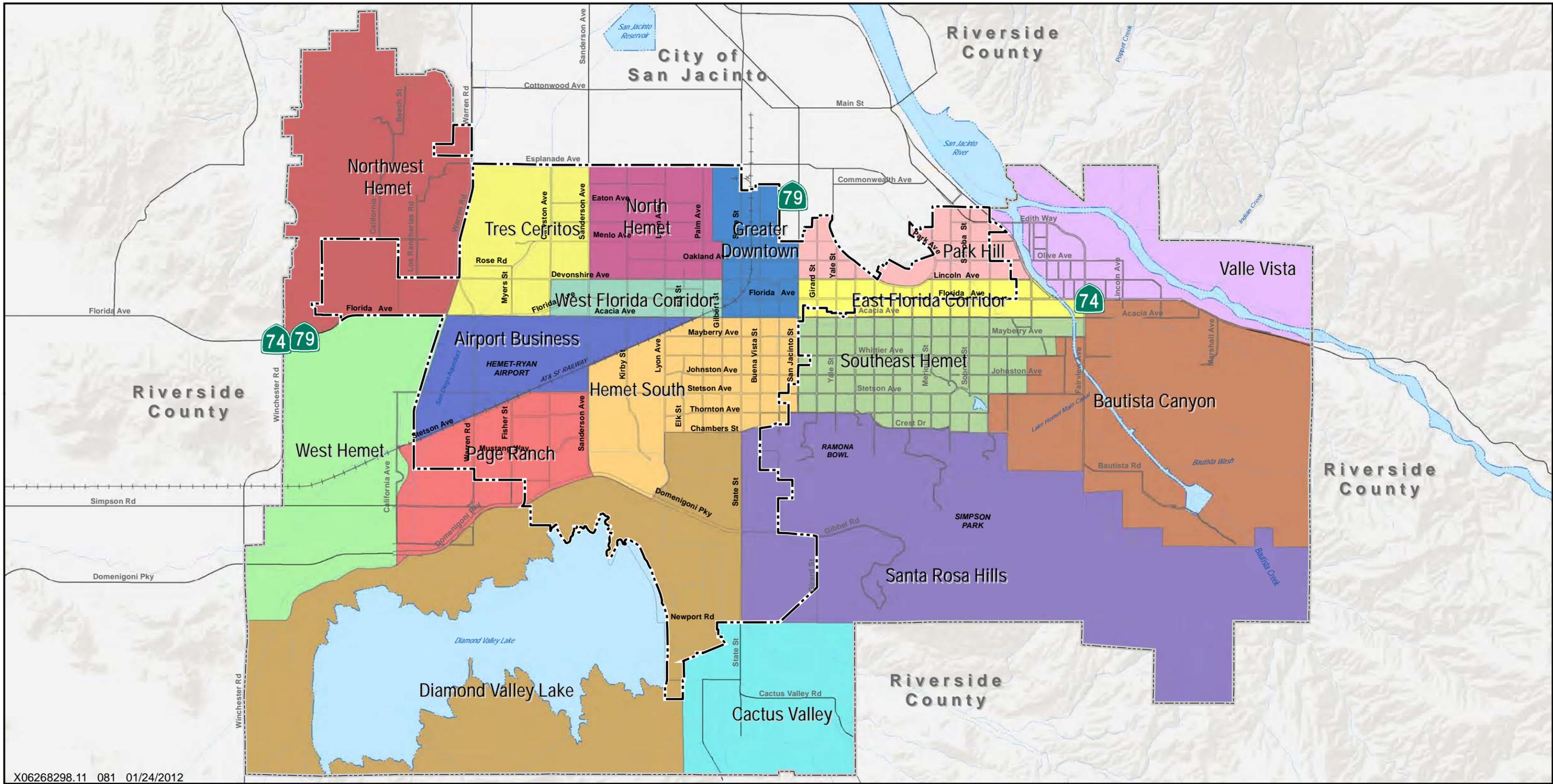
2.8 LAND USE DISTRICTS

Dividing the City into districts has been a way to create neighborhood identity and foster a “small town” feeling desired in the 1992 General Plan and reiterated as part of this General Plan Update process. These districts are shown in Figure 2.3. Generally, a district is an area that shares similar characteristics such as massing, scale, and age of structures, most of which developed during a similar time period. For example, the Greater Downtown District developed primarily from the late 1890s into the early 1930s. Storefronts are located adjacent to the sidewalk and parking is to the rear. The district is recognized by a defined street grid system and homes in the area are generally one story or 12–15 feet tall. Other districts focus on housing areas developed in the 1960s to serve retirees as well as the emerging family areas being located to the south and west of the City. Each area is unique and serves as a neighborhood focal point for residents, employers and employees who live and work in the district.

The district discussion provides a brief overview of the City's primary districts in regard to existing land use patterns, major opportunities and constraints, as well as future land use concepts. The Greater Downtown District, the West Hemet District, and the Diamond Valley Lake District are discussed in more detail in the Focused District Plans in Section 2.8 immediately following this overview.

2.8.1 DISTRICT ISSUES AND OPPORTUNITIES

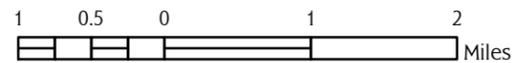
Maintaining Established Character While the districts reflect a unique sense of place and time, the City's Zoning Ordinance (by law) requires that all uses within the same zone be treated equally. Therefore, a house built in the 1890s is subject to the same regulations as a new tract home built in 2010 if within the same zone classification or is considered “legally non-conforming”. This General Plan begins to address this issue through



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Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

- | | | | |
|-----------------------|------------------|-----------------------|---------------------|
| Airport Business | Hemet South | Southeast Hemet | Hemet City Boundary |
| Bautista Canyon | North Hemet | Tres Cerritos | Planning Area |
| Cactus Valley | Northwest Hemet | Valle Vista | Street |
| Diamond Valley Lake | Page Ranch | West Florida Corridor | Railroad |
| East Florida Corridor | Park Hill | West Hemet | Creek/Canal |
| Greater Downtown | Santa Rosa Hills | | River/Lake |

Figure 2.3
LAND USE DISTRICTS
Hemet General Plan



Back of Figure 2.3



varying the land use designations for the various districts as well as identifying special areas that require additional attention in terms of policies and procedures.

Variety Versus Consistency While districts may share common characteristics such as age of buildings or similar massing and scale of structures, they also demonstrate variety. Single family neighborhoods can be adjacent to multi-family projects all which are served by local neighborhood stores. In fact, variety typically strengthens the attractiveness of a district as daily needs for living are met, such as the ability to have schools and parks nearby. This General Plan attempts to promote the positive aspects of variety through land use while respecting the character and scale of neighborhoods and districts through the Community Design Element. Utilization of both elements is critical for the successful development and protection of districts.

Accommodating Infill Development Several of the neighborhoods within the districts have pockets of vacant land suitable for infill development. The concept for these areas is to allow infill development that is in keeping with the general land use character of the surrounding area, but enhances the neighborhood through appropriate design, intensity and provision of needed infrastructure.

2.8.2 HEMET'S DISTRICTS

Northwest Hemet District

This large rural area is comprised of large-lot equestrian residential uses, vacant land, hillside and the Heartland/Four Season golf community. Reinhardt Canyon lies between two steep hillside areas: the Lakeview and Gunn Mountains. The Maze Stone County Park, which is located in the canyon, contains Indian petroglyphs for public viewing. Primary constraints for the district include factors such as a high fire danger, distance from public services such as police and fire, limited access, and lack of existing and planned sewer lines. Portions of the District are also within Area III of the 1992 Hemet-Ryan Airport Influence Area (see Section 2.10 for additional information regarding land use constraints related to the Airport).

Future development in the area allowed by the General Plan will preserve the existing rural life style by limiting development to single family residential on large 5-acre and 10-acre lots in the hillside areas. South of Devonshire Avenue, the land use concept changes to promote mixed use adjacent to SR 79 and north of Florida Avenue. Devonshire Avenue is a critical edge road serving to buffer the more rural areas to the north with the higher intensity uses to the south. Construction of the future SR 79 on the eastern boundary of the district will require adequate buffering of adjacent sensitive receptor uses.

Tres Cerritos District

This unique area of the City contains the Tres Cerritos Hills, a significant land form. The area also includes the important Warren Road/Esplanade Avenue gateway which will be adjacent to the future SR 79 alignment. The



area has several large scale residential developments along with Cawston Elementary, Rancho Viejo Middle School, and Tahquitz High School facilities. City services to the area, along with planned water and sewer lines, will be available to serve future residents. The primary issues that will affect future development will be the fact that the undeveloped portions of the district are outside of the City's existing master storm drain plan and which future development will have to address. Additionally, the westernmost portions of the district contain some vernal pools and endemic plant species that are protected under the MSHCP. Portions of this District are subject to the Hemet –Ryan Airport Influence Area (see Section 2.10 for additional information regarding constraints related to the Airport).

Anticipated future development includes residential infill in large master planned communities, a large 20-acre park serving as a community focal point, and the Garrett Ranch and Florida Promenade properties which the City anticipates will develop as a regional mixed-use project providing retail, residential, and employment opportunities.

East Florida Corridor District

Running from San Jacinto Street east to Bautista Creek is the East Florida Corridor. While this corridor is similar to the West Florida Corridor in terms of a commercial orientation, the commercial is of a smaller scale and interspersed with residential development both along Florida and along the rear property lines. The primary land use focus for this area is to promote commercial and office uses that serve the east Hemet area and which is compatible with the adjacent residential uses. These commercial uses can either be new uses on infill properties or adoptive reuse of existing buildings.

Airport Business District

The environs immediately surrounding the Hemet-Ryan Airport form an industrial center. North of the airport toward Florida Avenue, the uses begin to transition to commercial and limited residential. The primary influence on this district is the Airport Land Use Plan which promotes light industrial and support commercial land uses, as well as the existence of the MSHCP criteria cells. Refer to Section 2.10 regarding land use restrictions under the Airport Land Use Plan for properties within this District.

Page Ranch District

Page Ranch is a large specific plan area developed north of Salt Creek and Domenigoni Parkway and generally west of Sanderson Avenue and south of Stetson Avenue. The area is largely flat with single family residential communities built from the late 1980s to present with the development of the Del Webb Active Adult community and also includes a future mixed-use node. The area is the location of West Hemet High School and the 60-acre Brubaker Park facility. Portions of the Page Ranch District are located in Area II, III, and the Transition Area of the 1992 Hemet-Ryan Airport Land Use Plan. Although most of these areas within the City are already developed, the westerly portion of the District is currently undeveloped, and has been included within the Interim Airport Overlay while the 1992 ALUP is being updated by the Airport Land Use Commission. Refer to



Section 2.10 and Land Use Policy LU-10-4 for additional information regarding land use constraints related to the Airport.

- ❖ *South Warren Road Area* MWD owns approximately 175 acres of property north of Domenigoni Parkway on both sides of Warren Road for facilities related to Salt Creek Channel and Domenigoni Parkway, which was required as partial mitigation for construction of Diamond Valley Lake. However, not all land was required for mitigation purposes enabling use of the property for other purposes. The City of Hemet has identified the South Warren Road area for mixed use (see Mixed Use Area #4). An alternative land use plan would allow for a sustainable campus complex with clean technology businesses and research and design uses.

North Hemet District

This district is located immediately northwest of the downtown area. The area is comprised of agriculturally zoned (low density) lots with some conventionally zoned residential and mobile home development in the southern area of the neighborhood. The agriculturally zoned areas have large ranch style homes with horsekeeping in many of the areas. Portions of the District are located within Area III of the Hemet-Ryan Airport Influence Area, but are generally developed already. Future development will be infill development with concerns of compatibility with existing surrounding neighborhoods. Esplanade Avenue forms the northern boundary of the City with the City of San Jacinto. A major City gateway will be developed at the intersection of Sanderson Avenue and Esplanade Avenue. Two issues confronting the area are as follows:

- ❖ *Conversion of Senior Facilities to Family* There are several age restricted communities within the district. Over the past several years however, there has been increased pressure to convert some of these communities to nonage restricted. The City's response to this issue is require property owners seeking conversion to apply for a conversion permit from the Planning Commission. If conversion cannot be prevented, the process insures that impacts associated with conversion (e.g. impacts to traffic and schools due to an increase in school aged children) are addressed.
- ❖ *Pockets of blight* While a majority of the district is well maintained, blight has become a problem in certain areas or pockets, especially the southeastern edge of the district. The City encourages that these areas undergo improvements such as the introduction of new facilities such as the Sahara and Oasis Senior Villas, a joint project between the City of Hemet, the State of California, and Housing and Urban Development (HUD).

Hemet South District

This vibrant senior-oriented area of the City is anchored by the Seven Hills Golf Course community on the south and the large Sierra Dawn South Mobile Home and Terra Linda communities in the central portion. The area is largely built out with the exception of a large vacant portion south of Stetson Avenue. The neighborhood has a few scattered multi-family



complexes located near the Stetson and State Street intersection. Future concerns of the area will be neighborhood preservation, in particular with respect to senior neighborhoods. New development will focus along Stetson Avenue between State Street and Lyon Avenue and will provide retail and multi-family residential housing opportunities. Portions of the Hemet South District are located in Area II, III, and the Transition Area of the 1992 Hemet-Ryan Airport Land Use Plan. Although most of these areas are already developed, the portion of the District along Stetson Avenue has opportunities for infill development. Refer to Section 2.10 and the Land Use Policies for additional information regarding land use constraints related to the Airport.

Park Hill District

This northeast neighborhood area of the City encompasses a variety of residential land use densities from multi-family, duplex and single family and large estate lots as the district transitions west to east. The area is framed by Park Hill which provides a back drop for the area and boundary with the City of San Jacinto. A majority of Park Hill is outside of the corporate boundary of Hemet. The viewshed of the hill is to be preserved as much as possible through ridgeline preservation and large lot development.

Southeast Hemet District

This established residential area is characterized by low density single family and rural development that transitions from the East Florida Avenue corridor to the Santa Rosa hills. Most of the area is presently in the County of Riverside with a roadway network that has retained its rural character of curbsless streets. Presently there is a County government center, library and other governmental services within this district. The area is envisioned to maintain its existing single family residential character.

Santa Rosa Hills District

This district frames the City on the south and includes the Santa Rosa hills, the Ramona Bowl, Simpson Park, large homes with valley views, and pristine mountain habitat. The westernmost edge of the district is State Street, which serves as a major north south corridor into the downtown area of the City. The area is envisioned to be preserved as a major viewshed through restrictions of density and development. Immediately adjacent and east of State Street is a relatively flat plain intended for future and existing residential development with limited neighborhood commercial.

Cactus Valley District

This southernmost district area is characterized by rural and equestrian uses along with active agricultural activities. The Diamond Valley Golf Course provides the district's dominant recreational activity and will serve as a focal point for future upscale homes on large lots. Future development in this district should respect the existing land use patterns and focus on large estate type homes, equestrian uses, and a more relaxed rural lifestyle.

Valle Vista District

This northeasternmost neighborhood area is largely single family residential outside of the City limits in the County of Riverside. The area is framed by



the San Jacinto River and the San Jacinto hillside. Future development will be infill single family development. Multifamily development will be limited to buffer areas between commercial areas along East Florida Avenue and the single family areas to the north.

Bautista Canyon District

This large County area is predominately agricultural with citrus groves. The area serves as part of the eastern gateway to the City for motorists entering from Idyllwild and other SR 74 destinations. Development in this area should continue to reflect the agricultural and rural lifestyles already well established.

Hemet's Mobile Home Parks and Subdivisions

While not technically a district in the sense of having a distinct geographical boundary, Hemet's mobile home parks and subdivisions warrant special attention due to the fact that mobile homes constitute almost 1/3 of the entire housing stock for the City and are concentrated in just under 50 parks. These parks and subdivisions range in size from the Sierra Dawn Estates with well over 1400 mobile homes to several smaller parks with 30 or fewer units and provide affordable housing for many of the City's senior population, as well as some family-oriented parks. The City expects to see the continued viability of the larger mobile home parks such as Sierra Dawn, Hemet West, Colonial Country Club Estates and others but would encourage the transition of the smaller, more distressed parks lacking sufficient infrastructure and resident amenities (mostly within the Acacia-Florida-Devonshire Corridor) to higher density residential projects, commercial or alternative uses over time.

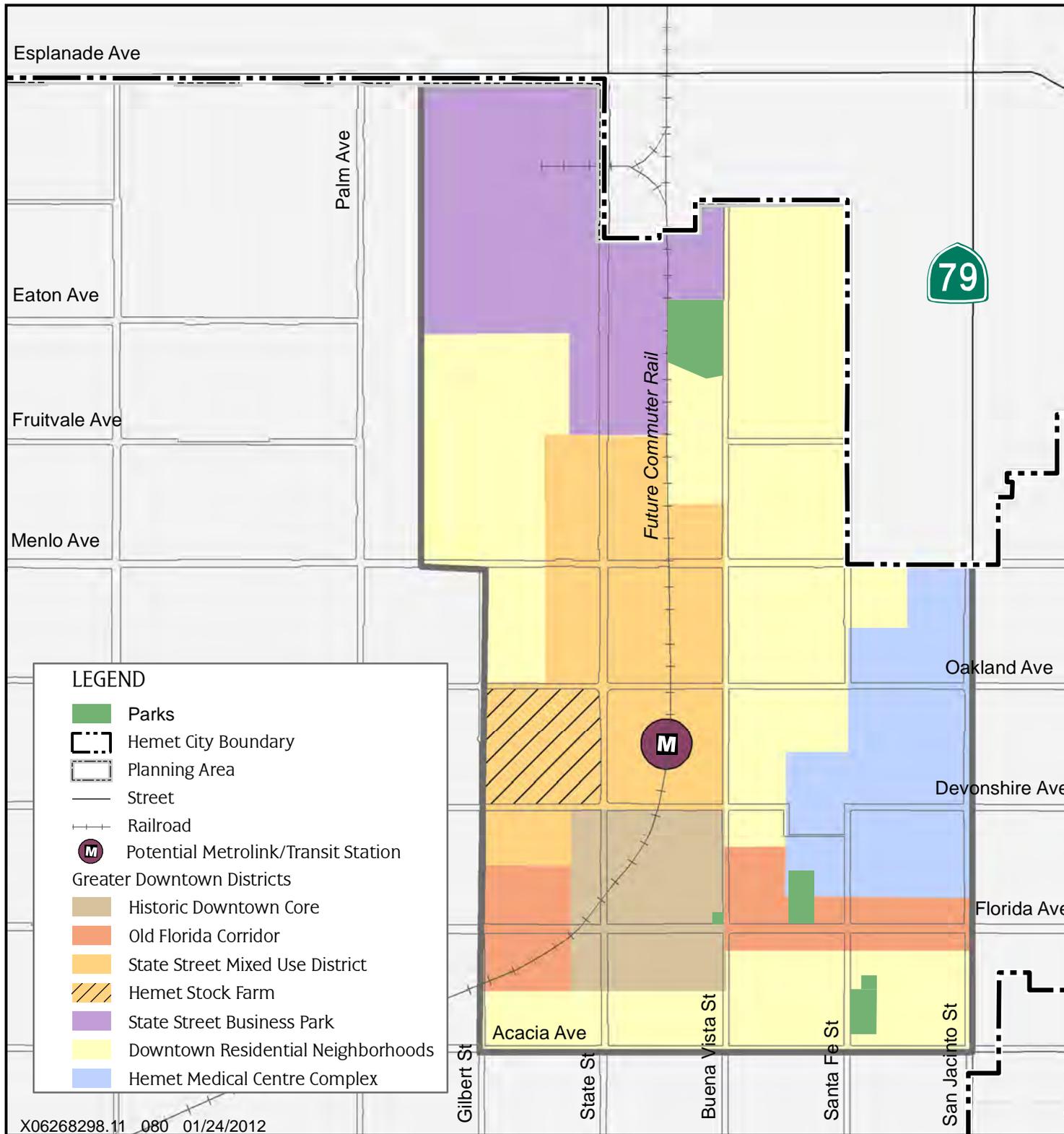
2.9 FOCUSED DISTRICT PLANS

While the above districts are presented as an overview, there are four districts that the City has identified for receiving additional attention in this Land Use Element:

- ❖ Greater Downtown District,
- ❖ West Florida Corridor District,
- ❖ Diamond Valley Lake District, and
- ❖ West Hemet District.

2.9.1 GREATER DOWNTOWN DISTRICT

Like many older cities, Hemet has a distinct greater downtown area characterized by a traditional street grid system, older homes and buildings, and a varied land use pattern. Smaller neighborhoods and areas within the Greater Downtown District are grouped by similar uses with consistent character. These areas are represented graphically in Figure 2.4 and are discussed in detail as follows:



Sources:
 Census Tiger Line Data 2005
 ESRI 2010

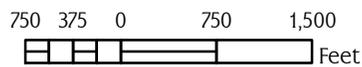


Figure 2.4
GREATER DOWNTOWN
DISTRICT PLAN
 Hemet General Plan



Issues and Opportunities

Throughout the General Plan process, a constant focus of attention was on Hemet's downtown area. A vast majority of people interviewed saw the downtown area as a social and economic focal point for the City. Many people also pointed to the downtown area as a reminder of Hemet's past and symbolic of Hemet's small town atmosphere. Conversely however, most people did not visit downtown on a regular basis as they felt the area did not provide the retail services they desired or was it perceived as a safe environment to shop and dine. Essentially, people yearned for what downtown used to be, not what it is today. From this, two main themes begin to emerge which are:



Harvard Street, circa 1907.

Hemet's downtown is one of the most historic places in Riverside County.

- ❖ Downtown has an historic framework that should be preserved. In the words of one of the General Plan consultants working on downtown, the downtown area, "has good bones." ... meaning that the buildings are in generally structurally sound, the street system is well designed, and major infrastructure components are in place. This General Plan focuses on improving what is in place with concepts such as adoptive reuse and intensification of the area over time versus, measures such as wholesale demolition and restructuring. A major emphasis for the future will have to be improving the look of downtown, encouraging new shopping and entertainment options, creating a safe environment for people by improving lighting and providing a strong public safety presence, and creating attractive public spaces such as plazas and gathering places.
- ❖ Downtown must develop a unique mix of uses. The downtown area will not be the primary retail source for the City and residents. Too much competition is occurring both within the City (new shopping centers on the City's edges) as well as competition from Temecula, San Jacinto and Menifee. Competition for downtown, however, will mean providing uses and activities that other areas do not offer. By taking advantage of the area's small town atmosphere, a unique dining experience could be created along with the provision of specialty retail and services not typically found in traditional shopping centers. State Street could evolve over time to provide a unique mixed-use experience that serves both as a destination and origin for the future Metrolink, and a strong potential exists for the provision of art and cultural activities at sites such as the historic stock farm. Simply stated, Hemet's downtown can compete with other areas by promoting and enhancing what is unique about Hemet versus, trying to replicate what the competition has already built. General revitalization strategies for the Downtown and North State Street area is also discussed in Section 2.11.3 of this element.



Downtown Planning Principles

Classic architecture and street orientation make Historic Downtown Hemet a valuable area for pedestrian-friendly shopping and recreation. Surrounding and interior development must be compatible with the overall environment of the Downtown planning area. In order to ensure the orderly development of quality communities and conservation of valuable resources, the following planning principles are proposed. These principles should set the groundwork for the development area in and around the Downtown community. Downtown Hemet, also known as the “Hub of the Valley”, was founded in 1887, at a time when all of Hemet was contained within Devonshire Avenue on the north, Gilbert Street on the west, Acacia Avenue on the south, and Buena Vista Street on the east. The historic downtown core focused plan area extends further than downtown’s original boundaries, roughly from Inez Street to the west, to Acacia Avenue to the south, and from Buena Vista Street to the east, to Devonshire Avenue to the north. Goals and policies applicable to the downtown core are a result of community workshops addressing downtown revitalization efforts.

Historic Downtown Core

Since Hemet’s incorporation in 1910, many changes have been made to the original character of the City. However, Hemet’s historic downtown has remained a staple in the community. Downtown Hemet, also known as the “Hub of the Valley”, was founded in the late nineteenth century, at a time when all of Hemet was contained within Devonshire Avenue on the north, Gilbert Street on the west, Acacia Avenue on the south, and Buena Vista Street on the east. The historic downtown core focused plan area extends further than downtown’s original boundaries, roughly from Inez Street to the west, to Acacia Avenue to the south, and from Buena Vista Street to the east, to Devonshire Avenue to the north. Goals and policies applicable to the downtown core are a result of community workshops addressing downtown revitalization efforts.

The downtown core consists of historic commercial districts and single-family neighborhoods that show signs of their age. The California bungalow style of architecture was heavily favored in the early 1900s, and a range of housing sizes and styles were constructed, from small four- and five-room cottages to large three-story mansions. This General Plan intends to protect the downtown core by encouraging new investment in deteriorating areas. Infill redevelopment will be utilized as much as possible, with new, higher intensity development on the outer edges to complement the existing character of the area.

A large part of Hemet’s quaint character is defined by the scale and configuration of its downtown parcels, block dimensions, and regular street grid. The land use and design concept for the downtown core builds on downtown’s existing assets, encourages the continuation of uses that the City favors in downtown, incorporates mixed-use development, provides for economic incentives, and preserves both current uses and historic structures.

Additional information, goals, and policies regarding historic resources are located in Chapter 9 Historic Resources.



DOWNTOWN PLANNING AND DESIGN PRINCIPLES

1. *Create a unique sense of place that maintains the character of Hemet and differentiates the Downtown from other downtowns in southern California. Land uses and architectural design should convey civic pride and identity.*
2. *Build upon the City's character-defining elements for revitalization. Great downtowns are made up of buildings and spaces that have evolved over time. Future buildings should contribute to Downtown's character by employing one of Hemet's historic commercial styles.*
3. *Preserve the historic integrity of Downtown. Encourage preservation of significant historic buildings and resources in the Downtown and discourage use of generic architecture style used by corporate and franchise businesses that may undermine Downtown's character.*
4. *Save the best land uses for Downtown. Keep inappropriate uses such as warehouses, liquor stores, and drive-through restaurants out of Downtown and promote uses that encourage significant pedestrian activity. Encourage uses, such as book stores, coffee houses, outdoor restaurants and entertainment venues.*
5. *Encourage government and cultural uses in Downtown. Government and cultural uses give the Downtown a civic pulse that should be preserved. Cultural uses, including a performing arts center, movie theatres, and art galleries, and civic uses, such as City Hall and other government facilities should be concentrated in Downtown.*
6. *Use urban design to identify Downtown's entries, edges and districts. Improvements that call attention to these parts of Downtown may include landscaping, entry features, signage, street furniture, and public art and other design features.*
7. *Protect the character of lot sizes and the street grid. A large part of Hemet's quaint character is defined by the scale and configuration of its Downtown parcels, block dimensions, and regular street grid.*
8. *Convert vacant lots into attractive and viable infill uses. It is important to maintain a continuous street façade. Empty/vacant lots are eyesores that take away from the quality of the overall streetscape.*
9. *Define the future Metrolink Station as Downtown's hub. If Hemet is to develop into a vibrant and rich Downtown environment, the Metrolink station must become a multi-modal hub surrounded by high density residential and mixed-use projects located within a quarter mile of the station. To encourage connectivity to the Downtown, the Metrolink Station should be located within a 10 minute walking distance.*
10. *Make Florida Avenue pedestrian-friendly. Currently, Florida Avenue acts as a barrier to safe pedestrian movement causing "one-stop" shopping trips and a dependence on automobile use. Incorporating street trees and shade canopies, and pursue the construction of a landscaped median in the downtown portion of Florida Avenue.*
11. *Make signs more appropriate for a pedestrian scale. Downtown signs are currently too big, too plastic, and poorly designed. Develop sign regulations more appropriate for a pedestrian scale.*
12. *Increase shade within pedestrian environment. Select merchant-friendly trees with semi-transparent canopies and minimal leaf litter that add shaded pedestrian areas in the Downtown. Replace old-brow storefront canopies with newer, thinner, and stronger canopies that allow some light to shine through.*
13. *Maintain high quality residential design and property maintenance standards that encourage resident satisfaction and community pride, inspiring ongoing concern and care for the community. Design standards should encourage diversity in residential designs to avoid monotonous-looking developments.*
14. *Create connections between land uses that make alternatives to the automobile safe and attractive. Community designs should encourage both pedestrian and bicycle use.*
15. *Encourage the creation of cultural and recreational resources that are unique to Downtown Hemet and that benefit from close proximity to other attractions in Hemet and nearby communities. Incorporate Downtown parks, recreational services and/or open space elements into the overall design.*



The Hemet Heritage Foundation (HHF), a California nonprofit corporation, is the sponsoring agency for the Hemet Museum located in the historic Santa Fe Depot on Florida Avenue. The museum is run entirely by volunteers and receives no governmental support. The Hemet Redevelopment Agency also plays a role in existing and future redevelopment efforts in downtown.

The *Hub of the Valley Downtown Plan (1999)* was created to encourage the provision of a “hub” of activity within downtown. The *Hub of the Valley Downtown Plan* emphasized links to government, transportation, medical, historic, retail, and cultural/entertainment uses. Land uses that create places for people to gather and promote pedestrian and vehicular traffic in a safe environment day or night are encouraged. Downtown uses should create a reason for people to visit, enhance retail viability, increase property values, attract private investment, and develop a sense of community. The land use and design concepts from the Hub of the Valley Downtown Plan have been integrated and expanded within this element and the Community Design Element.

Old Florida Corridor

Flanking the east and west ends of the historic downtown along Florida Avenue is the Old Florida Corridor as shown in Figure 2.4. This area provides for a retail and office transition from the downtown area to the more shopping center oriented businesses further to the east and west from downtown. It is anticipated that the area will change over time and the City will encourage the adaptive reuse of buildings to uses such as restaurants, office and specialty retail as well as encouraging new infill development commensurate with the size and scale of surrounding buildings.

State Street Mixed-Use Neighborhood

The City will encourage transformation of areas along State Street and throughout the downtown district into single-use and mixed-use neighborhood centers. Development designs along State Street should focus on creation of an activity center that opens onto the downtown core.

Discouraging heavy industrial and warehousing uses, especially in areas adjacent to residential uses, will reduce the potential for intrusion of noise and truck traffic into surrounding residential areas. Other residential uses, mixed-use projects, and neighborhood-serving commercial, office and retail uses should be encouraged, as well as incubator light manufacturing uses, which provide jobs for local residents.

Special areas within the State Street mixed-use neighborhood include:

Hemet Stock Farm A prominent future development site within the Downtown District is the Hemet Stock Farm. W. F. Whittier, one of Hemet’s founding fathers, built the Hemet



Hemet’s Stock Farm, located on Devonshire Avenue, provides both historic character and adaptive reuse potential.



LAND USE



Higher density residential housing can be accommodated near the planned Metrolink station near Oakland Avenue.



A greenbelt paralleling the train tracks would provide bicycle and pedestrian access to and from the future Metrolink station



The Hemet Valley Medical Center is the only medical center in the San Jacinto Valley.

Stock Farm to satisfy his passion for trotting races. A cottage originally built in 1888 as a bunkhouse near Park Hill is located on the property along with a half-mile race track. In the mid-1890s, the bunkhouse was relocated to Latham Avenue, and then to the Stock Farm in 1909 where a wide porch was added and the building converted to an office and later a manager's cottage. As of 2010, the cottage is the oldest building in the Hemet.

The City seeks to build on the Hemet Stock Farm's character and history to create an exceptional mixed-use project. The site's history should guide its future redevelopment into a mixed-use development that both preserves its historical integrity and complements downtown.

High Density Transit-Oriented Development The City will work with Southern California Regional Rail Authority (SCRRA), Riverside County Transportation Commission (RCTC), and others to define the future Metrolink station as a new destination in Hemet. The Metrolink station should become a multi-modal hub surrounded by high density residential and mixed-use projects located within a quarter-mile walking distance of the station site. Higher buildings of up to four stories and increased residential densities could be supported in areas within walking distance of the future Metrolink station.

The City also supports the concept of a pedestrian link along the rail line in the Downtown District area. The future Metrolink station could be linked to the historic downtown core by way of an attractive and inviting greenbelt providing both practical mobility and visual interest.

Hemet Medical Centre Complex

Expanding the Hemet Valley Medical Center and adding supporting uses, such as medical office space, will help the Center to keep up with population growth expected within the region. The City seeks to maintain and expand the medical campus complex based along St. John's Place and Latham Avenue through to San Jacinto Avenue. Proximity to the Hemet Valley Medical Center is an asset that all new development in this area could build upon. Improving through circulation in the area by the extension of Devonshire Avenue will also enhance the potential for new development in the area.

State Street Business Park

Currently, the area north of the State Street mixed-use area, south of Esplanade, and on both sides of State Street is being used for industrial purposes. The area is geographically distinct from the adjoining neighborhoods and districts because the San Jacinto Fault lies along the southern boundary with the result that this area is 20–30 feet lower than its southerly neighbors. As the northerly gateway to the City of Hemet, the area is underutilized and lacks attractive design elements and identity. The long term vision for this area is that it transitions to clean industrial, business park uses within a landscaped framework, particularly along State Street. Distinctive entry monumentation and signage should be provided at the State Street and Esplanade Avenue intersection.



Downtown Residential Neighborhoods

Historically, the Gilbert Street, Franklin Street, and Kimball Avenue neighborhoods have complemented Hemet’s downtown core by housing residents who worked or shopped in the core area. The neighborhoods’ history has shaped its current land uses, and due to its proximity to and symbiotic relationship with the core area, this historic integrity should be maintained and enhanced where neighborhoods are stable and well maintained. Development of infill lots in this area should be of a compatible scale and density to the surrounding neighborhoods.

2.9.2 WEST FLORIDA CORRIDOR DISTRICT

Issues and Opportunities

Florida Avenue is the most important road in Hemet, both historically and today. It is both the principal east-west circulation route through Hemet, and the City’s primary commercial corridor. Although other east-west roadways provide routes through the City, most of these routes are disconnected and none provides access to local businesses as efficiently as Florida Avenue. Buildings along Florida Avenue today are uneven and irregular, and much vacant land remains between developed parcels, despite the tremendous growth Hemet has experienced in recent decades. As a result, Florida Avenue fails to communicate a unified, clear, and distinct community identity to visitors. In addition, while historically Florida Avenue was attractively lined with Palm trees, these have been removed over the years and no consistent street tree theme is present.



Development along Florida Avenue today appears haphazard, characterized by a variety of uses incompatible with a major state highway and busy commercial corridor.

Florida Avenue is also a state highway (SR 74), and an important regional transportation corridor connecting Hemet to other communities in southern California and beyond. The road is designed to carry high levels of through traffic, as well as to provide access to shopping and facilities of regional importance. Hemet residents need viable alternatives for east-west travel through the Planning Area beyond Florida Avenue. Acacia Avenue and Devonshire Avenue can provide alternative through routes, while Florida Avenue can continue to serve as the principal access route for Hemet businesses.





Land Use Considerations

Florida Avenue will continue to provide retail and office uses in the foreseeable future with industrial and service providers focusing along Acacia Avenue. An area of change however, will be the gradual transitioning of smaller mobile home parks within the corridor to higher intensity residential uses such as condominiums and apartments. The City encourages this transition and has included an implementation program to change the zoning code to address the appropriate transition of mobile home parks within the Florida-Acacia-Devonshire Corridor. Florida Avenue also has a number of large parcels or existing “big box” stores than continue to be sites for regional retail or entertainment uses and need to be developed or retained for their “highest and best use”.

Portions of the West Florida Corridor District are located within Area III and the Transition Area of the Hemet-Ryan Airport Land Use Plan, as shown in Figure 2.6a and discussed in more detail in Section 2.10. Land Use Policies 10-1 through 10-5 further address potential land use constraints related to the Airport.

2.9.3 DIAMOND VALLEY LAKE DISTRICT

Consisting of approximately 23+ square miles, the Diamond Valley Lake District is one of the largest districts within the City's Planning Area and serves as the City's primary focal point for open space and recreation centered activities. Almost all of the land area within the District is under the ownership of Metropolitan Water District (MWD).

The centerpiece of the district is Diamond Valley Lake itself. Diamond Valley Lake can hold 800,000 acre-feet of water, or roughly 260 billion gallons, making the lake the largest reservoir in southern California. Its capacity is more than six times that of Lake Perris (124,000 acre feet). The construction of Diamond Valley Lake's West Dam, East Dam, and Saddle Dam represents the largest earthwork project in the history of the United States, involving over 40 million cubic yards of foundation excavation and 110 million cubic yards of embankment construction. One of the unique characteristics of Diamond Valley Lake is the fact that the lake's surface is elevated over 200 feet above the surrounding land. Bracketing both the east and west sides of the lake are lands owned by MWD. The Diamond Valley Lake East End Planning Area (within City limits), is home to the Western Science Museum, the world's first Leadership in Energy and Environmental Design (LEED) Platinum-certified museum.

Issues and Opportunities

As the west and east Diamond Valley Lake Planning Areas are primarily owned by the MWD, any future activity will have to be done through a cooperative effort involving MWD, the City of Hemet, Valley Wide Recreation and Park District, and private enterprises. At present, the MWD Board has indicated that although MWD will participate in the development process, the actual development of the MWD-owned areas would be done through private investment.



A major issue facing the east side planning areas is the fact that most of the DVL site was used for excavation and fill activities during lake construction resulting in the need to overexcavate and recompact any area (sometimes to a depth of over 40 feet) where new structures are proposed. Due to the costs of overexcavation, it is anticipated that much of the east side area will be given to primarily recreational uses with retail and educational/museum facilities occupying the edges.

MWD also owns property north of Domenigoni Parkway both along State Street and Warren Road. The Warren Road properties are located in the Page Ranch District. Originally, these properties were purchased by MWD for purposes associated with flood retention capabilities. Subsequent activities, however, such as locating the flood control basin further to the south, have removed the need to use the parcels for flood retention. Consequently, MWD has initiated preliminary planning studies to identify alternative uses for their properties that focus on provision of a sustainable campus business park with research and development facilities as well as educational facilities that promote sustainability and renewable energy. One of the primary issues associated with evolving changes to land uses is the fact that the General Plan designates these two property areas primarily for residential uses which may be contrary to the long term plans being contemplated by MWD. The City of Hemet recognizes this issue and contemplates changes by MWD to land uses and has included portions of these properties within Mixed Use Areas #4 and #5 (see Section 2.5 for discussion of these areas). A future amendment to the General Plan for the MWD owned properties north of Domenigoni Parkway would be in keeping with the overall goals and vision of the General Plan if the following were to occur:

- ❖ The change of land uses results in development of truly sustainable uses such as a business park focusing on renewable energy and which would be comprehensively developed to include items such as internal transportation opportunities, provision of educational facilities, and a balance of public as well as private business opportunities.
- ❖ The change of land uses provides for jobs which in turn, would reduce vehicle miles travelled as residents will not have to leave the valley for employment and result in an overall reduction in traffic generation. This in turn will result in reduced vehicular emissions and further the City's goal of reducing greenhouse gases.

Land Use

The Diamond Valley Lake District has five distinct areas described as follows:

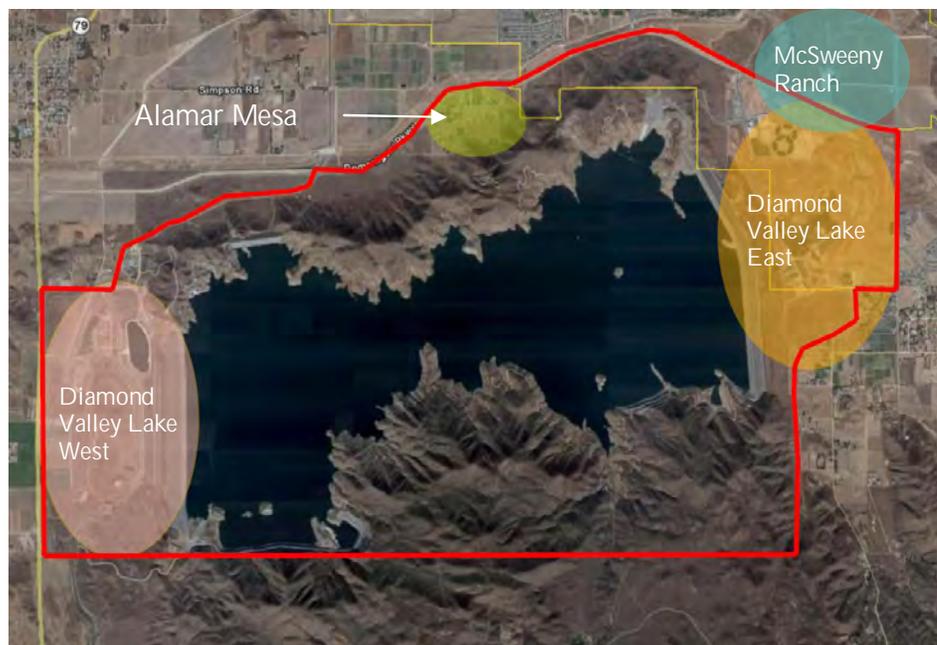
- ❖ Diamond Valley Lake West Located between Winchester Road and the West Dam face, the 1,100-plus acre area could serve as a regional destination for both passive and active recreation uses. One of the primary restrictions in this area is the lack of direct access to the lake, which limits lake related activities such as boating and fishing. Conversely, SR 79 is immediately adjacent to Diamond Valley Lake West, which could attract users that rely on regional access such as



LAND USE

camping or a water park. MWD is also currently exploring the potential of a solar power facility and development of other renewable energy resources and sustainable tourism at this location.

- ❖ **Diamond Valley Lake East** Located within City boundaries between State Street and the East Dam face, 538 acres of this 1,300+ acre area is currently shown for recreational development under an existing specific plan (Diamond Valley Lake Park Specific Plan SP02-001). Anchored by the Western Science Center, MWD's Diamond Valley Lake Visitor's Center and the Diamond Valley Lake Regional Park, the area will provide regional recreation uses such as ball fields, educational facilities, hiking, camping, equestrian trails, aquatic center, and lake marina. MWD also has leased portions of the existing facilities to the Western Center Academy Charter School, and is exploring possibilities to expand educational facilities and establish a research based institute focused on renewable energy and water conservation technologies.
- ❖ **Alamar Mesa** This 7.5 acre enclave is the only residential area within the district and is characterized by rural estates providing equestrian and animal husbandry uses. No further expansion of the area is anticipated as all surrounding properties are within permanent open space / habitat areas.
- ❖ **Open Space/Lake** The majority of the Diamond Valley Lake District is utilized by MWD for water storage with the surrounding hills set aside as permanent open space / habitat conservation area. The lake offers recreational opportunities such as fishing and boating while the surrounding open space area is served by an existing trail network accessible to hikers and mountain bikes. Equestrian uses are limited to the existing trail north of the lake on the other side of the ridgeline and adjacent to Domenigoni Parkway.





McSweeney Ranch Specific Plan Area MWD purchased the 740 acre McSweeney Ranch Specific Plan property to provide flood control facilities associated with construction of Diamond Valley Lake. However, no change to the McSweeney Ranch Specific Plan was ever initiated by MWD; the property is still governed by the Specific Plan provisions and provides primarily for single family residential uses. An alternative land use proposal for this site is an environmental campus and/or business park focusing on sustainable and renewable energy, educational facilities, and incidental retail/commercial support services. Such an alternative will require an amendment to the Specific Plan and General Plan. MWD is currently in the process of preparing plans for a solar energy project that would encompass approximately 200 acres in the northern portion of the McSweeney Ranch Property. Future development plans may include a sustainable campus and clean technology business park which would encompass an additional 400 acres, with the remaining approximately 150 acres devoted to open space and recreation.

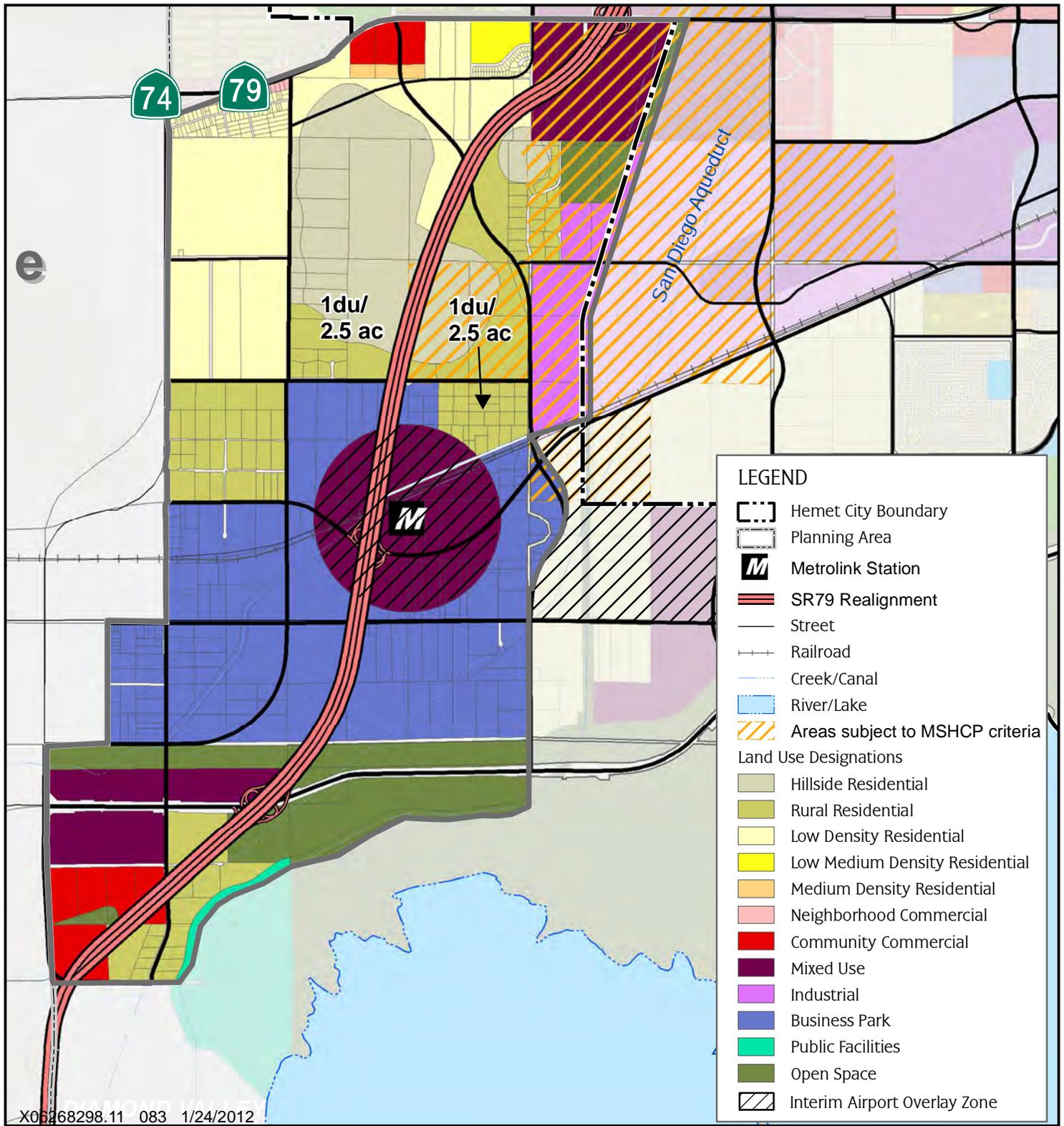
Future Development

Development of the east and west side planning areas shall be done through a specific plan. Currently, a specific plan has been approved for the east side planning area. However, the City anticipates that changes to the plan will be made in the future. Additionally, any development in the McSweeney Ranch area contrary to the existing specific plan would require either a specific plan amendment or preparation of a new specific plan in lieu of the existing McSweeney Ranch plan. In preparing the specific plans, General Plan considerations should include items such as:

- ❖ land uses that are compatible with and enhance the areas' existing museum complex, science based charter school and recreation facilities;
- ❖ integration of the planning area with the City's and County's regional and local trail systems through connections and continuation of trails through the project area;
- ❖ provision of ancillary services such as restaurants, hotels, coffee shops, specialty retail, and similar hospitality uses which provides for the daily and short term needs of visitors;
- ❖ optimizing sustainable concepts such as green streets, use of alternative energy such as solar and use of recycled water and alternative modes of transportation; and
- ❖ consistency of design themes throughout the area and within the public right of way, with a special focus on wayfinding signs and streetscape landscaping.

2.9.4 WEST HEMET DISTRICT

The West Hemet area is located at the west end of the planning area, north of Diamond Valley Lake, west of the Hemet-Ryan Airport and south of Florida Avenue as shown in Figures 2.3 and 2.5. Today, the West Hemet



Sources:
 Census Tiger Line Data 2005
 ESRI 2010

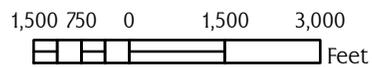


Figure 2.5
WEST HEMET PLAN
 Hemet General Plan



area can be generally characterized as sparsely populated and rural. The size of West Hemet along with the relocation of SR 79 offers the City the opportunity to comprehensively plan a new community within the San Jacinto Valley that will complement present development in the City; meet the retail, office and manufacturing needs of the community; add new jobs and contribute to the City's economic foundation. Although much of West Hemet is currently under the County's jurisdiction, planning for the future of this area can encourage development that reflects the City's vision for the future and promotes logical and orderly development. By taking a proactive planning approach, Hemet is positioning itself, and West Hemet in particular, to be a vibrant area featuring attractive new residential communities, mixed-use activity centers, and unparalleled retail and employment opportunities.

Development Context

There are several major factors that influence the future development of West Hemet and the surrounding areas as noted below:

- ❖ SR 79 Highway Realignment RCTC and Caltrans are in the process of planning and designing the realignment of SR 79 between Gilman Springs Road and Domenigoni Parkway. The SR 79 realignment will provide a more direct north-south route for through traffic, improve mobility on local streets and expedite the movement of goods and people within the San Jacinto Valley. The Burlington Northern and Santa Fe (formerly Atchison, Topeka and Santa Fe) railroad that traverses West Hemet also serves to guide land uses and is an important link to the City and region. This rail line is anticipated to support the addition of Metrolink service to West Hemet in the future as well as further east to the City's Downtown.
- ❖ Hemet-Ryan Airport The Hemet-Ryan Airport safety zones and the potential for a runway extension also influenced the creation of the West Hemet land use plan. The airport can also present an opportunity to integrate the surrounding area as a business district. Safety zones surrounding airports are established by the Riverside County Airport Land Use Commission based upon regulations and guidelines of the California Department of Transportation (Caltrans), Division of Aeronautics and the Federal Aviation Administration (FAA), to limit land uses and the size of new construction near airports. The safety zones considered in the creation of the existing 1992 Airport Land Use Plan (ALUP) are based on a proposed runway extension at the airport. However, the 2011 Draft Airport Master Plan does not propose a specific runway extension at this time. The Airport Land Use Commission is also commencing the process of updating the 1992 ALUP. At present, much of the West Hemet District is within Areas I and II of the ALUP, and as such certain land uses are limited, as shown in Table 2.5 of this Element. Until the new Airport Land Use Plan is adopted by the Airport Land Use Commission, an Interim Airport Overlay has been established for portions of the West Hemet District as well as other similar undeveloped properties in Areas I and II of the Airport Land Use Plan (per Figure 2.6a) that may be incompatible with the 1992 ALUP. For example, at present, the 1992 ALUP restricts



residential development in Areas I and II to one du/2.5 acres. Land Use Element Policy LU-10-4 addresses uses allowed in the Interim Airport Overlay. At such time as the new Airport Land Use Plan is adopted, the City will update the General Plan for consistency and remove the Interim Airport Overlay.

- ❖ Multi-Species Habitat Conservation Plan Development in West Hemet is also constrained by the Western Riverside County MSHCP. The MSHCP is a comprehensive, multi-jurisdictional effort that includes the County and fourteen cities. Rather than providing habitat mitigation for endangered species on a case-by-case basis, the MSHCP focuses on the conservation of 146 species throughout western Riverside County. The MSHCP consists of a reserve system of approximately 500,000 acres; of which approximately 347,000 acres are currently within public ownership, and 153,000 acres are currently in private ownership. The reserve system is broken down into criteria cells, 160-acre areas with specifically designated conservation criteria. In the Hemet Planning Area, the habitat reserve system consists primarily of vernal pool communities, which provide habitat for the federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*); federally endangered San Diego fairy shrimp (*Branchinecta sandiegonensis*); and the federally endangered Riverside fairy shrimp (*Streptocephalus woottoni*). Vernal pools are seasonally flooded depressions with an impermeable layer that allows the pools to retain water much longer than the surrounding lands. Vernal pools often fill and empty several times during the rainy season.

Part of the habitat reserve system lies within portions of West Hemet (see Figure 2.1) and any future development within a reserve must be consistent with the conservation requirements of the MSHCP. Development proposals outside of criteria cells will also be evaluated for MSHCP consistency as the MSHCP contains requirements that are applicable to proposed projects whether or not they are within criteria cells. A portion of the land in the West Hemet Planning Area lies within the 1,600 acre MSHCP-defined criteria cells. Within these cells, the City may not achieve the full development potential of the land use designations shown on the Land Use Map, as portions of the cell will be maintained as open space to comply with the MSHCP habitat conservation efforts. Under current MSHCP criteria, approximately 70-80 percent of the total 1,600 acres will need to be conserved representing approximately 1,100 acres of land. This amount could be reduced through a criteria refinement, a process which permits a refinement of the MSHCP criteria and acreage through development of alternatives such as improving drainage flows to rehydrate the vernal pool complex. Under this scenario, habitat quality could actually improve, promoting MSHCP objectives of endangered species preservation while freeing marginal habitat lands for other uses such as commercial or business park opportunities.

- ❖ Existing Rail Line The existing San Jacinto Branch rail line traverses the area from west to east and is planned by RCTC as a future commuter rail line. The line has also been used for limited industrial



and rail activity. As rail activity increases, the issue of at-grade rail crossings and the need for grade-separated street crossings at key intersections will be a major consideration for future development.

- ❖ Hydrology and Drainage A large portion of the West Hemet Area is currently within the 100 year flood plain, and the existing Salt Creek drainage channel is located in the southern portion of the district. An updated storm water management plan and drainage infrastructure systems will be needed to remove development areas from the flood plain.
- ❖ Infrastructure and Services There is a lack of existing infrastructure within the West Hemet District and a comprehensive infrastructure and community facilities plan will need to be developed to properly serve new development. An equitable funding mechanism will also need to be put into place to ensure a “fair share” distribution of the costs of new infrastructure and services to new development.

West Hemet Development Strategies

Proactive planning by the City will ensure that development in West Hemet adheres to the City’s vision and occurs in an orderly manner with infrastructure and public services provided to adequately support development.

In 2010, the City of Hemet was chosen by the Urban Land Institute Edge Development Initiative Council as a case study for development on the City’s western edge (ULI, October, 2010). Essentially, the purpose of the study was to analyze rapidly growing cities such as Hemet and explore how development at the City’s edge affects factors such as urban sprawl, loss of open space and loss of identity. While the study is a separate document and encompassed more land area than that indentified as the West Hemet District in Figures 2.3 and 2.5, there are several goals identified within the study that have been used by the City as overarching development goals for the west end. They are:

- ❖ Promote the proposed development of a realigned SR 79 as a significant opportunity to attract new businesses and jobs.
- ❖ Provide a better balance of jobs and housing to help build a stronger, healthier City economy.
- ❖ Create a unique identity for West Hemet and the City.
- ❖ Annex unincorporated land around the proposed SR 79 realignment to maintain and control the City’s edge, entrance and job appeal.
- ❖ Capture the synergy of regional transportation facilities such as the future SR 79, commuter rail, and the airport to create regional serving commercial, office and industrial uses.
- ❖ Protect existing residential areas and associated lifestyles by making sure new development is complimentary.



- ❖ Initiate a Criteria Refinement process to identify potential development potential within the west end area
- ❖ Update the City's Master Drainage Plan to address the unique drainage and habitat characteristics with the area.

Future development in West Hemet will occur in the context of specific physical constraints. Foremost are the realignment of SR 79, the presence of steep hillside areas, the railroad that bisects the area in the south, and proximity to the Hemet-Ryan Airport.

Improved access to West Hemet due to the realignment of SR 79, availability of large vacant parcels, and recreation potential associated with Diamond Valley Lake make West Hemet an ideal location for future development. However, West Hemet also includes valuable habitat resources that must be conserved and existing communities that must be respected. The following concepts provide a foundation for the City's strategy to ensure the orderly development of quality communities.

Create a Unique Place

The land use plan for West Hemet strives to create a unique place that maintains the character of Hemet, yet differentiates West Hemet from other newly built, traditional suburban communities in southern California. The City will work to maintain high quality design and property maintenance standards that encourage owner satisfaction and community pride, inspiring ongoing concern and care for the community. Creating a new community, as opposed to merely providing additional housing and businesses, will require such amenities as parks, recreational services, educational facilities, and open spaces for residents to enjoy. Additionally, the City recognizes that the form and function of new developments in West Hemet will be inherently different than within the established City and will need to accommodate a broad range of land uses.



Commercial uses in West Hemet will expand retail and employment opportunities and complement land uses in other Hemet activity centers.

To ensure that development occurs in an orderly manner, major developments should occur within the context of an overall community plan or specific plans. Using specific plans provides the right balance of City and developer involvement in major projects to ensure that all parties' goals are met, while allowing the majority of land to develop in response to market trends. Planning for West Hemet will also encourage creation of cultural and recreational resources that are unique to Hemet and that benefit from close proximity to Diamond Valley Lake and other nearby attractions. Establishing West Hemet as a destination and a job center will contribute to the City's economic development goals and provide expanded opportunities for Hemet residents and businesses.

Establish a Complementary Mix of Land Uses

Planning for West Hemet should stress the importance of establishing neighborhoods that balance the need for a diverse range of retail centers, mixed-use projects, business parks, industrial uses, offices and housing with a viable economy that sustains the area's tax and jobs base. In West Hemet, residential, commercial, and employment-creating land uses will be balanced to establish a sustainable economic foundation characterized by



solid financial resources, multiple employment opportunities, and a diversified tax base.

A major component of the West Hemet area is the proposed business park complex shown on both sides of the future SR 79 and north of Salt Creek. It is anticipated that concurrent with the development of the realigned SR 79, the business park will evolve over time to provide service sector jobs, clean technology industries, manufacturing opportunities, and ancillary support services for not only Hemet but much of southwestern Riverside County. Development of the business park will help bring Hemet's job to housing balance ratio in line with the southern California average as well as help to reduce greenhouse gas emissions by locating jobs closer to residents thereby reducing vehicular emissions.

The new alignment of SR 79 and proximity to Diamond Valley Lake present tremendous opportunities for new development in West Hemet. To leverage these opportunities while protecting residents from noise and increased activity levels associated with transportation, new developments must establish land uses compatible with and complementary to SR 79.

Protect Natural Resources

The large scale of development that may occur in West Hemet over the next 10 to 20 years compels the City to carefully consider potential effects on natural resources from the construction and occupation of Hemet's newest communities. To protect the area's natural resources, the City will ensure that sensitive habitat areas are protected, habitat connectivity is preserved, and habitat areas are used and preserved as scenic resources to the extent feasible. In areas of high scenic value, such as hillsides, land use designations will accommodate some development while also preserving scenic resources and ensuring safety for new developments.

To help conserve energy resources, green building design, construction and operation techniques will be used during construction and through the life of West Hemet developments. Green building design includes use of building materials and methods that promote resource conservation and energy efficiency, particularly alternative energy solutions.

Encourage Alternatives to Driving

Land use planning and circulation planning must be coordinated. West Hemet developments will be designed to provide adequate automobile circulation as well as alternatives to driving. Many newly built communities in southern California focus on getting residents and visitors in and out of the area in their cars. In West Hemet, new developments will create connections between land uses that also make alternatives to the automobile safe and attractive. Community designs should encourage both pedestrian and bicycle use.

Traveling within the community on bikes, by walking or taking public transportation will become attractive, safe, and economical options for residents and visitors. In areas with a large number of residents or visitors, increased levels of traffic control strategies must be established to ensure that that car traffic does not become unmanageable. The City's strategy will



Pedestrian walkways and access points facilitate easy and safe walks to neighboring development without automobiles.



be to locate higher intensity uses, such as higher density residential uses and commercial and employment activity centers, around major transportation nodes, such as SR 79, a future Metrolink station in West Hemet, and transit routes. This strategy allows access to these uses, minimizes disruptions to the local circulation system, and makes auto travel alternatives practical.

Achieve Balance with Other Parts of Hemet

The vision and plan for West Hemet does not create competition for properties in other parts of Hemet such as downtown. The land uses and character of the area south of Florida Avenue will differ from other parts of Hemet, as it will be more urban in nature than most parts of the City. West Hemet has the available land to accommodate uses that are not appropriate downtown, such as major commercial activity centers and employment-generating business parks that may not fit in size or character within downtown.

West Hemet Land Use Plan Features

Specific strategies and recommendations for the West Hemet area are incorporated into the goals, policies and implementation programs for the West Hemet area. The overall land use plan for West Hemet sets a framework for orderly and fiscally responsible development that avoids the haphazard development patterns present in many developing communities. The plan was created through a collaborative process involving stakeholders, property owners, and City leaders. The end-goal for this collaboration was not to develop for development's sake, but rather to create a community that balances the need for economic development, through sales tax revenue and job generation, and creates a variety of housing opportunities. The circulation plan for this area was formulated in tandem with the land use plan to ensure that circulation infrastructure is able to support the proposed level of development.



Mixed-use development should support a street-oriented pattern, with buildings sited at or near the sidewalk edge.

Business Park

The business park complex will include corporate and general business offices, medical uses, technical and trade schools, research and development, e-commerce, new clean technologies, and light manufacturing. Ancillary support commercial uses, restaurants, and hospitality uses intended to serve the business community may also be permitted. The City will need to identify and encourage industrial uses that are not dependent on the proximity to a major freeway, such as the distribution uses that existing along I-215. Exploring a business niche opportunity will assist in creating an image and identity for Hemet that will distinguish it from other sub-regions.

The business park complex will focus on providing high end employment opportunities, especially in emerging technologies such as solar and alternative energy in a campus like setting. Central to the business park concept is the integration of all land uses along a comprehensive trail network serving pedestrians and bicyclists which serves not only to facilitate alternative modes of transportation, such as the Metrolink, transit and NEV's, but also to encourage recreational opportunities such as walking during lunch time.



A critical factor to the business park's success is the eventual construction of the realigned SR 79 and interchange at Stetson Road. As the business park develops, the circulation pattern will evolve to facilitate access to and from SR 79 as well as taking advantage to rail access which traverses the complex, and the potential for a West Hemet Metrolink train station.

Mixed Use

There are three mixed uses nodes in West Hemet, Mixed Use #2 and Mixed Use #3 and the southerly portion of Mixed Use #1, as discussed in more detail in Section 2.5 of this element. The mixed-use areas in West Hemet will create activity centers for regional retail, office and entertainment uses, supported by medium- to high-density residential development. Such development is intended to facilitate groupings of retail, entertainment, and office uses along with residential development, public gathering spaces, and other community amenities. Key considerations include high-quality pedestrian-oriented design, incorporation of community open spaces, innovative housing options, and ease of access from major highways, freeways and alternative transportation modes. Successful completion of high-quality mixed-use projects will assist the City in accomplishing multiple land use and economic development objectives. A key component will also be the potential for a Metrolink station and transit oriented development in the West Hemet area.

Residential

As shown in Figure 2.5, the planned residential land uses range in density and character from Hillside Residential and Rural Residential to Multifamily Residential associated with the mixed-use areas of the plan. In order to preserve the character and quality of life that exists in the low density residential and rural areas of the plan, landscaped buffers and setbacks will need to be created where these areas are adjacent to more intense land uses. The development of the Highway 79 alignment through West Hemet will also change the character of the area, and new residential development should be separated from this major transportation facility.

Commercial and Institutional

In addition to retail areas within the mixed use nodes, community commercial uses are identified in the land use plan for West Hemet. To establish a strong commercial and employment base include growth industries such as health care, environmental services, computer technology and education facilities. Increasing the education potential and opportunities for residents in the area will have a direct benefit on the community's economic well-being. Higher education and vocational schools such as nursing, environmental and clean technology specialists and professional support services are also desirable.

Recreation and Leisure

Natural features and open space such as trails and other linkages for bikes and pedestrians should be woven throughout future development in the area, linking commercial, office, industrial, residential and recreational facilities. The Salt Creek Channel provides an excellent opportunity for a multi-use trail and serves as a visual buffer adjacent to new development. As more detailed specific plans are developed, sites also need to be reserved



for public open spaces and plazas, creating opportunities for the community to gather and socialize. Wherever possible, open space should be preserved and enhanced and used to define the edges of the West Hemet District from other communities.

West Hemet Circulation Plan

To ensure that residents and visitors have access to West Hemet and other activity centers throughout the City, circulation system improvements and transit connectivity are key priorities. The circulation system for West Hemet was created in tandem with the land use plan and provides the backbone arterial streets needed to serve new development. The goal of the circulation plan is to accommodate potential future growth in the area and improve regional access. The most significant design feature within the Circulation Plan is the realignment of SR 79.

The major north-south feature of the circulation plan is SR 79. Interchanges and activity nodes are currently proposed at Esplanade, Tres Cerritos Road, Florida, and Stetson Avenues and Domenigoni Parkway. The Florida Avenue and Stetson Avenue interchanges will provide access to proposed mixed-use and business park activity centers in these areas. Florida Avenue and future extensions of Stetson Avenue, Simpson Road, and Domenigoni Parkway form the major east-west roadways that provide access between the City center, West Hemet and areas to the west. Regional access will be improved through a proposed Metrolink station near the Stetson Avenue intersection with the existing railroad alignment. These locations will benefit from increased activity from future mixed-use, business park, and manufacturing/logistics uses and from the extension of the main runway at Hemet-Ryan Airport.

2.10 HEMET-RYAN AIRPORT

Noise and safety factors resulting from airport operations and overflight patterns at the Hemet-Ryan Airport affects much of the western portion of the City. Due to the strategic role the airport plays in determining land uses, the Land Use Element provides an overview of the Hemet-Ryan Airport and a discussion of land use policies associated with its continued operation.



The Hemet-Ryan Airport was founded in 1940, shortly before World War II, as a federal pilot training center run by the Ryan School of Aeronautics. After the war, the County assumed management of the 318-acre facility. Today, the County-owned, public use airport covers 440 acres and is managed by the Riverside County Economic Development Agency. The Airport primarily serves the Cities of Hemet and San Jacinto, but also offers easy access to the various mountain resorts around Hemet.

Hemet-Ryan Airport is an important development constraint and asset located in the western portion of the Planning Area

As a general aviation facility, Hemet-Ryan Airport provides a base of operations for local pilots while also supporting a variety of recreational, medical, fire suppression and business uses. Between 2011 and 2013



aircraft activity at the airport is expected to increase by 25 percent from the existing 69,500 annual flight activity to approximately 87,150 operations annually.

The primary runway is 4,315 feet long and 100 feet wide and can accommodate an 80,000-pound, single wheel aircraft. The 2004 Airport Master Plan recommends a future runway length of 5,300 feet. The existing Master Plan recommends a southwesterly extension which would require the relocation of both Warren Road and Stetson Avenue. The County of Riverside is currently in the process of updating the Master Plan for the airport, (expected to be adopted in 2012) including the future runway configuration. Although various runway extension alternatives are discussed in the proposed 2011 Draft Airport Master Plan, the Plan does not propose a specific runway extension at this time.

Additional discussion, goals, and policies regarding the Hemet-Ryan Airport are contained in the Circulation and Public Safety Elements of the General Plan.

Fire and police protection for the airport is provided by the City of Hemet, with additional fire protection assistance from the California Department of Forestry and Fire Protection (CAL FIRE). Since 1957, CAL FIRE has based its regional air attack base at Hemet-Ryan Airport. CAL FIRE had been preparing to move its regional air attack base from Hemet-Ryan Airport to March Air Reserve Base in Moreno Valley, but in early 2006 decided to remain at Hemet-Ryan with the understanding that improvements will continue to be made at the airport to accommodate larger aircraft. To be consistent with the existing 2004 Airport Master Plan and ensure the future viability of Hemet-Ryan Airport, the Land Use Map (Figure 2.1) currently assumes future runway expansion and the potential realignment of Warren Road, Stetson Avenue, and Cawston Avenue to accommodate the expansion. However, as noted above, the new Draft Master Plan does not propose a specific runway extension at this time. The decision to include this runway in the 2004 Airport Master Plan was directly related to CAL FIRE's needs and a previously anticipated increase in airport activity due to future development at the airport and in the area. While the City supports the retention of CAL FIRE at Hemet-Ryan Airport, the need for a longer runway raised two issues which are:

- ❖ **Effect on Cawston Road Alignment** The extension of Cawston Avenue along the easterly edge of the airport is a key circulation component for the City. If the runway is lengthened to the west, then the ability to extend Cawston Avenue is maintained. However, any lengthening of the runway to the east could impede the City's ability to extend Cawston Avenue, thereby adversely affecting citywide traffic circulation patterns, including Fire response from Station 4, located on Cawston Ave.
- ❖ **Effect on existing residents** The City has historically favored any expansion of the airport to the west of existing configurations. The City's primary intent is to protect existing residents located easterly of the airport from adverse impacts, such as noise, that could occur if the runway is lengthened to the east.

These two issues, along with other potential issues associated with expansion, require that the City work closely with the County on any future



master plans for the airport. The City recognizes that the airport can and should have a critical and positive role for the City and supports Hemet Ryan Airport's ongoing activities and desires to ensure that ongoing operations and expansion plans benefit all interested parties without adversely affecting critical transportation needs.

2.10.1 COMPREHENSIVE AIRPORT LAND USE PLAN

The variety of air services and separate flight paths in southern California require regional coordination in order to prevent confusion in flight patterns and to maintain safety. Potential damage to aircraft may also result in loss of life and property within flight paths. Aircraft noise may also affect residents and businesses located close to the flight path. To avoid such outcomes, the Federal Aviation Administration (FAA) has established land use restrictions for areas surrounding airports and flight paths. To comply with FAA regulations, the 1992 *Hemet-Ryan Airport Comprehensive Airport Land Use Plan* was prepared by the Hemet-Ryan Sub-Committee, comprised of members from various departments and commissions within the City of Hemet and the County of Riverside. The land use plan responds to concerns about residential encroachment toward the airport.

Land use policies in the 1992 ALUP are structured around four distinct land use compatibility areas within and surrounding the airport determined using the following land use compatibility criteria: intensity of use, residential versus non residential function, and sensitive uses that require special protection from aircraft related hazards. The ALUP is also based upon the Airport Master Plan and the runway configurations and level of operations. Subsequently, in 2002 the California Airport Land Use Handbook was adopted by the California Department of Transportation Division of Aeronautics and contains updated recommendations and practices that are not always consistent with the ALUP. The ALUP recognizes that the Hemet-Ryan ALUP is outdated and is in the process of updating it with an anticipated completion in 2013, following the expected adoption of the updated Airport Master Plan in 2012.

Figure 2.6a shows the airport land use compatibility areas for Hemet-Ryan Airport, based upon the four land use compatibility zones set forth in the 1992 ALUP and overlaid on the General Plan Land Use Map. The four zones comprise the Airport Influence Area. Figure 2.6b illustrates the conceptual Airport Safety Zones and permitted uses based upon the 2002 Cal-Trans Division of Aeronautics Handbook. However, the ALUP takes precedence as the adopted plan by which the Riverside County Airport Land Use Commission makes its findings and recommendations regarding land use consistency. The majority of the land within the Airport Influence Area shown in Figure 2.6a is already developed or entitled, and therefore not subject to the land use restrictions. However, there are several undeveloped parcels located to the west and south of the airport that are under the ALUP, as well as certain infill parcels located to the north and east of the airport.

Airport land use compatibility zones shown in Table 2.5 indicate that land in the highest risk area (Area 1: Extreme Risk) is limited to agricultural or open space development, and commercial, industrial and rural residential



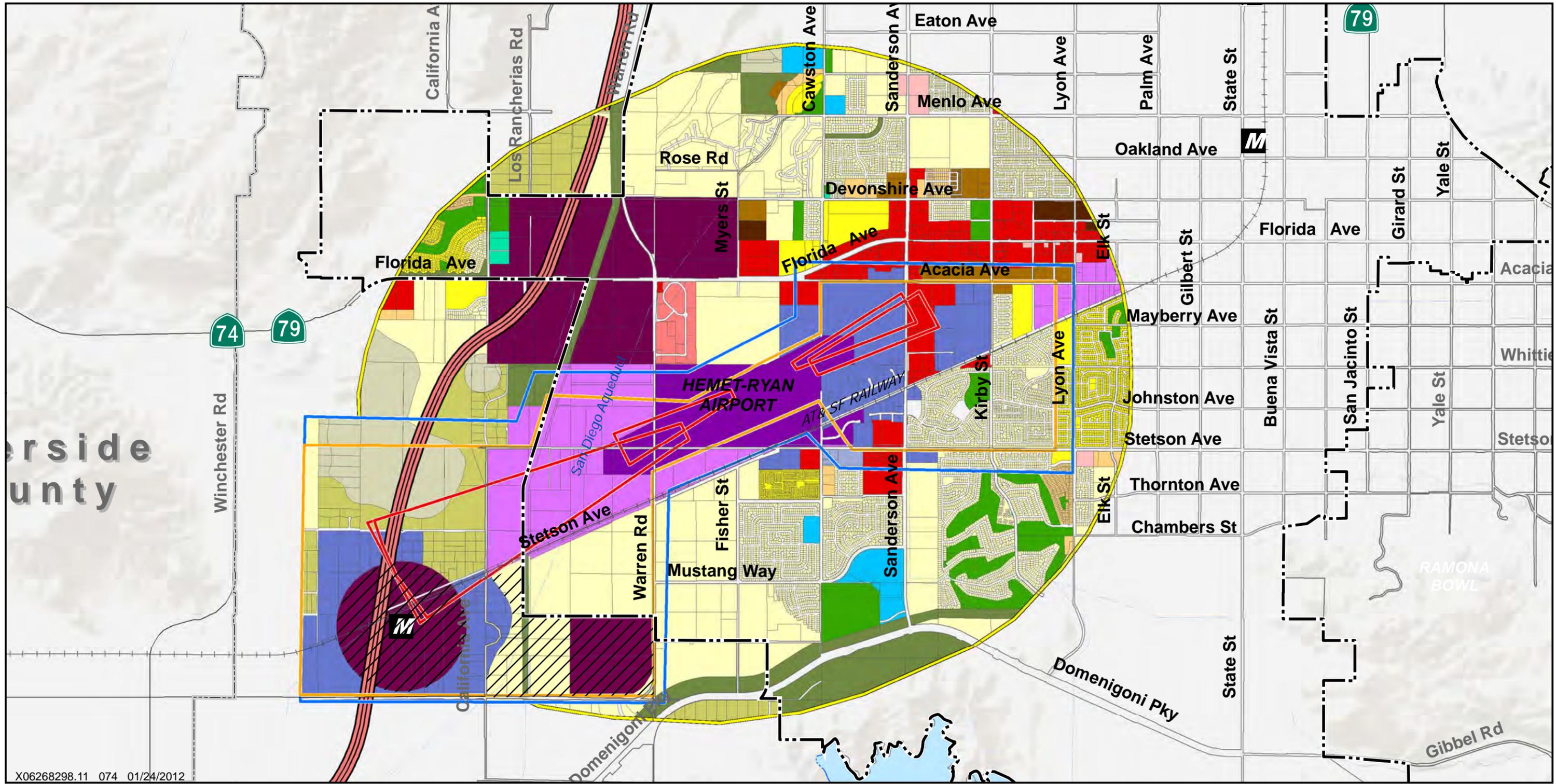
Table 2.5
1992 ALUC Airport Land Use Compatibility Zones

Area I: Extreme Risk	Area II: High Risk	Transition Area	Area III: Moderate Risk
Permitted uses: agriculture and open space	Permitted uses: industrial, agriculture, residential (> 2.5 acres/dwelling)	Permitted uses: commercial, industrial, manufacturing, and agriculture, residential single family	Permitted uses: wide range of uses
ALUC Discretionary review uses: commercial, industrial, residential on lots of 2.5 ac/du or larger	ALUC Discretionary review uses: commercial	ALUC Discretionary review uses: schools or institutional uses, hazardous materials facilities and "places of assembly", multi- family residential up to 20 du/ac	ALUC Discretionary review uses: Structures over 35 feet or two stories, whichever is greater, Schools or Institutional uses, Hazardous materials facilities and Places of assembly
Incompatible Uses: Residential Uses within one mile from runway threshold Hazardous materials Critical facilities Places of Assembly Institutional uses or schools	Incompatible Uses: Hazardous materials Critical facilities Places of Assembly Institutional uses or schools Residential Uses on lots less than 2.5 ac/du	Incompatible Uses: Residential density over 20 du/ac. Structures over 35 feet or two stories, whichever is less	

Source: 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan.

with discretionary review. As the risk associated with each area decreases, developments of varying types, heights, and activity levels are permitted. For example, Area III: Moderate Risk, places no limit on residential densities but requires discretionary review for high intensity uses and places of assembly.

New development projects that are located within the compatibility zones will undergo various levels of City discretionary review, depending upon the proposal. At a minimum, a Site Development Review will be required to be approved by either the Community Development Director or Planning Commission, and will include review of compatibility with the standards of the Comprehensive Airport Land Use Plan and the California Airport Land Use Planning Handbook. Any legislative proposals (General Plan Amendments, Specific Plans, Ordinances, etc.) will be also forwarded to the County Airport Land Use Commission for review, as will any uses listed as ALUC Discretionary Review or Incompatible Uses in Table 2.5., per the 1992 ALUP. In addition to compliance with the Comprehensive Airport Land Use Plan and California Airport Land Use Planning Handbook, projects may need to prepare an Airport Compatibility Study and CEQA review for discretionary uses, and comply with the General Plan policies regarding the airport as contained in the Land Use, Circulation, and Public Safety elements of this General Plan.



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Note: Zones subject to change based on updates to Hemet - Ryan Airport Master Plan and Riverside County Airport Land Use Plan.

Sources:
 Census Tiger Line Data 2005
 Hemet Ryan Airport Comprehensive Airport Land Use Plan 1992
 ESRI 2010

3,000 1,500 0 3,000 Feet

LEGEND

- Airport Land Use Compatibility Zones**
- Area I (Extreme Risk)
 - Area II (High Risk)
 - Area III (Moderate Risk)
 - Interim Airport Overlay Zone

- General Plan Land Use Designations**
- Hillside Residential
 - Rural Residential
 - Low Density Residential
 - Low Medium Density Residential
 - Medium Density Residential
 - High Density Residential

- Very High Density Residential
- Regional Commercial
- Neighborhood Commercial
- Community Commercial
- Mixed Use
- Office Professional
- Industrial

- Business Park
- Airport
- Public Facilities
- School
- Park
- Open Space

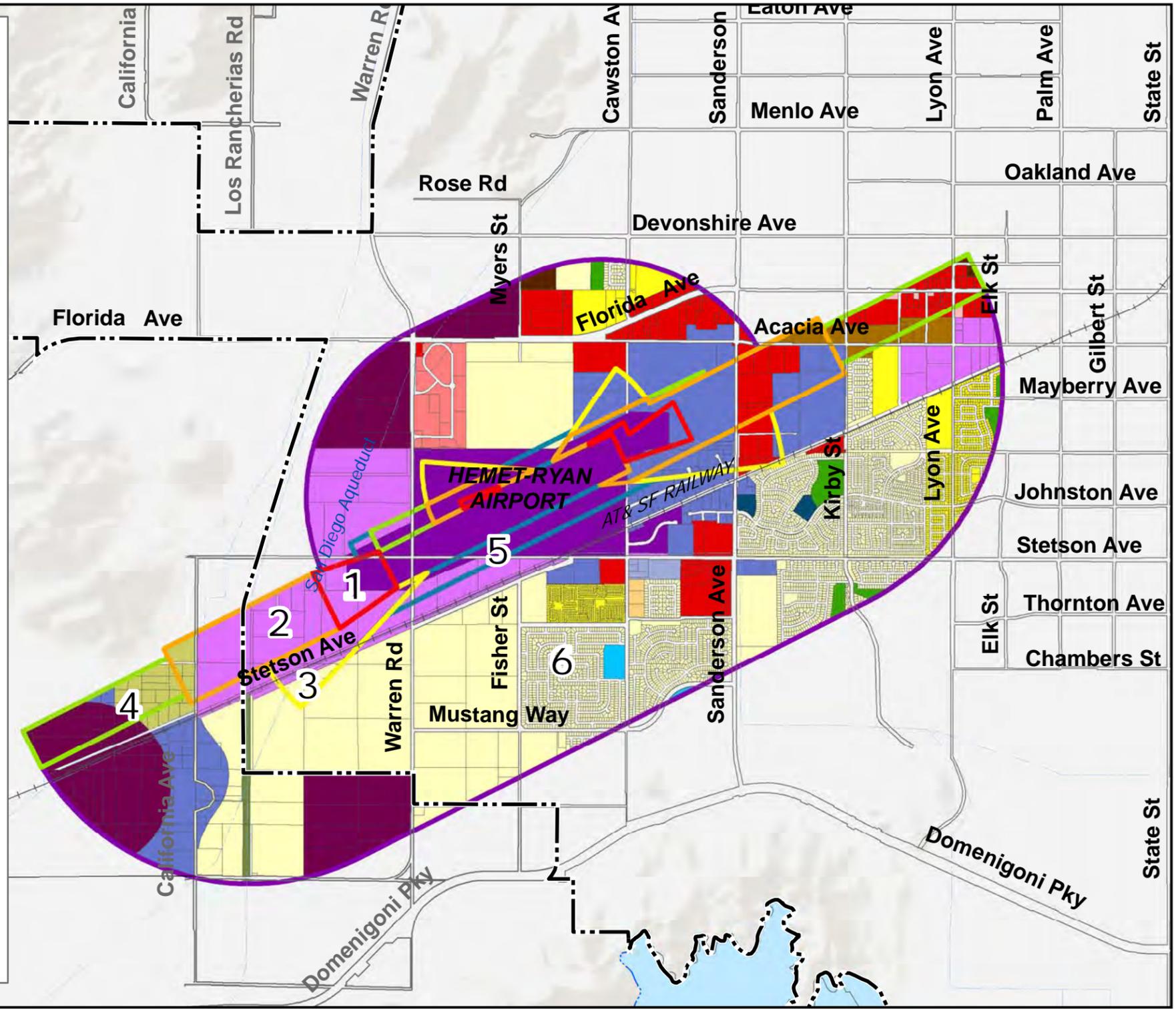
- Hemet City Boundary
- Street
- Railroad
- Creek/Canal
- M Metrolink Station
- SR79 Realignment

Figure 2.6 a
AIRPORT LAND USE
COMPATIBILITY ZONES
 Hemet General Plan



Back of Figure 2.6a

Zone 1: Runway Protection Zone	Max. residential density: 0 du/ac Allowed uses: uses with very low intensity nonresidential character and confined to the sides and outer end of the area Prohibit: New structures and residential land uses
Zone 2: Inner Approach/Departure Zone	Max. residential density: 1 du/10-20 ac Allowed uses: nonresidential uses that attract few people Prohibit: Schools, hospital/medical, meeting places, hazardous, labor intensive manufacturing
Zone 3: Inner Turning Zone	Max. residential density: 1 du/2-5 ac Allowed uses: very low density residential uses and low intensity nonresidential uses Prohibit: Schools, day care, hospital, nursing homes
Zone 4: Outer Approach/Departure Zone	Max. residential density: 1 du/2-5 ac Allowed uses: Very low density residential uses and low intensity nonresidential uses Prohibit: Schools, large day care, hospital, nursing homes
Zone 5: Sideline Zone	Max. residential density: 1 du/1-2 ac Allowed uses: aviation related activities, lower intensity nonresidential uses Avoid: nonresidential uses as noise is a factor
Zone 6: Traffic Pattern Zone	Max. residential density: no limit Allowed uses: most residential and nonresidential uses Prohibit: stadiums and high intensity uses Avoid: Schools, large day care, hospital, nursing homes



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Note: Zones subject to change based on updates to Hemet - Ryan Airport Master Plan and Riverside County Airport Land Use Plan.

Sources:
 Census Tiger Line Data 2005
 DMJM 2011
 ESRI 2010
 California Airport Land Use Handbook

3,000 1,500 0 3,000 Feet

LEGEND

- Hemet City Boundary
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

- General Plan Land Use Designations
- Rural Residential
 - Low Density Residential
 - Low Medium Density Residential
 - Medium Density Residential
 - High Density Residential
 - Very High Density Residential

- Regional Commercial
- Neighborhood Commercial
- Community Commercial
- Mixed Use
- Office Professional
- Industrial
- Business Park

- Airport
- Quasi Public
- School
- Park
- Open Space

Figure 2.6 b
AIRPORT SAFETY ZONES
 Hemet General Plan



Back of Figure 2.6b



State law requires that General Plans be consistent with land use compatibility plans established by airport land use commissions. At the time of writing for this General Plan, the Riverside County Airport Land Use Commission had not established updated compatibility zones for Hemet-Ryan Airport consistent with the proposed Airport Master Plan. The City will work with the County as it updates its airport master plan and coordinate with the ALUC to integrate the City's goals for land uses and infrastructure surrounding the airport in balance with the ALUC's goals of ongoing, safe, and efficient operation of the airport as the update process for the ALUP progresses. Until a new Airport Master Plan and ALUP are adopted, the City will use the 1992 ALUP and corresponding safety zones to guide future development in and around the airport. In addition, at the request of the ALUC, the City has included an Interim Airport Overlay Zone on Figure 2.6a which identifies those properties with General Plan land uses that may be inconsistent with the existing or updated ALUP, and require additional development considerations while the 1992 ALUP is being updated. The Interim Airport Overlay, in conjunction with Table 2.5 and Land Use Policies LU-10.1 through LU-10.5, and Implementation Program LU-P-35, all work in concert to achieve consistency between the 1992 ALUP and the City of Hemet's 2030 General Plan. Additional policies related to the airport are also included in the Public Safety Element and include Policies PS-4.1 through PS-4.10. Once the new Airport Master Plan and the updated ALUP are adopted, the City will amend the General Plan as needed and repeal the Interim Airport Overlay designation.

The General Plan requires that an analysis of the project's consistency with the ALUP, the latest *California Airport Land Use Planning Handbook*, and relevant General Plan policies pertaining to airport safety be provided to the approving body to ensure consistency with adopted airport goals and policies. In addition, the City's Municipal Code Article VI, Section 70-163 can require subdivision developers to submit an airport land use compatibility study as a requirement of an application for vesting tentative maps, and policy LU-10.2 authorizes the City to require the preparation of an airport land use compatibility study when warranted for legislative or discretionary projects within the Airport Influence Area.

In summary, the City will work with the Riverside County ALUC to update the airport safety zones, and protect the airport from encroaching non-compatible uses. In addition to this element, the Circulation Element and the Public Safety Element contain pertinent discussions and polices pertaining to the Hemet-Ryan Airport.

2.11 ECONOMIC DEVELOPMENT AND REDEVELOPMENT

Land use decisions and the City's long-range economic development strategy are directly interrelated. This element emphasizes creation of business parks with employment generating land uses, proposes new development strategies for a number of the City's most important commercial corridors, and advocates intensification of certain areas as mixed-use corridors. These proposals are designed to maximize the economic potential of untapped or underutilized resources within the City,



such as potential future commuter rail service, medical uses near Hemet Valley Medical Center, and access to the SR 79 freeway. Economic development and growth within the Planning Area is enabled by the General Plan land use plan, and are key to achieving the long-term fiscal objectives of the City. A strong tax and employment base will allow the City to support a higher quality of life for its residents by providing adequate public services and creating skilled and higher paying jobs. The community's value is also increased by the provision of infrastructure improvements and the elimination of blight, which raises property values and the overall standard of living for all residents.

Successful economic development in Hemet begins by preserving and promoting the area's special qualities, resources, and local businesses. Tourists and businesses alike are attracted to a community which values its natural resources, appreciates the richness of its cultures and traditions, and reflects an image of pride and well-being. The external image presented by Hemet can determine the location decisions of new or relocating businesses. Existing businesses are more likely to expand and reinvest in a community with a positive self-image and a strong sense of civic pride, confidence, and well-being.

Throughout the General Plan update process, residents voiced a desire to create a stronger sense of place or a unique local identity for Hemet to keep the City fiscally strong. A major goal of this General Plan is to create a sense of place by promoting development of attractive new planned communities, reinventing downtown Hemet, attracting better jobs, and expanding commercial and recreational activities. Hemet's location near recreation and open space amenities can be used as a selling point to bring tourism and a strong tax base to the City. Hemet can build on the tourism and recreation potential offered by Diamond Valley Lake, and its scenic and historic attributes, art and culture events, outdoor activities, and the potential creation of convention and conference facilities to emphasize its appeal to tourists, visitors, and new businesses and residents.

Community image also has a profound effect on economic development activities. Beautification, revitalization and economic development must go hand-in-hand. To ensure a coordinated, comprehensive approach to economic growth, Hemet's economic development activities should address an articulated, shared vision and goals that echo the values and vision of residents and the businesses community. The City has identified a series of strategies to promote economic development and encourage redevelopment investment as identified in this section and the corresponding goals, policies and implementation programs.

2.11.1 ECONOMIC DEVELOPMENT STRATEGIES

The following sections identify key components of an overall economic development strategy for the City. Many of these concepts are also discussed in other elements and sections within this general plan, and are supported by goals, policies and implementation programs designed to achieve a fiscally and economically thriving community over time.



A. Focus Economic Efforts

The City needs to take a more comprehensive and strategic approach to economic development that can be implemented over the long term and should be embodied in an Economic Development Strategy. Over-arching themes to focus these efforts include the following:

- ❖ Enhance the City's image as a desirable place to live, work and play.
- ❖ Promote employment opportunities particularly in higher paying, higher skilled jobs.
- ❖ Provide quality of life features attractive to maturing families and a professional workforce such as low crime, move-up housing, and ample cultural and recreational activities.
- ❖ Promote the use of recreation, art and culture in the City's economic development efforts of marketing, branding, communication, increasing the pool of educated and qualified employees, attracting the creative industries, and creating an aesthetic environment for tourists and potential businesses.
- ❖ Enhance Hemet's position relative to surrounding communities to appeal to higher paying employers and more affluent and educated residents.
- ❖ Attract new retail, entertainment and dining establishments that are currently underserved in Hemet and the Valley.
- ❖ Encourage the establishment of expanded educational institutions and facilities including skilled technical school opportunities.

B. Champion the Realignment of SR 79 and the Metrolink extension to Hemet

The realignment of SR 79 presents the City with new opportunities to develop uses along the freeway that encourage people to get off the road and visit Hemet and provides the mechanism to attract new industries. The City will set the tone for expected development quality through its encouragement of desired uses and businesses along SR 79. The extension of the Perris Valley Metrolink line into Hemet will be a valuable transportation link with other communities and allow Hemet to be a destination as well as encouraging an efficient commuter option for residents and employees.

C. Retain and Expand Hemet's Employment Base

The prosperity of Hemet's business community is of paramount importance to the future economic well-being of the City. Retention and expansion efforts should focus on industries such as manufacturing and targeted industry clusters, which provide higher wages and better benefits such as health care, professional services and new technology. The City, in coordination with economic development agencies in the Valley, will proceed with proactive programs that foster the retention and expansion of existing successful enterprises in the community.



Health care facilities in Hemet are an important source of employment for area residents. Demand in the health care industry is expected to grow and can benefit Hemet through state-of-the-art medical services and a variety of well-paid professional jobs. As a result of increased medical services demand, the employment outlook for medical personnel is excellent. This increased demand can benefit Hemet, as average earnings of most nonsupervisory health care workers are generally higher than those in other professions.

D. Attract New Businesses that Benefit Hemet

Attracting and retaining businesses is only a first step to securing Hemet's economic stability. The City will also need to prioritize attracting new businesses that benefit the City through revenue generation and job creation, as well as businesses that will help diversify the City's tax base. Attracting businesses that offer higher-wage jobs with benefits and training potential will create a skilled, well-paid population base, strengthen the City's overall economic health, and improve Hemet's quality of life. Economic diversification creates a broader tax base to position Hemet with long-term benefits and economic stability, and it can also help reduce retail leakage.

The Southern California Association of Governments (SCAG) released its Economic Recovery and Job Creation Strategy (May, 2011) which identified key job growth industries for Riverside County. Job growth in the area is projected to occur primarily in the following industries:

- ❖ Healthcare Services
- ❖ Green Technology/Renewable Energy
- ❖ Leisure and Hospitality
- ❖ Manufacturing
- ❖ Construction
- ❖ Transportation and Logistics
- ❖ Agriculture/Organic Foods

In addition to the potential for these industries in Hemet, the City has a successful base of service industries, financial institutions, government services, auto sales, and general retail businesses that can be further expanded and diversified to serve the population of the City and surrounding areas. Continuing to pursue new retail businesses to meet the demand and expanding the City's retail position within the sub-region will continue to be a priority. Hemet is also currently underserved in terms of department stores, apparel, entertainment venues and fine dining options. As the overall economic viability of the community improves, these uses will be more in demand and should be actively pursued to locate in Hemet.

To provide land for new businesses, the City must preserve land zoned for employment uses. With increased demand for housing in the region, pressures are increasing to rezone commercial and industrial lands for residential use. The City will seek to maintain an inventory of strategically



located commercial and industrial land for future development, as designated in the Land Use Plan.

Attracting industrial firms to the City will lead to better paying jobs for Hemet residents and will attract new professional employees that may choose to live in the community. In West Hemet, employment-generating uses will be located in the Business Park and Industrial land use designations. Visually attractive developments that reflect high-quality development standards will define these areas, rather than typical, unattractive industrial uses. Providing for upscale residential development in the city will also help attract high-end businesses and their employees to Hemet.

Develop a Marketing and Image Plan

As underserved employment categories and niche industries are identified for the City, a marketing and image/branding plan should be created to best position the City for the next wave of development. The image plan should explore ways to blend the old with the new Hemet and maintain what is unique and desirable with future opportunities. In addition to marketing materials for targeted businesses and industries, the image campaign should extend to creating a physical gateway to the City at key points, developing attractive public directional signage, updating the City's logo, and establishing distinct neighborhood or district design themes.

Expanding and retaining the employment base requires area-specific market research to determine what types of industry can be attracted to the city. Factors that will be analyzed include the adequacy of the infrastructure, availability of land and buildings, quality of life in the community, level of skill and education in the labor force, proximity to transportation corridors, and business incentives or hurdles to operate a business in the City

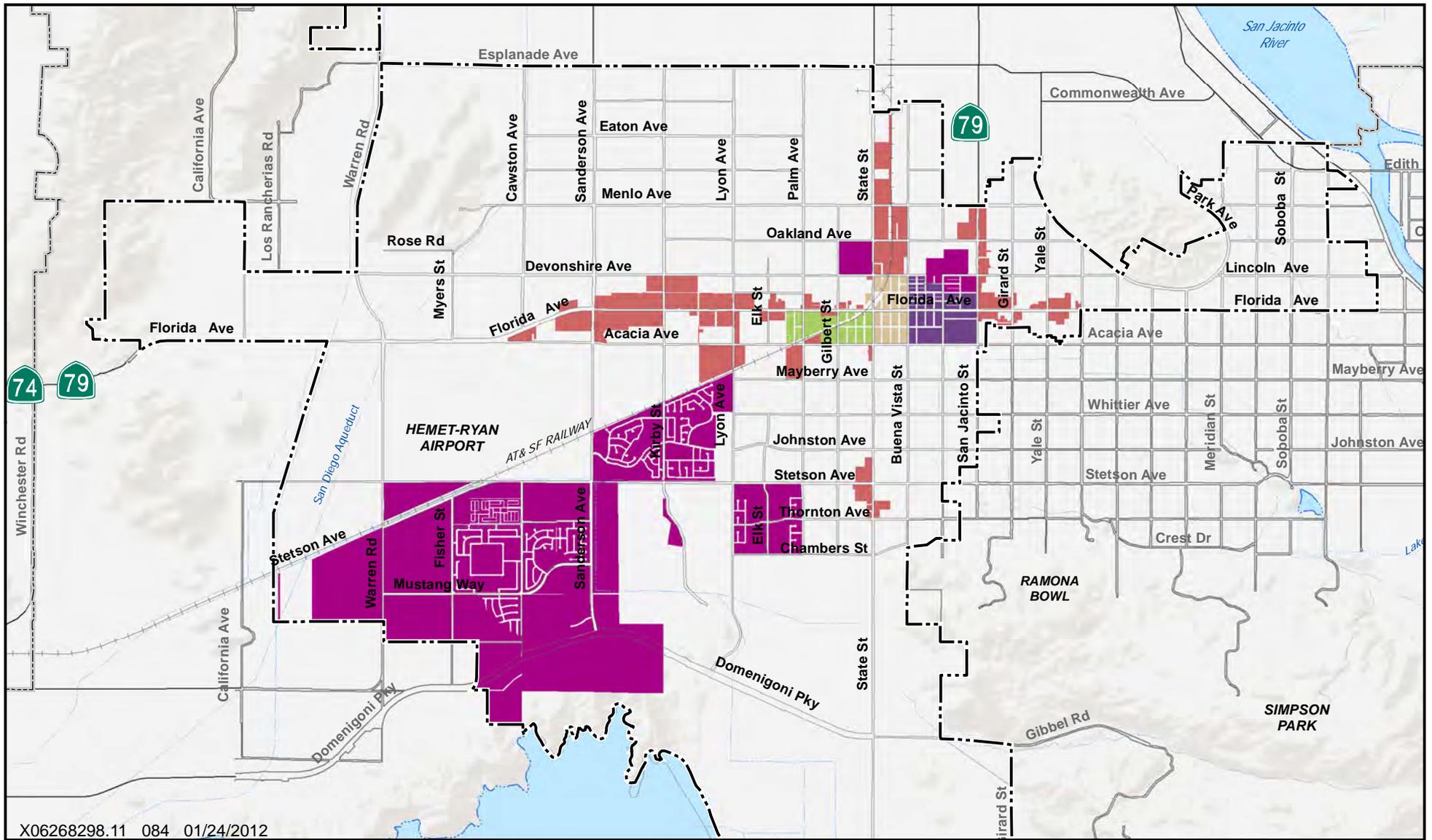
2.11.2 REDEVELOPMENT

The redevelopment process was established by the state to assist local governments in eliminating blight and revitalizing designated project areas. Redevelopment provides communities with the ability to obtain funding to improve infrastructure, acquire property, and otherwise enable desired development, reconstruction, and rehabilitation. A portion of redevelopment funds must also be used to promote affordable housing opportunities in the community. The ability to use tax increment revenue allows redevelopment agencies to invest money into a community to encourage private business to do the same. Hemet has five redevelopment project areas as shown in Figure 2.7:

- ❖ Downtown,
- ❖ Combined Commercial
- ❖ Farmer's Fair,
- ❖ Hemet, and
- ❖ Weston Park.

REDEVELOPMENT RULING

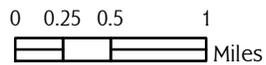
On December 29, 2011, in response to lawsuits regarding redevelopment law, the California Supreme Court ruled that the State of California had the authority to abolish local redevelopment agencies in California. At the time of the adoption of this General Plan, the final ramifications of the ruling had not yet been determined.



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Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

- Combined Commercial
- Downtown
- Farmers Fair
- Hemet
- Weston Park

Figure 2.7
REDEVELOPMENT PROJECT AREAS
H e m e t G e n e r a l P l a n



Redevelopment projects in these areas are designed to restore economic vitality to vacant, blighted, and underutilized areas of the community. Conserving and rehabilitating existing neighborhoods and commercial districts will maintain their value and economic viability.

In 2010, the Redevelopment Agency approved strategies for the City of Hemet as part of the agency's 5-year Implementation Plan, which is required to be updated every five years pursuant to state law. The Implementation Plan strategies are presented as follows and serve as a foundation for redevelopment activities in the City of Hemet:

The Five Year Redevelopment Implementation Plan identifies specific projects within the redevelopment areas to be undertaken and funded during the five year period. In general, these projects fall under the following categories:

- ❖ Public/Private investment in Development, Preservation, Restoration and Revitalization.
- ❖ Public Infrastructure Projects.
- ❖ Specific Plans and other Planning efforts.
- ❖ Community Facilities Planning and Development.
- ❖ Business Incentive Programs.
- ❖ Housing Assistance Programs.
- ❖ Housing acquisition and rehabilitation programs.

The Five Year Plan acts to prioritize available redevelopment funding to ensure that the agency's efforts are strategic and in line with the community and the City Council's overall goals.

2.11.3 REVITALIZING HEMET'S NEIGHBORHOODS AND DISTRICTS

As Hemet continues to grow, additional emphasis needs to be placed on maintaining and enhancing the City's older residential neighborhoods and commercial and industrial areas. As new development occurs, private investment in these areas is often overlooked. These areas still serve an important function in Hemet as they provide housing opportunities for residents and offer commercial services and employment opportunities. Thus, a comprehensive approach to business retention, property maintenance and improvement will play an important part in ensuring that these areas do not become obsolete or undesirable.

Revitalization through Infill Development

Hemet contains numerous vacant or underutilized lots that can accommodate infill development. By absorbing growth into the existing city framework, such infill relieves growth pressures on rural areas and can improve quality of life, property values, and investment within older areas



of the City. Infill can also benefit Hemet by revitalizing older areas of the City, preserving open space and other natural areas, and minimizing the high cost of building infrastructure to support development that has spread far from the traditional City center.

Adopted Redevelopment Plan Goals
2009-10 thru 2013-14

- ❖ **Rehabilitate and Restore.** Eliminate and prevent the spread of conditions of blight, including but not limited to: underutilized properties and deteriorating buildings, incompatible and uneconomic land uses, deficient infrastructure and facilities, obsolete structures, and other economic deficiencies, in order to create a more favorable environment for commercial, industrial, office, residential, and recreational development.
- ❖ **Promote Economic Development.** Promote the economic development of the Project Area by providing an attractive, well-served, well-protected environment for all residents and visitors. Expand the commercial base of the Project Area. Promote local job opportunities.
- ❖ **Sustain Unique Qualities.** Preserve and enhance the unique cultural, historical, and recreational qualities of the Project Area. Implement design and use standards to assure high aesthetic and environmental quality, and provide unity and integrity to developments within the Project Area.
- ❖ **Community Involvement.** Encourage the cooperation and participation of residents, businesses, business persons, public agencies, and community organizations in the redevelopment/revitalization of the Project Area.
- ❖ **Remedy Existing Deficiencies.** Improve public facilities and public infrastructure. Remove impediments to land disposition and development through the assembly of property into reasonably sized and shaped parcels served by improved infrastructure and public facilities. Address parcels of property that are of irregular form and shape, are inadequately sized for proper usefulness and development, and/or are held in multiple ownership. Recycle and/or develop underutilized parcels to accommodate higher and better economic uses while enhancing the City's financial resources.
- ❖ **Quality Housing for All Residents.** Preserve and improve residential neighborhoods in the project area. Promote the rehabilitation of existing housing stock. Increase, improve, and preserve the supply of housing affordable to very low, low, and moderate income households.



Hemet Valley Mall represents a key development asset to the City

Hemet Valley Mall

Hemet Valley Mall is located on Florida Avenue at Kirby Avenue and is home to over 20 stores and specialty shops within approximately 250,000 square feet of retail space. As commercial centers have been added throughout the City and in nearby communities, the Mall's role as the Valley's major shopping center has diminished. Many Hemet residents, and those in nearby communities, now frequent large retailers located in Hemet, or travel to Murrieta or Temecula for their shopping needs. The importance of keeping retail dollars within Hemet cannot be understated, as retail sales tax revenues are a major source of income for the City. Retail sales leakage to other areas is occurring, and can be minimized by locating retail businesses in Hemet to capture sales from its residents. Because of its central location, the Hemet Valley Mall is an ideal location for new retailers offering merchandise that can attract shoppers. The mall also owns adjacent vacant property and has the ability to expand and remodel to address new retail trends and shopping environments.

Numerous recommendations have come forth in recent years to transform the mall into a regional shopping center with uses that keep Hemet residents from having to shop outside the City. Future development in this area will seek to create an attractive and functionally compatible center that can serve as a central focus for the Florida Avenue commercial corridor. The City also encourages a tenant mix at the Mall that offers commercial uses desired by residents, such as clothing stores, or entertainment uses such as theaters and bookstores.

Revitalization of Neighborhoods

Many of the older neighborhoods and mobile home parks in the central area of the City have deteriorated, in terms of property value, structural integrity and overall property maintenance. The extended downturn in the economy and lack of job opportunities has also been a major contributing factor. Neighborhoods that were once stable, well-maintained and owner-occupied have transitioned to a preponderance of rental properties. The City is addressing this issue with a multi-pronged approach including the following programs:

- ❖ Neighborhood Stabilization Program Federal grant program to purchase and rehabilitate foreclosure homes and re-sell them to home owners.
- ❖ Hemet ROCS (Restoring Our Community Strategy) A series of ordinances and implementation programs to improve property maintenance, hold landowners more responsible for rental units and tenants, and target factors and behaviors that lead to crime and the de-stabilization of neighborhoods.
- ❖ Housing Programs The City's Community Investment Department and Redevelopment Agency implement a variety of housing assistance programs designed to improve living conditions and housing stock within the existing neighborhoods.



Downtown and North State Street Corridor

A description of the characteristics and opportunities within the Downtown and North State Street Corridor is provided in detail in Section 2.6.9 and 2.9.1 of this Element. In addition to the land use and design objectives for this area of the City, certain less tangible attributes must be in place to bring about true revitalization. Some of these key factors are identified below:

1. **Create and Champion the Vision** The vision for the future of Downtown needs to be clear, well known, and accepted by the general community, the property owners, business owners, City leadership and staff. Revitalization efforts need to be intentional, deliberate, consistent and have political and landowner support to be successful.
2. **Recognize that Downtown Revitalization is Incremental and long term** The revitalization process for downtowns takes time, sometimes as long as 20 years to be fully realized. Individual opportunities and successes need to be celebrated and new investment encouraged to keep a momentum going over the long term.
3. **Revitalization is a Private/Public Partnership** To a large extent, private sector investment will be the driving force in revitalization with public sector assistance in certain targeted areas, such as the public domain and infrastructure.
4. **Develop a Strategic Plan/Specific Plan** Land use and business potential for the Downtown should be explored in a market-based technical analysis to determine what is supportable in the near and longer term, and what uses can be a catalyst for renewal. A Specific Plan would identify and appropriately locate these uses, and include infrastructure, streetscape, landscape and architectural guidelines, as well as financing mechanisms.
5. **Fix the Basics** Revitalization will have the best chance of success and new investment if the area is perceived to be safe, well lighted, accessible, well maintained, and with adequate infrastructure to accommodate rehabilitation. One of the primary roles of redevelopment is to ensure the needs are met as the framework for new investment.
6. **Make the Right Things Easy** In the context of the Specific Plan, establish specific zoning standards, design guidelines and building, signage, and landscaping codes that can be implemented without a cumbersome review process. Encourage the “best uses” as permitted “by right” and adopt business friendly policies and procedures.
7. **Provide Ongoing Activities and Events** Successful downtowns have a business or chamber-based organization that markets and promotes Downtown businesses and events on a regular basis. These events give people new and interesting reasons to gather downtown.



2.12 SPHERE OF INFLUENCE AND ANNEXATIONS

The Planning Area boundary depicted on the Land Use Map and throughout the General Plan document is comprised of three main components: the existing incorporated City of Hemet (28.3 square miles), the adopted Sphere of Influence (SOI) for the City (37 square miles), and the surrounding unincorporated territory (32.1 square miles). Each component is directly related to, or may affect future development, plans or policies within the City. As required by state law, the SOI is an official boundary established by the Riverside County LAFCO for every city and special district within the County, and represents a probable future boundary for an agency. Land area within the SOI and the Planning Area is not subject to the City's jurisdiction; it is unincorporated and governed by the County of Riverside until it is annexed to the City. The establishment of the Planning Area boundary and land use designations under the City's General Plan allows for the possible expansion of the SOI, and ultimately the City's boundaries, at some point in the future. Any changes to the City's SOI or annexation of territory must be approved by LAFCO. Additionally, there is no requirement or obligation for a city to annex properties within the SOI or the Planning Area.

The state's intention in creating LAFCOs was to discourage "leap frog" development and urban sprawl by encouraging the orderly formation of cities and districts within the counties, and ensuring the timely extension of infrastructure and services to new development areas. Ideally, growth is concentrated in the cities and has a logical outward extension as a more urban/suburban level of public services is provided. However, sometimes significant population and development enclaves are created within the unincorporated areas over time. These areas may ultimately become their own city, or annex to an adjacent existing city.

As shown in Figure 2.8, the City's Planning Area located outside of the corporate boundaries can generally be divided into two main areas: the unincorporated area east of State Street and encompassing the Santa Rosa Hills, and the unincorporated area located west of the city limits and encompassing Diamond Valley Lake. These areas are briefly described below, and in more detail within the Land Use Element and other applicable elements within the General Plan. The entire Planning Area has been included and discussed within each element of the General Plan due to the proximity, ongoing relationship, annexation potential, and future effects these areas will have on the City of Hemet.

2.12.1 EAST HEMET SPHERE OF INFLUENCE AND PLANNING AREA

The majority of the Planning Area located east of Hemet is coterminous with the existing SOI for this area. The Planning Area boundaries on the east end of Hemet generally include privately owned property located south



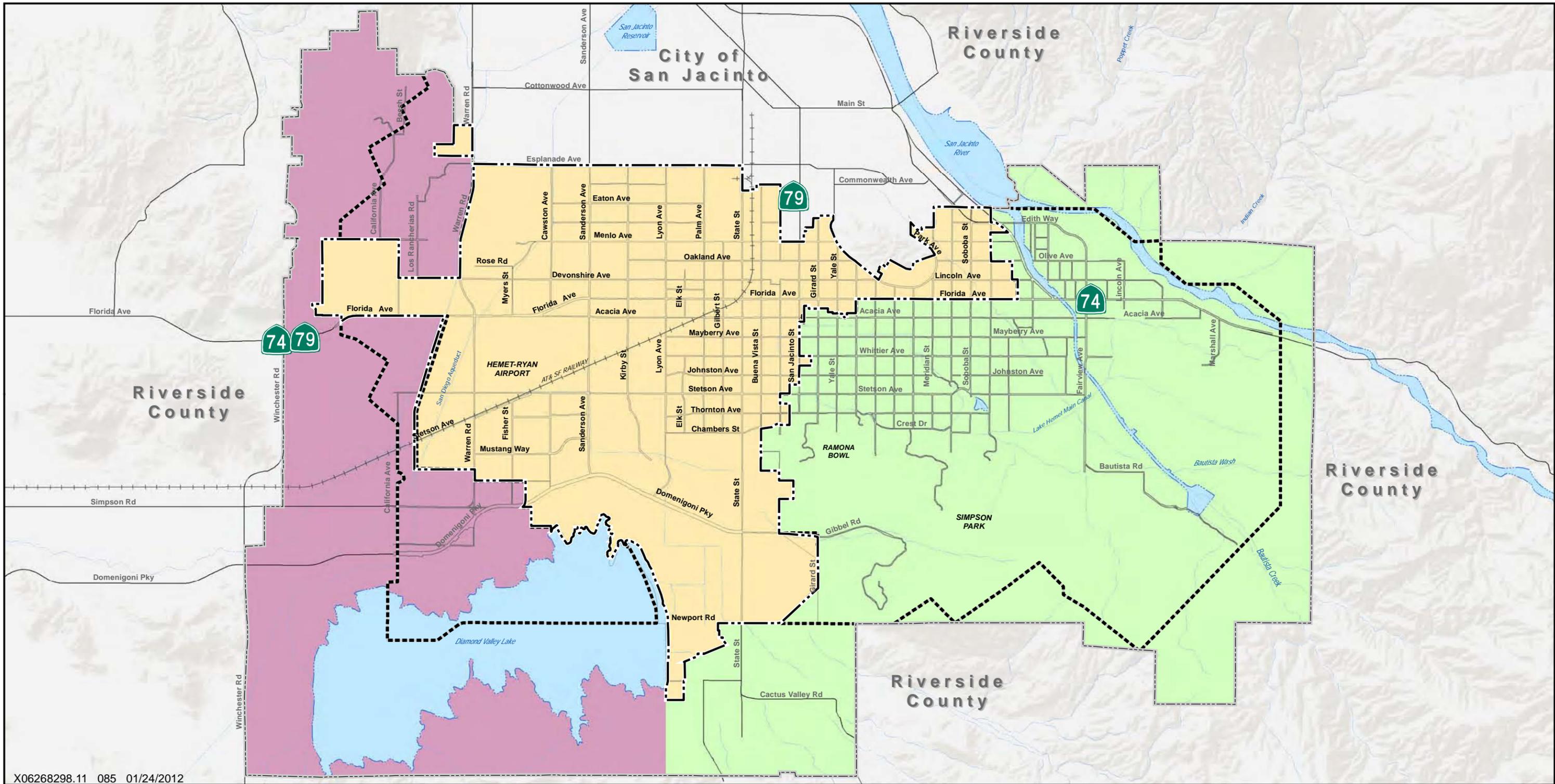
of the City of San Jacinto and the Soboba Indian Reservation, and west of the San Bernardino National Forest. The Santa Rosa Hills form the backdrop for this area to the south. The East Hemet area encompasses approximately 23,905 acres or 37.35 square miles, and is largely developed. There are existing and proposed commercial and multi-family uses along the Florida Avenue corridor, and primarily single-family subdivisions throughout the valley floor. This area also includes Simpson Park, the Ramona Bowl, Batista Creek, hillside residential estates, and large expanses of agricultural land and citrus groves. The East Hemet area has some of the most scenic and historic features within the Planning Area. The land use designations for the East Hemet area generally mirror the existing uses and County of Riverside General Plan designations. Over the long term, development potential for the area will primarily be infill development with some opportunities for low-density development in the hillsides or if the agricultural land converts to residential uses. Residents within the area have long considered themselves part of the community of Hemet and are active in many organizations within Hemet and San Jacinto.

2.12.2 WEST HEMET SPHERE OF INFLUENCE AND PLANNING AREA

The Planning Area located to the west of the City's corporate boundaries encompasses approximately 18,208 acres or 28.45 sq. miles. The portion of the Planning Area located north of Devonshire Avenue is primarily large lot residential and incorporates the Reinhart Canyon area and portions of the Lakeview Mountains. The General Plan designates this area for Rural Residential and Hillsides. The southernmost portion of the Planning Area includes the Diamond Valley Lake Reservoir and the surrounding land areas owned by the MWD, portions of which are already within the City of Hemet.

The portion of the West Hemet Planning Area located south of Florida Avenue and north of Newport Road is currently residential and open farmland. This area presents the most significant land use opportunities for Hemet in terms of expanding the City's job base with the designation of a future business/industrial park, and associated mixed-use nodes at key intersections with the future alignment and expansion of SR 79. The development opportunities and infrastructure constraints associated with the West Hemet area are described in detail in Section 2.9.4 of the Land Use Element. This area will define the western edge of the City of Hemet and is a logical candidate for annexation.

Adjacent to (and partially encompassing) the West Hemet Planning Area is the existing community of Winchester. In 2010, Winchester property owners requested that the County of Riverside form a Municipal Advisory Council (MAC) for their community in order to enhance the representation of their area and to examine the potential for either independent Cityhood, or becoming part of the adjacent cities of Hemet or Menifee. The City recognizes the desire of Winchester to retain its own unique identity, whether it forms a new city or becomes a distinct part of an existing city. An opportunity exists for Winchester to be retained as a community within



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LEGEND

- | | |
|-------------------|---------------------|
| Plan Areas | Hemet City Boundary |
| East Area | Planning Area |
| West Area | Sphere of Influence |
| | Street |
| | Railroad |
| | Creek/Canal |
| | River/Lake |
| | Hemet City Boundary |



Sources:
Census Tiger Line Data 2005
ESRI 2010

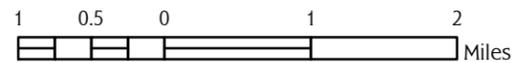


Figure 2.8
SPHERE OF INFLUENCE
AND PLANNING AREAS
Hemet General Plan



Back of Figure 2.8



the larger City, and could be established as a separate district with local agency representation and its own specific plan or area plan to guide future development, if the residents so desired. LAFCO is required to notify the Winchester MAC of any potential requests for annexations or SOI amendments within the boundaries of the MAC, and provide them the opportunity for review and comment.

2.12.3 CONSIDERATIONS FOR FUTURE ANNEXATIONS

Although the inclusion of properties within the City's SOI and Planning Area demonstrates a logical extension of the City's boundaries, several factors must be taken into consideration in reviewing the appropriateness and timing of an annexation. The overall fiscal impacts of an annexation both direct and indirect; as well as the willingness of the property owners to be annexed, are critical components to any annexation proposal. Particularly in times of limited government resources, the City will need to assess whether the ongoing cost of services can be adequately borne by the revenues generated by the land uses, and not result in an undue burden on the City's existing services. Overall, if the entire Planning Area was annexed to the City, it would result in an ongoing positive fiscal situation, assuming build-out of the various land uses. In the interim, individual annexations will need to be assessed based on the phasing of infrastructure and public services to meet the need, and the potential revenues or project benefits associated with the annexation.

Goal LU-14 and its policies and programs address annexation areas.

Proposed implementation plans and additional criteria for annexation applications are included in Chapter 12, "Implementation Programs."

In addition to the considerations noted above, LAFCO has certain basic criteria and requirements that it uses to analyze the appropriateness of annexation proposals. Riverside County LAFCO has also adopted a set of Policies and Procedures to guide its decision making. The following points are general criteria for most annexations:

- ❖ Annexation areas must be physically contiguous with existing City boundaries.
- ❖ Annexation areas should represent a logical extension of the City and create an easily identifiable and appropriate boundary for service delivery.
- ❖ Annexations should not create "islands" of unincorporated County territory.
- ❖ Areas to be annexed must have general plan and rezoning designations adopted by the annexing City for the subject property.
- ❖ The annexing City must provide a Plan of Services for how the annexed area will be served with existing or expanded infrastructure and public service capabilities and the funding mechanisms to insure the ongoing provision of services.
- ❖ Annexations of over 100 acres shall provide a fiscal impact analysis.
- ❖ Annexations with more than 12 registered voters residing in the annexation area are considered "inhabited," and less than 12 registered voters are considered an "uninhabited annexation." There are different processes for approval depending on the classification of the annexation.



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GOALS AND POLICIES

CITYWIDE LAND USE

GOAL LU-1	Achieve a balanced and sustainable pattern of land uses, community services and amenities that provide for the needs of the City’s residents and businesses and enhance the overall quality of life in the community.
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POLICIES

LU-1.1	Land Use Mix Encourage a diverse mix of land uses throughout the City and within large master planned communities to provide opportunities for housing, commerce, employment, recreation, education, culture, social, civic and spiritual activity in balance with natural open spaces and adequately supported by public services and infrastructure.
LU-1.2	Job Creation Promote job growth within Hemet by establishing land use patterns that encourage commercial and industrial growth opportunities, improve the City’s job-housing balance, reduce commute distances and time, lower vehicle emissions, and provide economic growth and stability for all segments of the City’s population.
LU-1.3	Housing Opportunities Create a broad range of housing opportunities for all segments of the community and ensure that a balance of housing types and densities are available for existing and future residents.
LU-1.4	Walkable Neighborhoods Create walkable neighborhoods that integrate pedestrian paths and trails into a safe, cohesive and varied transportation system that provides connectivity to nearby land uses and encourages physical activity and less dependence on the automobile.
LU-1.5	Strong Sense of Place Foster distinctive, attractive community districts and neighborhoods with a strong sense of place.
LU-1.6	Open Space Preservation Recognize and preserve open space, prominent landforms, natural beauty and critical environmental areas through creative design and integrate open space and trail networks within the urban fabric to enhance the character and quality of life.
LU-1.7	Integrate Land Use and Transportation Networks Provide a variety of transportation choices to serve adjacent land uses and integrate a comprehensive system of streets, transit, passenger rail, bike paths and pedestrian connections to serve the community.



- LU-1.8 Balance Land Uses with Services Accommodate and locate the types, densities, and appropriate mix of land uses that can be adequately supported by the associated transportation network, utility infrastructure and public services such as schools, parks and emergency services.

- LU-1.9 Consistency with Land Use Districts Require new and infill development to be in conformance with the land use character and development intention of each land use District established in the General Plan and implementing specific plans, ordinances, and design guidelines.

- LU-1.10 Land Use District Identity Encourage the establishment of distinct districts and neighborhoods that have a unique identity and character defined by design elements that include edge and entry treatments, architectural features, landscape pallet, streetscape, and community signage elements.

- LU-1.11 Master Planned Development Promote the preparation of Community Area Plans, Specific Plans, and Planned Unit Developments as appropriate to foster comprehensive, cohesive and well-designed residential, commercial, industrial projects and mixed-use projects.

- LU-1.12 Flexibility Over Time Require development to occur within the designated range of density and intensity, but allow for flexibility in the types of uses to account for changes in industrial and employment markets, retail commercial enterprises, and housing needs and characteristics; provided that such uses are consistent with the overall vision, goals, and policy intentions of the General Plan.

- LU-1.13 Build a Strong Community Support the development of a strong, socially connected and ethnically diverse community, by working to provide a balance of jobs and housing within the City, reducing commute times, promoting community involvement and activities, enhancing public safety, and providing a wealth of educational, cultural and recreational opportunities.

- LU-1.14 New Residential Communities Design new residential communities to complement existing neighborhoods and assure a high level of livability. Establish cohesive development patterns united by a landscape and architectural design framework, and recreational amenities that create a distinct sense of place.



LAND USE

<p>GOAL LU-2</p>	<p>Provide for new and infill development in compliance with Smart Growth Principles and in accordance with infrastructure and public service capacities.</p>
<p>POLICIES</p>	
<p>LU-2.1</p>	<p>Adequate Infrastructure Ensure that growth in developing areas of Hemet proceeds with the appropriate addition of infrastructure, public services and facilities to serve the new land uses and population. Ensure that infrastructure improvements are in place prior to, or concurrently with, new development</p>
<p>LU-2.2</p>	<p>Public Service Levels Ensure that new development does not lower service levels for parks, schools, fire, police, libraries medical facilities, sewer, water, and flood control facilities, and impacts to these services are appropriately mitigated.</p>
<p>LU-2.3</p>	<p>Public Improvement Costs Require all developments to construct or pay their fair share cost for public improvements that are specifically and originally attributed to a single development, development area, or business.</p>
<p>LU-2.4</p>	<p>Concentrate Land Uses Promote efficient use of land resources through compact building design, infill development, and land use patterns that reduce infrastructure costs and make more effective use of existing and planned transportation systems and public facilities, and minimize impacts to natural environmental resources.</p>
<p>LU-2.5</p>	<p>Interconnected Neighborhoods Support the development of compact neighborhoods that locate stores, offices, residences, schools, recreational spaces and other public facilities within walking distance of each other and that facilitate social interaction and alternative modes of transportation.</p>
<p>LU-2.6</p>	<p>Alternative Modes of Transportation Promote alternative modes of transportation and provide street systems that disperse rather than concentrate traffic congestion. Provide short, connecting blocks in residential neighborhoods and utilize traffic-calming design strategies to reduce traffic speeds.</p>
<p>LU-2.7</p>	<p>Capital Improvement Plans Ensure that the provision of infrastructure master plans and capital improvement programs to serve new development are in place in anticipation of development demands, in order to facilitate the viability and quality of new residential, commercial and industrial development.</p>



- LU-2.8 Agriculture as a Permitted Use Allow for the continued production and use of agricultural lands as interim uses preceding urban development, or as a long term use.

- LU-2.9 Sustainable Design Require that new development be designed to minimize consumption of water, energy and other resources and provide long-term sustainable site and building design features.

- LU-2.10 Master Planning of Public Facilities In specific plans and master planned communities, identify and reserve sites for public facilities, schools, recreation, and civic uses, and integrate recreational opportunities with natural open space.

- LU-2.11 Stormwater Management Require a Stormwater Management approach to drainage systems that promotes multiple purposes for flood protection, water quality, groundwater recharge, habitat hydration, and serves as an attractive community amenity. Promote naturalized, soft-bottom channels and basins with landscaped banks and setbacks that incorporate trail systems where appropriate.

- LU-2.12 Use of Recycled Water Systems Require connections and use of recycled water facilities where possible to irrigate public landscapes and create water elements that will add to community value.

- LU-2.13 Criteria Cell Refinement In conjunction with affected land owners and agencies, pursue a criteria cell refinement to the Multi-Species Habitat Conservation Plan (MSHCP) to provide for a more viable vernal pool habitat complex while accommodating a comprehensive development footprint and habitat interface buffer for future development.

- LU-2.14 Maximize Existing Infrastructure Promote the use and reuse of existing developed areas with available infrastructure and service systems, and reinvest in the maintenance, rehabilitation and expansion of existing infrastructure to serve new development.

GOAL LU-3	Avoid land use conflicts and provide for compatible development.
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POLICIES

- LU-3.1 Residential Variety Encourage a variety of residential development types which are physically and functionally compatible with surrounding neighborhoods.

- LU-3.2 Preservation of Stable, Existing Neighborhoods Preserve the integrity, quality and livability of Hemet' s



LAND USE

- existing residential neighborhoods by requiring that new and infill development be designed to complement existing residential uses, density and character.
- LU-3.3 Transitional Uses Use multi-family development as a transition between commercial to single-family uses where appropriate. Avoid density increases or intrusion of non-residential uses that are incompatible with existing neighborhoods.
- LU-3.4 Compatible Residential Development Integrate new residential projects into existing neighborhoods so that they are compatible with adjacent structures with respect to scale, neighborhood architectural character, setbacks, and other neighborhood design aspects. Assure that the type and intensity of residential use is consistent with that in the immediate neighborhood.
- LU-3.5 Buffering of New Development Require new development to provide a transition from adjoining development of different land uses and intensity through the use of buffers, setbacks, edge treatments, site design, landscaping and building scale and orientation.
- LU-3.6 School Site Compatibility Ensure that new development is compatible with the location of existing and planned school sites, particularly in relation to senior housing projects or nonresidential uses.
- LU-3.7 Rural Residential Neighborhoods Promote the preservation and continuation of rural residential and low density neighborhoods that maintain the existing rural character within the canyons, foothills, and equestrian areas of the City and Planning Area, in accordance with the Land Use Plan's applicable density designations and General Plan development policies.
- LU-3.8 Agricultural Buffers Maintain open space buffers between agricultural operations and new residential development to reduce potential conflicts.
- LU-3.9 Incompatible Uses Prohibit uses that lead to the deterioration of residential neighborhoods, or adversely affect it's safety or residential character.



GOAL LU-4	Revitalize and enhance older deteriorating neighborhoods and business districts.
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POLICIES

- LU-4.1 Building Rehabilitation Encourage building rehabilitation and maintenance, façade improvements and landscaping improvements, to revitalize Hemet’s older neighborhoods and districts.

- LU-4.2: Rehabilitation Programs. Establish rehabilitation programs and incentives for older commercial centers to prevent blight and maintain the quality of the built environment.

- LU-4.3 Infill Development and Re-Use Actively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites, and foster rehabilitation consistent with surrounding uses and the needs of the community.

- LU-4.4 Age-Restricted Conversions Ensure that conversions of age-restricted to non-age-restricted residential developments, mobile home parks and recreational vehicle parks are evaluated and pay their full fair share of fees not previously assessed in addition to the provision of required parking, open space, and other development standards applicable to family housing.

- LU-4.5 Redevelopment of Existing Properties Support the upgrading and maintenance of the City’s housing inventory, commercial and industrial buildings, and aging infrastructure replacement, through technical and economic assistance where appropriate in Redevelopment and CDBG areas, and in partnerships with community-based efforts.

- LU-4.6 Code Compliance Provide pro-active, equitable, consistent and effective code compliance activities, nuisance abatement, property maintenance enforcement, and rental housing registration and inspection functions to ensure that Hemet’s neighborhoods and business districts are attractive, safe and retain property values.

- LU-4.7 Maintain and Enhance Property Values Monitor the appearance of residential, commercial and industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary and practical.

- LU-4.8 Healthy and Safe Housing Ensure that the City’s housing stock, including mobile home and RV parks, is clean, healthy, and safe for the benefit of all income levels and segments of the community.



LAND USE

GOAL LU-5	Create opportunities for mixed use and Transit-Oriented Development to complement and support vibrant city centers, regional commercial nodes, and business districts.
POLICIES	
LU-5.1	Siting of Mixed Use Districts Encourage the development of mixed use and higher intensity residential, commercial, and employment centers along major transportation corridors and near future Metrolink rail stations.
LU-5.2	Land Use Connections Promote employment and shopping centers in close proximity to residences in mixed use or transit-oriented development areas, and integrate with attractive and walkable pedestrian paths.
LU-5.3	Specific Plans Promote the use of specific plans as a means to ensure an adequate, integrated, and complementing mix of land uses within mixed use districts that exhibit a high level of quality design and cohesiveness.
LU-5.4	Multi-Family Residential in Mixed-Use District Design mixed use districts to avoid an over-concentration of multi-family units of similar density, scale, and architecture; and enhance the visual quality and character of the development with extensive landscape features and architectural diversity.
LU-5.5	Public Spaces Establish interesting and attractive focal points, public spaces or community uses within mixed use and transit oriented developments that are within walking distance and provide a source of activity and identity for the district.
LU-5.6	Transitions and Buffers Provide appropriate transitions and buffers to minimize the potential incompatibilities of mixed use or transit oriented developments on adjacent neighborhoods and land uses.
LU-5.7	Land Use Flexibility Accommodate flexibility in the overall form and integration of land uses within the mixed use districts provided that the district conforms to the purpose and principles of mixed use and smart growth concepts as embodied in the General Plan and implementing plans and ordinances.
LU-5.8	Open Space Require that adequate open space and for larger projects, recreational or community serving uses, be incorporated in mixed use development to serve the needs of the residents and businesses.



GOAL LU-6	Establish a comprehensive range of attractive and economically viable commercial centers throughout the City that meet the needs of the community.
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POLICIES

- LU-6.1 **Commercial District Diversity** Maintain a land use pattern that accommodates a diversity of commercial districts that avoids unnecessary competition and are differentiated by their function, customer base, and physical character.

- LU-6.2 **Integrated Commercial Centers** Promote the establishment of new commercial development as integrated centers rather than disjointed, small strip commercial projects. Concentrate driveway locations, integrate pedestrian access, parking, architectural design, landscape themes and signage throughout the center to unify the development.

- LU-6.3 **Commercial Growth** Encourage the establishment of retail and other support and entertainment uses that provide a broader selection of high-quality goods and services for residents, workers, and tourists to enjoy, and to minimize sales leakages to other communities.

- LU-6.4 **Parcel Consolidation** Encourage the consolidation and assemblage of adjacent commercial parcels to provide more viable commercial development opportunities.

- LU-6.5 **Joint Use Parking** Promote reciprocal access and parking agreements between adjacent commercial centers and businesses to facilitate improved traffic safety and flow and to minimize land area devoted to surface parking lots.

- LU-6.6 **Regional Access** Facilitate the location of major transportation facilities and convenient highway access to regionally serving commercial and mixed use centers to encourage a regional customer base.

- LU-6.7 **Regulate Sensitive Land Uses** Appropriately control the location, concentration and number of community sensitive land uses such as alcohol sales, tobacco products, adult businesses, medical marijuana dispensaries, and entertainment venues, and require operational measures to prevent adverse impacts to adjoining residences, businesses, schools, parks, medical facilities, and religious facilities consistent with City, State and Federal laws.



DOWNTOWN DISTRICT

GOAL LU-7	Promote the Downtown District as the centerpiece of community identity, activity, culture and governance.
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POLICIES

- LU-7.1 **Vibrant Land Use Mix** Encourage the revitalization and development of retail, office, restaurant, entertainment, cultural, civic, and housing uses within the Downtown District that create a pedestrian style living environment and sense of place.
- LU-7.2 **Downtown Principles** Utilize the Downtown Principles concepts and strategies to create a major activity “hub” in the Downtown District.
- LU-7.3 **Civic Focus** Support the civic focus of the downtown by keeping the locations of government and public facilities within or near the downtown district.
- LU-7.4 **Cultural Facilities** Promote the location of community amenities such as libraries, museums, galleries, theatres, entertainment and other cultural activities within the historic downtown core.
- LU-7.5 **Nurture Pedestrian Activity** Support a vibrant and active downtown core by requiring street level uses to be pedestrian friendly such as bookstores, coffee houses, restaurants, and specialty stores within appropriate lot sizes.
- LU-7.6 **Auto-related Uses** Require uses such as auto sales, drive-through restaurants, liquor stores, and warehouses to be located outside of the historic downtown core as such uses are automobile oriented and detract from the goal of achieving a vibrant and active downtown.
- LU-7.7 **Traditional Grid Design** Continue the traditional development pattern, grid street design, and historic design flavor within the Downtown Core.
- LU-7.8 **Downtown Neighborhoods** Maintain the special character and identity of the Downtown District as a collection of distinct neighborhoods with unique assets, functions and traits, each contributing to the overall image of the community. Support programs that meet each neighborhood’s needs.
- LU-7.9 **Metrolink Station** Actively support the location of a future Metrolink station and transit-oriented village within the Downtown District.



- LU-7.10 Pedestrian Linkages Create a pedestrian link that connects the Metrolink train station to various points of interest, activity, and employment in the Downtown District and Historic Core.

- LU-7.11 Medical Center Encourage and facilitate the expansion of professional offices, medical and associated institutional uses surrounding the Hemet Valley Medical Center.

- LU-7.12 Adaptive Reuse of Buildings Permit the adaptive reuse of buildings such as older residential homes converting to low intensity office/retail uses, where consistent with the General Plan land use designation.

- LU-7.13 Centralized Parking Facilities Continue to promote the development of centralized parking facilities that can be shared by multiple businesses.

- LU-7.14 Residential Synergy Encourage the development of new residential uses in proximity to supporting uses such as medical offices, transit facilities, community centers, parks and grocery stores.

- LU-7.15 Redevelopment and Revitalization Programs Continue redevelopment and other programs for infrastructure and property investment, business recruitment, and beautification efforts to stimulate the revitalization of the Downtown District.

- LU-7.16 Special Events Collaborate with local business organizations to establish special events that attract residents and visitors to the Historic Downtown core.

- LU-7.17 Public Safety Enhance street lighting, improve the condition of pathways and parking areas, and provide a visible presence of law enforcement to foster public safety in the Downtown.

- LU-7.18 District Identity Create and implement streetscape improvement plans that establish distinct identities for various Downtown District neighborhoods, including entries, signage, paving, lighting, landscaping and public art.



FLORIDA CORRIDOR

GOAL
LU-8

Revitalize and enhance the land uses and appearance of the Florida-Devonshire-Acacia Corridors to create an integrated mix of commercial, office, hospitality and residential uses.

POLICIES

- LU-8.1 Desirable Commercial Uses Promote and recruit desirable commercial and office uses within the Florida Avenue Corridor that serve a citywide or regional customer base.
- LU-8.2 Incompatible Land Uses Discourage inappropriate uses such as storage or mobile home parks when they are found to be incompatible with Florida Avenue's primary function as a regional transportation and commercial corridor.
- LU-8.3 Traffic Diversion Complete planned circulation improvements to Devonshire Avenue and Acacia Avenue and divert through trips to these routes to alleviate traffic congestion on Florida Avenue.
- LU-8.4 Transit Connections Establish transit connections along Florida Avenue, and require incorporation of transit- and pedestrian-friendly design features.
- LU-8.5 Transition Older Mobile Parks Encourage the transition of older and smaller mobile home parks between Acacia Avenue and Devonshire Ave. to newer housing developments or alternative commercial, office or institutional uses.
- LU-8.6 Lot Consolidation Promote the consolidation of small, underutilized lots into larger parcels to support more viable and cohesive development parcels.
- LU-8.7 Unified and Updated Image Coordinate with area businesses to create a unified marketing, image, and design strategy for the Florida Avenue commercial corridor.
- LU-8.8 Revitalization of the Mall Promote the revitalization of the Hemet Valley Mall to become a regional commercial destination.



WEST HEMET

GOAL LU-9	Establish a unique sense of place for West Hemet and enhance its role in the region.
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POLICIES

- LU-9.1 Community Plan Encourage the preparation of a comprehensive Community Plan for West Hemet in conjunction with landowners, stakeholders, and local agencies; that sets the overall land use, transportation, infrastructure and public facilities framework for future development in the area.

- LU-9.2 Quality Design and District Identity Create a West Hemet community comprised of distinctive, high-quality, attractive development having its own unique identity in the region. Develop a distinct image and physical gateway improvements for the West Hemet area.

- LU-9.3 State Route 79 Realignment Actively promote at the regional level for the prioritization and funding of the State Route Highway 79 improvement project, with an alignment and street connection pattern consistent with the City's Circulation Element.

- LU-9.4 New Metrolink Station Actively promote the prioritization and funding of the Hemet segment of the Perris Valley Line of the Metrolink System and establish a Metrolink station and transit-oriented development in West Hemet near the intersection of the proposed alignment of Stetson Road with the existing tracks.

- LU-9.5 Multi-modal Transportation System Establish a multi-modal transportation network to serve West Hemet and connect to other destinations within the City. Integrate a phased system of master planned, "green streets", transit opportunities, bike paths and pedestrian linkages to connect land uses and activity nodes with the area.

- LU-9.6 Employment Center Focus Focus the majority of the land area within West Hemet to accommodate employment based uses including business parks, office, clean industrial and high tech, light manufacturing, medical, regional and community commercial, hospitality, education and professional schools, and other employment-generating uses to build a stronger, healthier City economy.

- LU-9.7 Mixed Use Districts Encourage comprehensive development of the mixed use nodes designated for West Hemet and incorporate high-quality pedestrian oriented design, innovative housing options, community open



spaces and public plazas, and retail commercial and visitor serving establishments. Concentrate major retail areas along key interchanges with the future Highway 79 and in conjunction with transit oriented development at the future Metrolink station.

- LU-9.8 Plan for Orderly Development Ensure the orderly development of West Hemet by updating the City's infrastructure master plans, capital improvement program, and financing mechanisms in anticipation of new development, and coordinate with other public service agencies, adjacent jurisdictions, utilities, resource agencies, and property owners to facilitate a comprehensive approach to new development.
- LU-9.9 Natural Resource Protection and Refinement Require that development in West Hemet occur in a manner that respects and protects natural resources; while encouraging a criteria cell refinement to the MSHCP to enhance habitat value and provide improved land use opportunities and synergy.
- LU-9.10 Rural Residential Preservation Protect the character and function of existing rural neighborhoods by ensuring that new development is adequately buffered, future traffic growth in rural areas is minimized, and transportation routes offer adequate emergency access.
- LU-9.11 Sustainable Infrastructure and Development Require new infrastructure systems and site development to incorporate sustainable design and best practices including the use of recycled water, alternative and energy conserving techniques, and naturalized "conjunctive use" drainage basins to accommodate drainage, recharge the aquifer, promote water quality, and add aesthetic value as a neighborhood amenity.
- LU-9.12 Annexation Work cooperatively with landowners, stakeholders and residents within West Hemet to promote annexation of the unincorporated land area to enhance the City's edge, entrance, public service delivery, and job base.



HEMET-RYAN AIRPORT

<p>GOAL LU-10</p>	<p>Ensure that Hemet-Ryan Airport meets the transportation and public safety needs of the community and the region while maintaining compatibility with surrounding land uses.</p>
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POLICIES

- LU-10.1 Airport Influence Area Ensure that legislative land use decisions within the airport influence area are consistent with the Airport Land Use Plan (ALUP) and General Plan policies. All legislative land use proposals and Discretionary Uses and Incompatible Uses per Table 2.5 that are located within the Airport Influence Area shall be reviewed by the Riverside County Airport Land Use Commission for consistency with the adopted ALUP. All non-legislative land use proposals that are subject to CEQA review by the City of Hemet and located within the Airport Influence Area shall be transmitted to the ALUC staff for review and comment.
- LU-10.2 Airport Land Use Compatibility As part of the development review process, ensure appropriate land use compatibility within airport safety zones by utilizing the *Hemet-Ryan Airport Comprehensive Airport Land Use Plan* and the latest *Department of Aeronautics Handbook* developed by the State of California, and require an Airport Compatibility Study as warranted for projects within the Airport Influence zones.
- LU-10.3 Cooperation with Other Agencies Work closely with the County of Riverside on the proposed Hemet-Ryan Airport Master Plan and the Airport Land Use Commission regarding proposed updates to the Hemet-Ryan Airport Comprehensive Land Use Plan to facilitate workable, cooperative plans that are consistent with the City of Hemet’s General Plan goals and policies and provide a safe and functioning general purpose airport to serve the community and the surrounding areas.
- LU-10-4 Interim Airport Overlay To insure land use consistency for an interim time period while the 1992 Airport Land Use Plan is being updated, require consistency review by the City and the ALUC for all proposed legislative actions and discretionary development projects that are located within the Interim Airport Overlay designation as shown on Figure 2.6A while the Hemet Ryan Airport Land Use Plan is being updated. Any proposed land uses identified as Incompatible Uses shall also be reviewed by the ALUC. While the 1992 Airport Land Use Plan remains in effect, the following land uses are restricted within the Interim Airport Overlay:



1. Residential densities exceeding one du/2.5 acres (property in the previously approved PCD-79-83, Page Ranch, shall be reviewed to encourage a reduction in density and design orientation that provides the least risk)
2. Critical facilities in Area I
3. Hazardous Material Facilities
4. Institutional Uses and Schools
5. Places of Assembly

LU-10-5 Residential Density Limitations While the 1992 Airport Land Use Plan remains in effect, new Multifamily residential located in the Transition Area and designated as High Density Residential (18-30 du/ac) shall be limited to a maximum of 20 du/ac unless otherwise found consistent by the ALUC.

ECONOMIC DEVELOPMENT

GOAL LU-11	Promote a strong and diversified economic base and retain and attract new investment, businesses, industries and employment opportunities to the City.
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POLICIES

LU-11.1 Attract New Businesses Support existing businesses and seek to attract new business and industries which strengthen and diversify Hemet's tax revenue base, improve wage and salary levels, increase the variety of job opportunities, and employ the resident labor force.

LU-11.2 Job Growth Industries Facilitate job growth and business attraction and retention in areas such as green technology, tourism, airport related industry, health care, leisure and hospitality, manufacturing, and related industries, retirement facilities and services, and by promoting the establishment of higher education and technical schools in the City.

LU-11.3 SR 79 Development Corridor Require development of high quality, attractive development surrounding the new alignment of SR 79 to attract businesses and visitors to Hemet and provide positive economic development outcomes to the City, its residents, and business community.

LU-11.4 Industrial Development Retain industrial land for businesses that provide jobs for manufacturing and processing of goods, research and design, and other uses



that create local revenue sources and employment opportunities.

- LU-11.5 Sustainable Industries Recruit “green technology” entrepreneurs and encourage existing businesses to incorporate sustainable business practices in their daily operations.
- LU-11.6 Skilled Labor Force Encourage a variety of businesses and industries to locate in the City, including clean, high-technology industries, innovative start-up companies, and commercial/professional office uses that provide high-skill/high-wage job opportunities.
- LU-11.7 Recruit New Business Pro-actively recruit new businesses that are currently under-represented in the City, and will create synergy in attracting other retailers to locate in the City.
- LU-11.8 Expansion of Medical Services Encourage and promote the future expansion of the Hemet Valley Hospital medical campus and other health-related facilities throughout the City to continue to establish Hemet as a center for medical and health services, training and technology.
- LU-11.9 Consider Industrial Use Locations Discourage the provision of industrial uses in prime locations that are land intensive, generate few job opportunities and contribute minimal revenue or benefit to the City.
- LU-11.10 Industrial Development Standards Require development standards that appropriately control the location and operation of industrial uses that use, store, transport or generate hazardous materials or unacceptable levels of noise and air pollution or other adverse impacts.
- LU-11.11 Establish a Secure Local Revenue Base Develop a secure, balanced sustainable local revenue base to provide the full range of public services and capital improvements needed to provide an exceptional quality of life for residents, and businesses within the community.

GOAL	Enhance Hemet’s sense of place and local identity
LU-12	to attract visitors and expand the tourist tax base.

POLICIES

- LU-12.1 Sustainable Tourism Maintain and enhance year-round opportunities for sustainable tourism based on the area’s natural resources, historic heritage, and cultural amenities without diminishing the quality of life of current residents.



LAND USE

- LU-12.2 Hospitality Oriented Encourage the retention and development of hospitality uses such as hotels, dinner house restaurants, entertainment venues, golf courses, and other visitor serving uses.
- LU-12.3 Regional Tourism Coordination Coordinate with other tourism organizations and destinations within the San Jacinto Valley, Riverside County and the larger region to partner on the marketing of events, attractions, and hospitality establishments within the City.
- LU-12.4 Tourism Venues and Events Promote tourism venues including museums, cultural establishments and activities, entertainment, recreational and sporting events, and conventions that attract visitors to Hemet and the Valley.
- LU-12.5 Downtown as a Tourist Destination Support and expand the role of Downtown Hemet in attracting tourism, and continue to improve its economic viability, appearance, function, and mix of retail, dining, and entertainment businesses to foster Downtown as a desirable destination.
- LU-12.6 Recreation Development Support ongoing recreational uses at Diamond Valley Lake by developing the area into regional recreational and cultural destinations including uses such as museums, active recreation, fishing, water park, trails, equestrian, educational facilities, and specialty retail and hospitality uses.

GOAL LU-13

Provide a strategic and proactive economic development program in order to attract, retain and expand businesses, create sustainable jobs for the local work force, and generate revenue to support municipal functions, services, and reinvestment back into the community.

POLICIES

- LU-13.1 Regional Economic Development Participate in regional economic development activities and partnerships that address strategic economic development efforts benefiting and promoting Hemet and the surrounding areas.
- LU-13.2 Building, Revitalization and Improvements Prioritize building restoration, property improvements and maintenance, removal of nonconforming signs, abatement of blighted buildings, provision of public and private landscaping, and revitalization of existing businesses as essential elements for economic development.



- LU-13.3 Redevelopment Continue to use redevelopment as a financing tool for City-initiated revitalization and to spark private investment.
- LU-13.4 Job Creation Promote economic development programs that link residents with businesses in the City, such as jobs training and development.
- LU-13.5 Art and Culture Promote the use of art and culture in the City's economic development efforts of marketing, branding, communication, increasing the pool of educated and qualified employees, attracting the creative industries, and creating an aesthetic environment for tourists and potential businesses.
- LU-13.6 Business Retention Support the retention and expansion of existing businesses and encourage local employment.
- LU-13.7 Reuse of Underutilized Properties Encourage the reuse of vacant, underutilized, or obsolete commercial and industrial buildings with higher value uses that are consistent with the General Plan goals and policies.
- LU-13.8 Facilitate Reinvestment Coordinate with property owners of older, declining, industrial and commercial buildings to facilitate reinvestment and adaptive reuse and upgrades to comply with current codes, encourage new tenants, and contribute to the overall vitality of the business district.
- LU-13.9 New Business Incentives Facilitate the growth and expansion of new businesses and industry by providing high quality municipal services, public facilities, and economic development assistance.
- LU-13.10 Abate Blighted Conditions Continue to monitor and evaluate conditions of blight and provide Redevelopment Programs that assist in responding to these issues and that reflect the community's needs.
- LU-13.11 Educated Labor Force Support educational institutions in providing quality academic and skill-based programs that provide a qualified workforce able to meet the full range of educational attainment and job skills required in the future economy.
- LU-13.12 Higher Education Institutions Encourage colleges, universities and technical schools to locate campuses or facilities in Hemet to provide a highly skilled employment pool for business, industry, and life-long learning.



ANNEXATIONS

GOAL LU-14	Promote the orderly annexation and development of unincorporated areas within the City of Hemet's Sphere of Influence and Planning Area.
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POLICIES

- LU-14.1 Consistency with Overall Goals Annexation proposals shall be consistent with the overall goals and policies of the City of Hemet General Plan, and will not adversely impact the City's existing neighborhoods, infrastructure and services, fiscal viability, environmental resources, and quality of life.
- LU-14.2 Compatibility Annexation proposals shall enable cost-effective service delivery to existing and future residents and businesses, and ensure compatibility with surrounding land uses.
- LU-14.3 Ongoing Fiscal Stability Development within proposed annexation areas shall generate sufficient property tax or other revenue base to support the project area's demand for city services, or otherwise demonstrate ongoing fiscal viability.
- LU-14.4 Jobs and Housing Balance Development within proposed annexation areas should further the City's objective of creating a balance between jobs and housing opportunities within the City.
- LU-14.5 Provision of Services Development within proposed annexation areas shall be required to provide the infrastructure, facilities and public services necessary to adequately support the development. The provision of services to the annexation area shall not compromise the existing levels of public services provided within the City.
- LU-14.6 Land Use Compatibility Existing and future land uses in proposed annexation areas shall be compatible with the adjoining land uses and character within the City.
- LU-14.7 Employment Opportunities Promote annexations that increase the City's industrial land base and employment opportunities.
- LU-14.8 Access and Gateways Promote the annexation of territory that increases access to primary transportation corridors and prominent gateways into the City.
- LU-14.9 Requirement for Overall Benefit to the City Annexations shall provide an overall benefit to the City and its residents and fulfill a demonstrated need for additional housing, industrial, commercial or open space uses.



- LU-14.10 Prezoning through Specific Plans Specific plans shall be the preferred method to assign prezoning to annexation areas in order to allow design flexibility for properties with topographic or environmental constraints, permit site-specific land uses and development standards, ensure compatibility with surrounding areas, create distinctive open space and recreational opportunities, promote innovative site and architectural design, and identify required infrastructure to serve the development.

- LU-14.11 Coordination with the County Coordinate with the County of Riverside to create consistencies in land use designations within the City's Sphere of Influence area, and promote effective inter-governmental cooperation to insure land use compatibility and minimize development and service delivery impacts.

- LU-14.12 Coordination with local and regional agencies Coordinate with other local and regional agencies and landowners as appropriate to create master infrastructure plans and public service delivery plans for large scale areas subject to potential annexation.

HEALTHY COMMUNITIES

GOAL	Foster a healthy community through land use and urban design practices that support healthy and sustainable lifestyles for all Hemet residents.
LU-15	

POLICIES

- LU-15.1 Balance of Land Uses Through the General Plan Land Use and Zoning Maps, establish a balance of land use opportunities for jobs, housing, and services within the community that help achieve the mobility, access, open space, and air quality goals and policies of the City.

- LU-15.2 Health Care Facilities Encourage and promote a range of facilities and service options for preventive, emergency, and specialty health care. Ensure that adequate public transit and pedestrian access to the health care facilities are provided.

- LU-15.3 Pedestrian Linkages and Connectivity Encourage a built environment that promotes physical activity and access to goods and services while reducing driving and pollution by directing new commercial growth to existing and planned residential areas, incorporating pedestrian linkages and connectivity between land uses, and requiring development and design standards that create walkable streets and neighborhoods.

- LU-15.4 Healthy Development Patterns Promote development patterns and opportunities that reduce commute times,



- encourage the improvement of vacant properties and reinvestment in neighborhoods, foster safe and attractive environments, encourage civic participation, and provide public spaces for people to congregate and interact socially.
- LU-15.5 Unhealthy Development Patterns Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.
- LU-15.6 Complete Communities Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety, and welfare of residents.
- LU-15.7 Public Spaces Support the creation of public spaces that foster positive human interaction and healthy lifestyles such as public plazas, sidewalk and other outdoor dining opportunities, public art displays, and central gathering and meeting spaces.
- LU-15.8 Rural Residential and Agricultural Areas Promote healthy land use patterns by preserving scenic and open space resources, preventing inappropriate development in agricultural and rural areas, and developing or honoring incentives that preserve the economic value of agricultural and open space lands.
- LU-15.9 Healthy Food Choices Increase access to healthy foods by encouraging a mix of food establishments that offer healthy food choices, supporting neighborhood and community gardens, promoting farmers markets, and reducing barriers to the production and distribution of locally grown food.
- LU-15.10 Equitable Distribution of Healthy Food Choices Encourage the equitable distribution of healthy food retailers and restaurants in appropriate locations throughout residential and employment areas of the City.
- LU-15.11 Equitable Distribution of Community Health Activities and Businesses Encourage the equitable distribution of fitness centers, sports facilities, gyms, dance and yoga studios, art studios, recreational trails, and parks at appropriate locations serving residential and employment areas of the City.
- LU-15.12 Freeway/Highway Adjacent Sensitive Land Uses To protect sensitive land uses from air pollution generated by freeways, highways, and truck routes, establish a buffer-area between the sensitive land uses and freeways, highways and truck routes.



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Attachment 5 – City of Hemet General Plan, Community Services and Infrastructure Element



CHAPTER 5

COMMUNITY SERVICES AND INFRASTRUCTURE

Community services and infrastructure provide the social and physical backbone of the City that enables healthy community growth and development. Community infrastructure is the City's utilities: water, sewer, drainage, solid waste, power, and telecommunications. Community services are the City's schools, health care facilities, library facilities, and social services.



Hemet Municipal Library

The Community Services and Infrastructure Element addresses the support systems and resources that provide both the utility infrastructure and the public services that are available within the City.

This element is an optional element under California planning law. It is being included in the General Plan to demonstrate the importance the City places on providing adequate services to its residents, businesses, and visitors and on complying with Measure C, a ballot measure adopted by Hemet residents in 1988 that established minimum service standards for circulation, drainage, water storage and distribution, park and recreation facilities, police and fire services, and sanitary sewer services.

The City is committed to ensuring the provision of safe and adequate infrastructure and community service facilities to meet the current and future needs of residents and businesses. This element addresses evolving technological and environmental issues as well as the increasingly diverse needs of the City's residents and businesses. Specifically, the element addresses:



COMMUNITY INFRASTRUCTURE

- ❖ Water Supply: Providers, Sources, Quality, and Conservation
- ❖ Wastewater Management: Collection and Treatment
- ❖ Stormwater Management: Citywide and Site Drainage
- ❖ Natural Gas and Electricity
- ❖ Telecommunications
- ❖ Solid Waste Management

COMMUNITY SERVICE FACILITIES

- ❖ Educational Facilities
- ❖ Health Care Facilities
- ❖ Library Services
- ❖ Community and Senior Centers
- ❖ Government and General Social Service Facilities

This element is also related to issues more fully discussed in other elements. Roads and other transportation services are discussed in the Circulation Element. Fire and police protection and emergency response are discussed in the Public Safety Element. Recreation facilities are described in the Recreation and Trails Element, and cultural opportunities are discussed in the Art and Culture Element. Conservation of natural and renewable energy resources is discussed in the Open Space and Conservation Element.

5.1 ISSUES AND OPPORTUNITIES

The rapid growth and changing demographics in the Hemet area over the past 20 years have altered the physical and social infrastructure of the community. The City has an opportunity to incorporate innovative new approaches to delivering services that are responsive to existing community needs while establishing a framework for future growth. Development issues to be considered include:

Water Locally the Hemet and San Jacinto Groundwater Basin aquifer is being used faster than it is being replenished and faster than can be sustained over time; however, the supply and conservation of water is a statewide issue. In recognition of a statewide “water crisis,” governmental agencies, water providers, and water users have joined together to establish a combination of management and conservation mechanisms to ensure an adequate supply of water for current and future California residents and businesses. The City will continue to be an active participant with local water districts in promoting water conservation, water recycling, and groundwater recharge efforts.

Drainage Systems The City’s relatively flat topography and sensitive biological habitats, particularly in West Hemet, create flood control and habitat preservation issues that must be addressed before development can occur. In addition to numerous property owners, multiple federal, state, and



COMMUNITY SERVICES AND INFRASTRUCTURE

county agencies have jurisdiction over portions of the undeveloped sections of the City and Planning Area. To enable appropriate and necessary development, the City is working with the various stakeholders to design and finance necessary stormwater drainage systems.

Sustainable Infrastructure Water, wastewater, and stormwater drainage infrastructure in older sections of the community is aging and will need to be replaced over time. In West Hemet and other undeveloped or underdeveloped areas of the community, these infrastructure needs are still being determined. Utility providers are focusing on renewable energy systems and conservation mechanisms. Telecommunications is a constantly evolving industry as new technology is introduced. The City has an opportunity to establish standards for developing sustainable infrastructure in new and infill projects to reduce the impact of development on natural resources, energy consumption, and the local environment.

Solid Waste Management The Lamb Canyon Landfill is reaching capacity. In addition to continuing its waste reduction efforts, the City is considering new strategies for managing its long-term operation of waste management.

Community Services The City is proud and appreciative of its education, health care, library, and community service providers and supports their efforts in meeting the constantly changing needs and demographics of the community. To ensure ongoing financial support for the Hemet Public Library, the City may pursue partnerships with jurisdictions in the Library's service area. The City intends to provide "green" leadership by incorporating alternative energy in its facilities and conservation practices and encourages the service providers to follow suit.

5.2 RELATED PROGRAMS, PLANS, AND REGULATIONS

Many plans and programs enacted through federal, state, and local legislation relate directly to the management and operation of community services and infrastructure. These plans and programs are administered by various state, regional, and local agencies. Salient plans and regulations include:

Water Quality Control Plans The Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) adopted by the Santa Ana Regional Water Quality Control Board (RWQCB) establishes water quality standards for the ground and surface waters of the region. The RWQCB is responsible for issuing National Pollutant Discharge Elimination System (NPDES) waste discharge permits to protect the beneficial uses of the State's waters. The City is a co-permittee with the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the incorporated cities of Riverside County within the Santa Ana Region (Region 8) and the San Diego Region (Region 9) in the Area-Wide Urban Runoff Management Program (Municipal NPDES Permit.) This permit regulates the discharge of pollutants in urban runoff from the City's municipal separate storm sewer system by requiring the City to develop



programs and policies, including best management practices (BMPs) to achieve water quality standards. The Riverside County Water Quality Management Plan for Urban Runoff was developed in compliance with the Municipal NPDES Permit to address post-construction urban runoff from new development. The WQMP provides guidelines for project-specific BMPs to minimize the impact of urban runoff. Each project-specific WQMP is reviewed and approved by the appropriate co-permitttee.

Urban Water Management Plans Water districts use a variety of planning processes to plan for the provision of water within their service areas. Urban water management plans (UWMP) are typically used to estimate future demand for water and required improvements to meet future need. Sources of water and other issues that affect the provision of water within the service area are addressed in these plans. Pursuant to state law, each of the three water districts serving the City of Hemet and its Planning Area (the City of Hemet, Eastern Municipal Water District [EMWD], and Lake Hemet Municipal Water District [LHMWD]) prepare urban water management plans.

California Water Code Section 10910 Water Code Section 10910 was amended in 2001 by Senate Bill 610 and Senate Bill 221 to promote more collaborative planning between local water suppliers and cities and counties. The bills require that detailed information regarding water availability be provided to a city/county prior to approval of specified large development projects. Under SB 610, if a project contains 500 or more residential units, 500,000 square feet of retail commercial space, or 250,000 square feet of office commercial space, a water assessment must be furnished to the local jurisdiction for inclusion in the project's California Environmental Quality Act (CEQA) analysis. Under SB 221, local government approval of certain residential subdivisions requires an affirmative written verification of sufficient water supply. Additionally, both SB 610 and SB 221 identify the UWMP as the planning document to be used by a water supplier to meet the standards set forth in each statute, and require additional information if groundwater is identified as a source available to the supplier.

Riverside County Flood Control and Water Conservation District The Riverside County FCWCD is the regional flood management authority for the western part of Riverside County. The City of Hemet's drainage systems work in concert with the Riverside County Flood Control District. Some of the larger facilities are owned and maintained by the Riverside County FCWMD. The Riverside County FCWCD is responsible for:

- ❖ identifying flood hazards and problems,
- ❖ regulating floodplains and development,
- ❖ regulating drainage and development,
- ❖ planning county watercourse and drainage,
- ❖ educating about flood prevention and safety,
- ❖ constructing flood control structures and facilities,
- ❖ providing flood warning and early detection,



COMMUNITY SERVICES AND INFRASTRUCTURE

- ❖ maintaining and operating completed structures
- ❖ Groundwater Management Act, and
- ❖ Hemet/San Jacinto Water Management Plan.

National Pollutant Discharge and Elimination System Hemet is under the jurisdiction of the Santa Ana RWQCB, which implements the NPDES permit for the Santa Ana River watershed area. The NPDES permit, a requirement under the Clean Water Act, addresses pollution from urban runoff that affects the water quality of receiving waters (such as streams and lakes). Requirements include incorporating best management practices (BMPs) to reduce runoff from construction and current uses, reporting any violations to the RWQCB, and providing education regarding the potential negative water quality impacts of urban runoff.

Title 24, California Code of Regulations, Energy Efficiency Standards
The State's energy efficiency standards for residential and nonresidential buildings were established in 1978 in response to a legislative mandate to reduce energy consumption. Title 24 standards are updated periodically to allow consideration and incorporation of new energy efficiency technologies and methods. The California Energy Commission has adopted changes to the Building Energy Efficiency Standards, to accomplish the following:

- ❖ to respond to California's energy crisis to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state;
- ❖ to respond to the AB 970 (Statutes of 2000) urgency legislation to adopt and implement updated and cost-effective building energy efficiency standards;
- ❖ to respond to various statutes of 2001, which included urgency legislation to adopt energy efficiency building standards for outdoor lighting; and
- ❖ to emphasize energy efficiency measures that save energy at peak periods and seasons, improve the quality of installation of energy efficiency measures, incorporate recent publicly funded building science research, and collaborate with California utilities to incorporate results of appropriate market incentives programs for specific technologies.

In addition, the 2010 California Green Building Standards Code, or CALGreen Code (California Code of Regulations, Title 24, Part 11), requires buildings to reduce energy and water consumption by 15% and 20%, respectively from the baseline levels defined in the Code. The code contains both mandatory measures which are applied in all jurisdictions and Tier I and Tier II "voluntary" performance standards which may be adopted by individual jurisdictions, but are required for all projects in those jurisdictions once they have been adopted. The CALGreen code outlines the requirements for site planning and design, energy efficiency, water



efficiency and conservation, materials conservation, resource use efficiency, and environmental quality that apply within that jurisdiction.

Riverside County Integrated Waste Management Plan In 1972, the California Legislature adopted the California Solid Waste Management and Resource Recovery Act, requiring each county within the state to prepare a solid waste management plan for all waste generated in the county and disposed of within or outside of the county. Of particular note for the City of Hemet is the County's Siting Element, contained within the Riverside County Integrated Waste Management Plan document that demonstrates that at least 15 years of remaining disposal capacity exists to serve all the jurisdictions within the County. If the capacity is not adequate, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element. Disposal capacity projections are updated annually as part of the State Annual Reporting process to ensure that at least 15 years of disposal capacity always remains.

California Integrated Waste Management Act The State of California regulates solid waste collection and disposal. Mandates in the Integrated Waste Management Act establish target reductions in the amount of solid waste that each jurisdiction adds to landfills. These percentages are updated and modified periodically, but the core purpose endures: all materials must be properly managed to minimize the generation of waste (source reduction), maximize the diversion of materials from landfills (recycling), and manage all materials to their highest and best use.

City of Hemet Measure C On June 7, 1988, Hemet voters approved a measure to require updating the City's General Plan to incorporate performance measures related to traffic, drainage facilities, water storage and distribution facilities, park and recreational facilities, police services, fire services, and sanitary sewers. These performance standards were incorporated into the 1992 General Plan as a component of the Public Services and Facilities Element. They are incorporated into the various, goals, policies and implementation measures within General Plan 2030 and are attached as Appendix G.

School District Facilities Master Plans To plan for future facility needs, school districts typically take a long-range planning approach. Long-range facility plans and master plans allow school districts to estimate the number of additional students that new development will generate and plan for needed improvements to meet demand. The plans may also consider demographic trends, such as increased household size, that can affect the need for future school services. Coordination with the school districts to provide adequate educational facilities is an issue addressed in this element. The City and the Planning Area are primarily within the Hemet Unified School District (HUSD), but include portions of the San Jacinto and Perris/Nuevo School Districts.



5.3 COMMUNITY INFRASTRUCTURE

Community infrastructure provides the sometimes invisible physical support system that allows us to enjoy healthy, productive lives. Reliable water supply systems meet our needs for daily living and allow for dependable fire suppression. Community sewer lines allow urban wastewater to be conveyed safely to treatment facilities and avoid reliance on septic systems that can pollute groundwater resources. Storm drainage systems are vital for the prevention of flooding caused by intense storm events. Hemet residents rely on the refuse and recycling collection system to properly dispose of waste products. Electricity, gas, and telecommunications infrastructure contribute to our comfort, convenience, and efficiency.



Preserved Open Space Retention Basin at Four Seasons Senior Community

One of the most fundamental functions of government is providing its citizens with functioning infrastructure. The City of Hemet provides some of this infrastructure directly, while other components are provided by other public agencies, special districts, private companies, or a combination of sources. To the extent that specific improvements may be provided by infrastructure, this element references conservation practices; however, a more extensive discussion of conservation measures is located in the Open Space and Conservation Element. For the purposes of this General Plan, transportation infrastructure is addressed in the Circulation Element.

5.3.1 WATER SUPPLY: PROVIDERS, SOURCES, QUALITY, AND CONSERVATION

Providers of Water

Three water districts serve the City of Hemet and the Planning Area: City of Hemet Water District, EMWD, and LHMWD. Figure 5.1 shows the service areas of each district.

City of Hemet Water District The City supplies potable water within a 5.25-square-mile service area located mostly within the central part of the incorporated City. The City relies on groundwater as its supply source, which is pumped by 11 City-owned wells, of which nine are in the Hemet Groundwater Basin and two are within the San Jacinto Groundwater Basin. The City plans to continue to use local groundwater as its primary supply source through 2030; and therefore, recognizes the need to implement a combination of basin recharge measures through both natural and artificial means and water conservation measures. In addition, the City has one connection with an EMWD well to be accessed on an as-needed basis only.

The City estimates that demand for water within its service area will increase from 5,767 acre-feet to 6,370 acre-feet from 2005 to 2030. Groundwater supplies will meet demand assuming Hemet and San Jacinto Groundwater Basins recharge efforts are successful. To further improve system reliability, the City plans to add a new 2-million-gallon reservoir to the water system to increase storage capacity and allow for flexibility should an existing reservoir need to be taken offline for cleaning or maintenance.



Aging infrastructure, which is deteriorating or of obsolete design, is a growing concern in the older sections of the City. Replacement of deteriorating or inadequate water lines may be needed to ensure the efficient provision of water supplies over time. Additionally, some of the City's water lines are located within easements along rear property lines instead of within streets or alleys. Although this does not affect the function of the lines, it does make maintenance, repair, or replacement difficult.

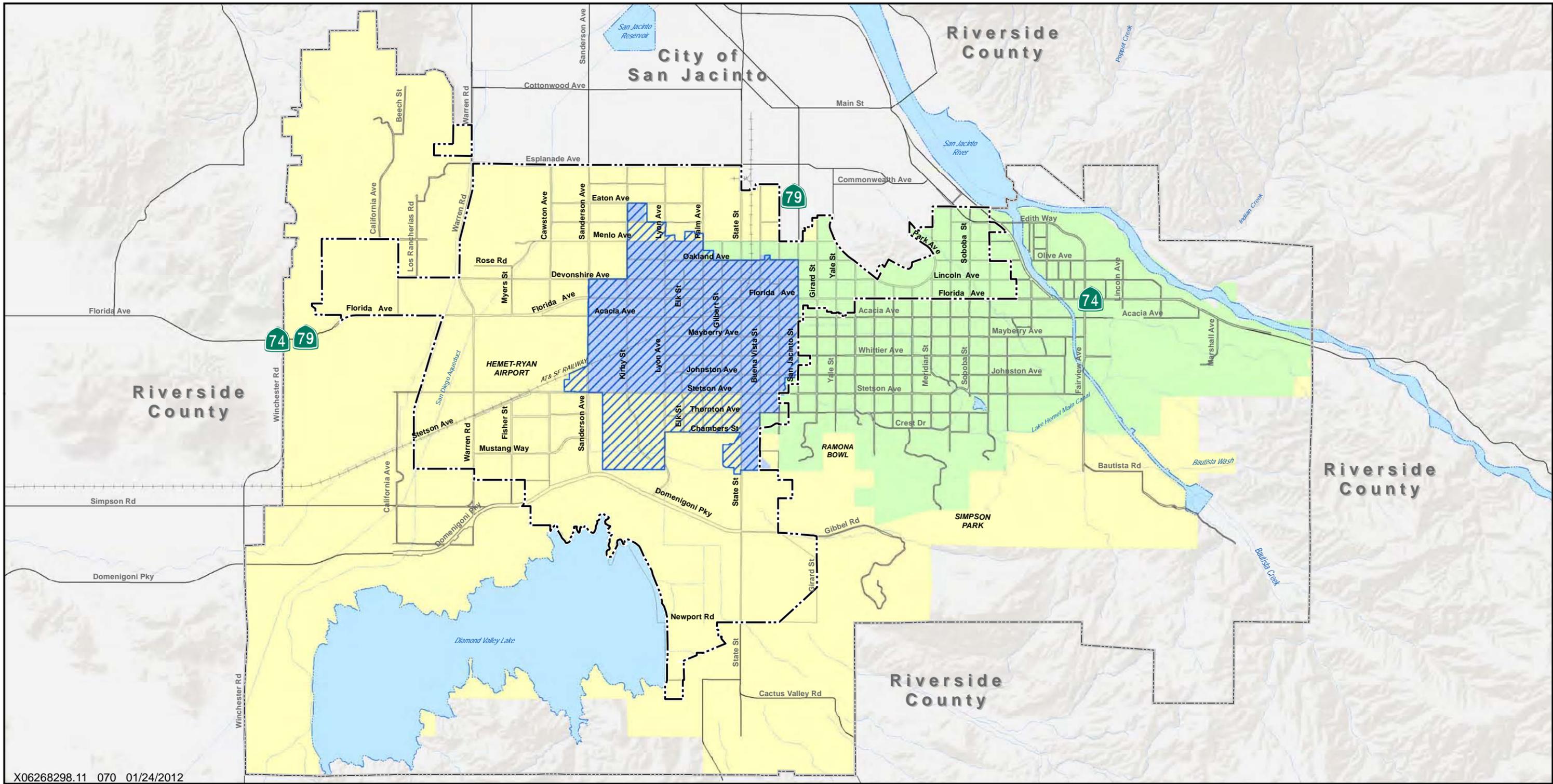
Eastern Municipal Water District EMWD's 555-square mile service area extends from Moreno Valley to Temecula. Portions of the City and Planning Area lie within EMWD's East Valley Service Area, which generally serves the area south of Stetson Avenue, west of Sanderson Avenue, and north of Menlo Avenue and the Planning Area to the west and south of the City. Within the East Valley Service Area, most of the water used comes from a system of 13 local wells located in the San Jacinto Groundwater Basin. These wells produce almost 20,000 acre-feet of water every year. This is also the primary source of the water that EMWD sells to the City of Hemet Water Department and LHMWD. Other sources of water include water purchased from the Metropolitan Water District of Southern California (MWD) and water recycled from EMWD treatment facilities. EMWD anticipates increased demand for water in its service area, which is largely underdeveloped. EMWD intends to use imported water from MWD to help recharge the San Jacinto Groundwater Basin and increase reliability. Recycled water use is expected to increase significantly as infrastructure is expanded for industrial, agricultural, and landscape purposes.

Lake Hemet Municipal Water District LHMWD's 26-square-mile service area includes the eastern portion of the City, unincorporated East Hemet and Valle Vista, and rural areas outside of the City's sphere of influence. LHMWD operates 11 wells along the San Jacinto River for most of its annual water supply. Of the district's total annual water supply of approximately 17,000 acre-feet, 20 percent comes from the surface water of the San Jacinto River system, 4 percent is imported from EMWD, and the remainder comes from the aforementioned wells. LHMWD plans to add to capacity in the near future by drilling another well and by constructing a new 500,000-gallon storage reservoir near Hop Patch Road. LHMWD also intends to increase its use of EMWD recycled water for agricultural use by constructing a pipeline and pump station. LHMWD maintains Lake Hemet in the mountains southeast of Hemet as a reservoir and recreational facility.

LHMWD predicts that the population it serves will increase from 39,111 in 2005 to 49,512 by 2025. To meet demand, LHMWD is relying on the successful recharge of the San Jacinto Groundwater Basin; however, it is also increasing its use of recycled water for agricultural use and constructing a membrane filtration plant to enable the use of surface water from the San Jacinto River for potable use.

Sources of Water

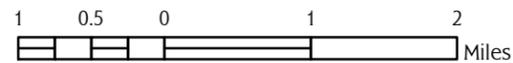
Three sources of water exist in the City and Planning Area: groundwater, imported water, and recycled water.



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Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

- City of Hemet Sewer
- Lake Hemet Municipal District
- City of Hemet Water District
- Eastern Municipal Water District
- Hemet City Boundary
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

Figure 5.1
WATER AND SEWER SERVICE AREAS
Hemet General Plan



Back of Figure 5.1



Groundwater The preferred water source of the local water agencies is groundwater because of its high quality and because it reduces dependency on imported water supplies. The cities of Hemet and San Jacinto, EMWD, LHMWD, and private water producers are stakeholders in the Hemet/San Jacinto Groundwater Management Area (GMA) shown in Figure 5.2. The GMA consists of the Hemet Groundwater Basin (Hemet North and Hemet South) and the San Jacinto Groundwater Basin (Upper Pressure and Canyon). The San Jacinto Basin is physically separated from the Hemet Basins by the San Jacinto Fault; therefore, inhibiting flow between the two basins. The City of Hemet pumps almost exclusively from the Hemet South Sub-basin. EMWD, LHMWD, and the City of San Jacinto pump primarily from the San Jacinto Upper Pressure Zone and the Canyon Sub-area. It is estimated that about 40,000 acre-feet of groundwater can be withdrawn from the Hemet and San Jacinto Groundwater Basins during an average year without depleting the aquifer. Since demand generally exceeds this amount, the basins have been experiencing an overdraft since the 1960s. High degrees of water extraction may also result in subsidence issues caused by the shrinking of aquifer soils and an increase in water salinity. Natural recharge to the basins is primarily from the percolation of flow in the San Jacinto River and its tributary streams as well as rainfall. Natural recharge is augmented by spreading imported and reclaimed water within the basins.

To ensure the long-term viability of the aquifer as a source of water in the City and Planning Area, in 2003 the stakeholders agreed to prepare a Groundwater Management Plan (Plan) for the GMA with the California Department of Resources acting as an impartial mediator. The Plan, which is anticipated to be ready for adoption in 2012, has eight primary goals:

- ❖ address pumping overdraft and declining groundwater levels;
- ❖ provide for Soboba Tribe prior and paramount water rights;
- ❖ ensure reliable water supply;
- ❖ provide for planned urban growth;
- ❖ protect and enhance water quality;
- ❖ develop cost-effective water supply;
- ❖ provide adequate monitoring for water supply and water quality; and
- ❖ supersede the Fruitvale judgment and agreement.

Additionally, it is anticipated the parties will request that the Court adjudicate the situation and issue a physical solution as a judgment effecting the major water purveyors and pumpers within the basins. The Physical Solution would consist of numerous water supply and conjunctive use projects with the core project being the Hemet/San Jacinto Integrated Recharge and Recovery Program (IRRP), which provides direct recharge to the groundwater basin through percolation ponds within the San Jacinto riverbed. The IRRP is intended to satisfy Soboba Tribe water rights, offset overdraft in the GMA by an estimated 10,000 acre feet per year, and provide an additional 15,000 acre feet per year of water supply to help meet projected demand increases. In addition to IRRP, the Plan identifies other



projects that can potentially meet the goals listed above. These include conservation, direct recharge, in-lieu recharge, and recycled water projects.

To meet the goal of reducing groundwater production to eliminate the overdraft, the four public agencies in the GMA (the cities of Hemet and San Jacinto, EMWD, LHMWD) agreed upon base production rights that established the initial amount each agency would be able to pump without the need to replenish the basin. These rights were calculated on the basis of actual production during the 1995-99 calendar years and adjusted for specific historical operational activities.

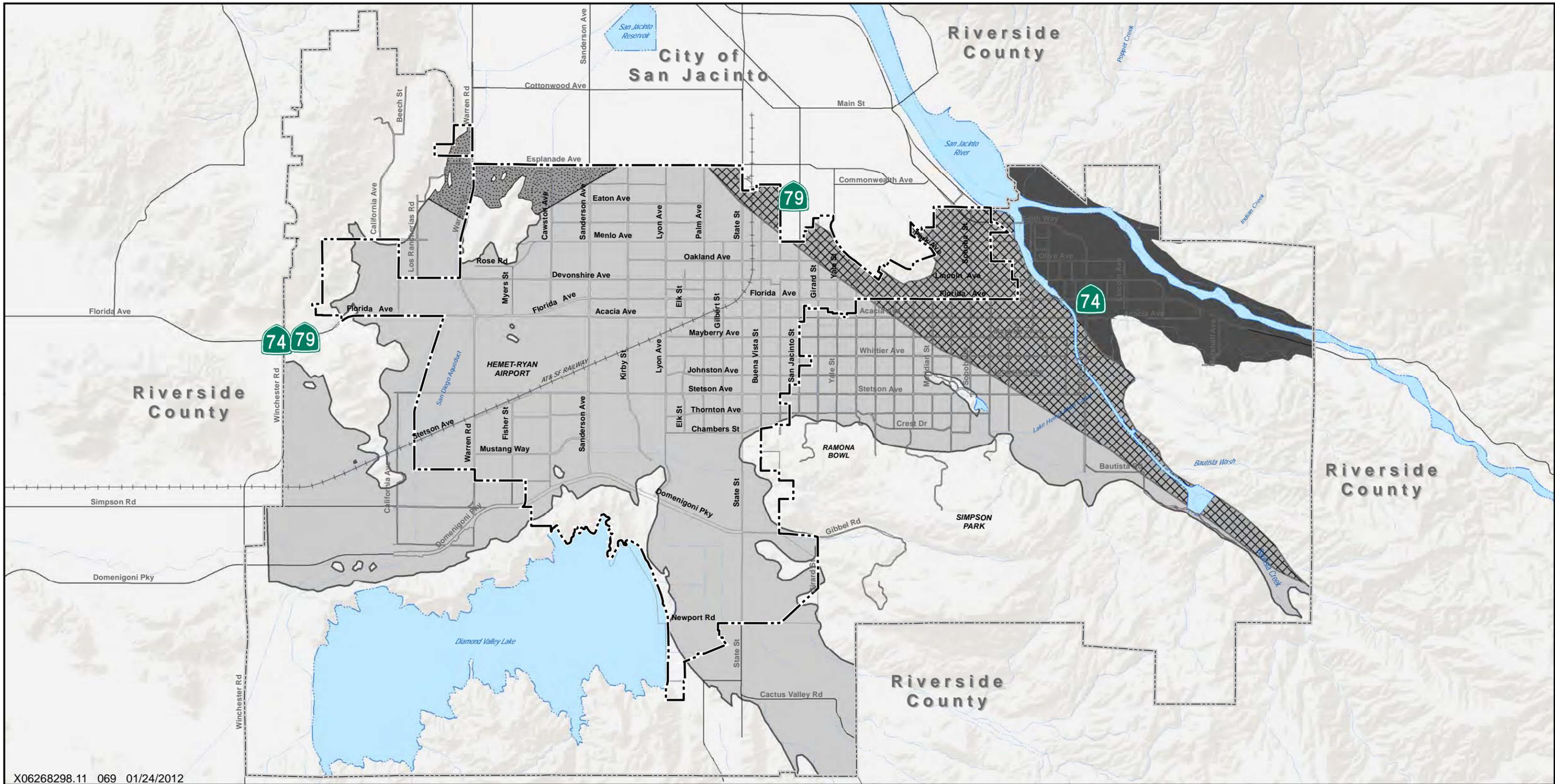
Imported Water MWD imports water to the region from the Colorado River and the California State Water Project. Water from the Colorado River is delivered into the area via the Colorado River Aqueduct. The State Water Project is California's statewide water and power development and conveyance system. It includes pumping and power plants; reservoirs, lakes, and storage tanks; and canals, tunnels, and pipelines that capture, store, and convey water from northern California to southern California.

MWD acts as a wholesaler, selling imported water to EMWD. EMWD, in turn, also acts as a wholesaler to the City of Hemet Water Department and the LHMWD, as additional supplies are needed.

Recycled Water EMWD is one of the largest recycled water providers in California, offering an alternative to groundwater or imported water. At this time, neither the City of Hemet nor LHMWD have the capacity to treat wastewater; therefore, all recycled water in the City and Planning Area is provided by EMWD. EMWD treats wastewater at its water reclamation facilities then supplies the treated water for specific nonpotable uses. Reclaimed or recycled wastewater is categorized by grade of treatment: secondary or tertiary. State regulations allow secondary treated water to irrigate pasture for milking animals and to be used for fodder, fiber, and seed crops. Tertiary water is permitted for swimming, boating, fishing, and landscape irrigation for golf courses, parks, cemeteries, landscapes, playgrounds, and school yards.

EMWD is actively promoting its recycled water services with support from the City. EMWD has more than 200 active accounts with more than half of its production sold for agricultural, irrigation, landscaping, and industrial use. Figure 5.3 shows the recycled water distribution network in the Planning Area. With continued community education, the establishment of "green" development standards, and the installation of tertiary water infrastructure systems, demand for recycled water use is expected to increase, which will help maintain local groundwater resources. During summer months, recycled water is in high demand; during the cooler, wetter parts of the year, surplus recycled water is stored in unlined surface impoundments, resulting in extensive groundwater recharge.

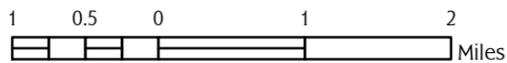
All three water districts serving the City and the Planning Area intend to increase their use of recycled water. Water conservation is further discussed in the Open Space and Conservation Element.



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Sources:
 Census Tiger Line Data 2005
 EMWD 2011
 ESRI 2010



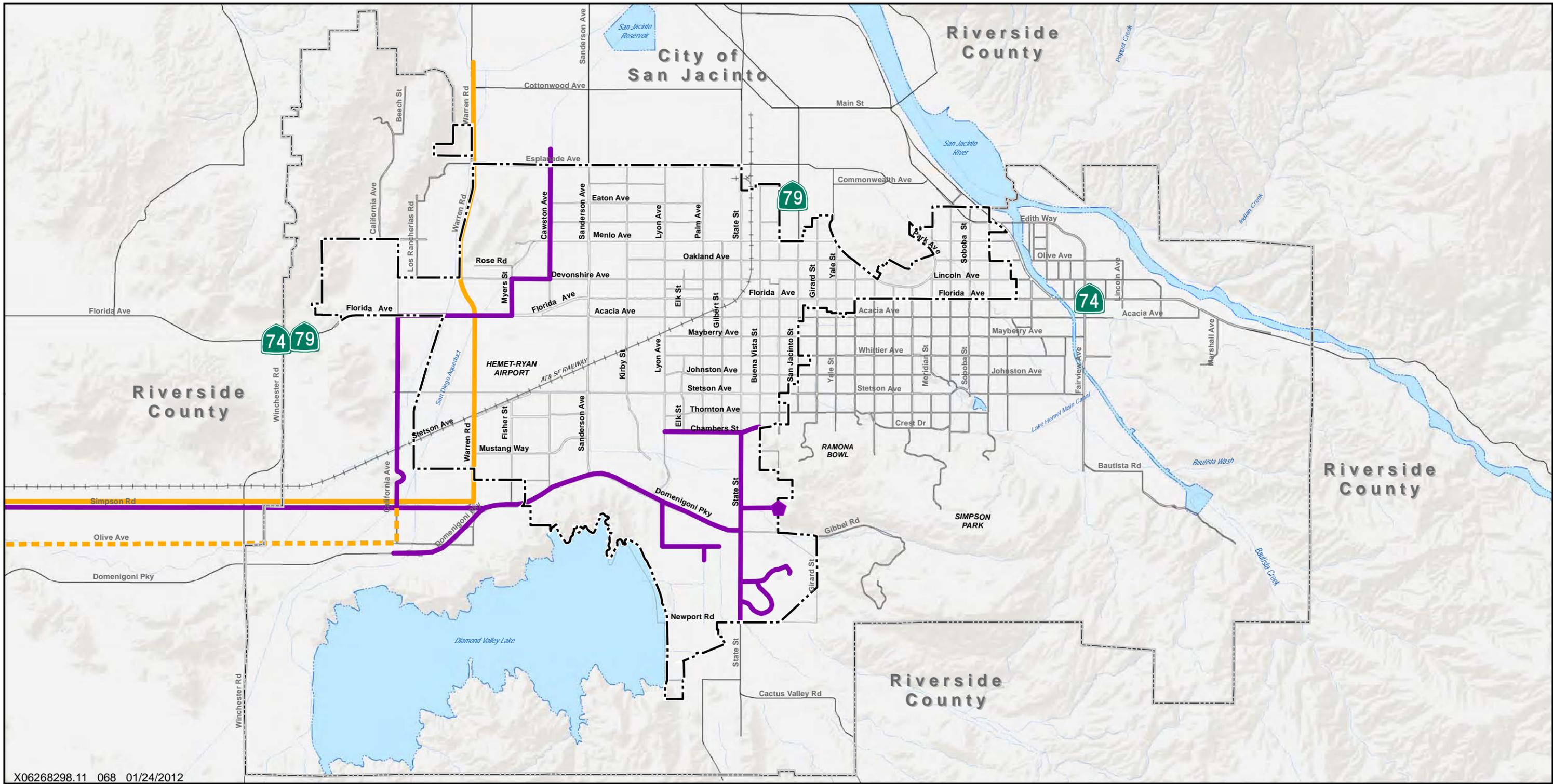
LEGEND

- | | |
|----------------------------|---------------------|
| Santa Ana Watershed | Hemet City Boundary |
| Groundwater Basins | Planning Area |
| Hemet North | Street |
| Hemet South | Railroad |
| San Jacinto Canyon | Creek/Canal |
| San Jacinto Upper Pressure | River/Lake |

Figure 5.2
GROUNDWATER MANAGEMENT ZONES
 Hemet General Plan



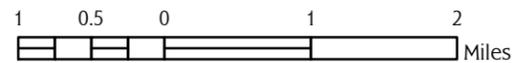
Back of Figure 5.2



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Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

-  Recycled Water Storage Tank
-  Brine Disposal Pipeline: Alternate 1 (Proposed)
-  Brine Disposal Pipeline: Alternate 2 (Proposed)
-  Recycled Water Pipeline
-  Hemet City Boundary
-  Planning Area
-  Street
-  Railroad
-  Creek/Canal
-  River/Lake

Figure 5.3
RECYCLED WATER AND BRINE LINES
Hemet General Plan



Back of Figure 5.3



Water Quality

To ensure that tap water is safe to drink, the U.S. Environmental Protection Agency and the California Department of Public Health established regulations that limit the amount of certain contaminants in water provided by public water systems. Water districts are required to prepare a water quality report annually that summarizes the results of water quality tests and provides specific information about the quality of water supplied to its customers. The water districts assess the “vulnerability” of its water supply to contaminants resulting from contact with the watershed, both surface and groundwater. Contaminant sources include agricultural operations, recreational activities, stormwater runoff, increasing urbanization, and wastewater. Stormwater management is discussed further in Section 5.4.3.

The City of Hemet Water District, EMWD, and LHMWD have all prepared detailed water reports regarding water quality at each well site or source. Water that does not meet U.S. Environmental Protection Agency or California Department of Public Health standards is either removed as a potable water supply source or treated appropriately by the respective water district.

Conservation Measures

As discussed in detail in the Open Space and Conservation Element, conservation measures being implemented by the City, EMWD, and LHMWD include water education, demonstration landscape projects, the retrofitting of street medians and parks with water efficient plants and irrigation, the use of new water-efficient technology in building construction, natural approaches to managing streams and creating drainage infrastructure to recharge the aquifer, the expansion of recycled water production and distribution, and incentives such as free audits of homes and businesses to help identify ways to reduce water consumption.

5.3.2 WASTEWATER MANAGEMENT: COLLECTION AND TREATMENT

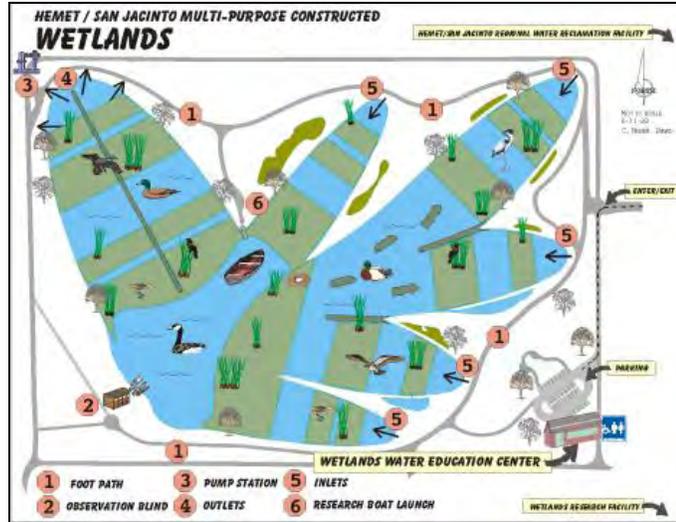
The City of Hemet Water Department, LHMWD, and EMWD all provide wastewater collection services within their water service areas. The City Water Department and LHMWD, however, do not operate treatment facilities. Both districts deliver wastewater to EMWD for treatment. Each district’s water service area is generally the same as its wastewater service area; however, the City does collect wastewater in small portions of the water service areas of EMWD and LHMWD, as shown in Figure 5.1.

Additionally, some residences have on-site sanitary septic disposal systems, typically with tanks and leach fields. The design and permits for new on-site systems, also called onsite wastewater treatment systems are subject to review and approval by the Riverside County Department of Environmental Health and the jurisdiction in which the property is located. The City reviews proposals for residential sewer and septic connections in conjunction with building permits, and requires connection to a sewer unless a project is located more than 660 feet from a sewer line and has a lot size of at least 20,000 square feet.



EMWD's Hemet/San Jacinto Regional Water Reclamation Facility provides wastewater treatment services for the Hemet–San Jacinto area. This 255-acre facility, located in western San Jacinto, conducts primary, secondary, and tertiary treatment of wastewater, removing bacteria, viruses, and virtually all suspended solids. The facility's current capacity is 11 million gallons per day (mgd) and the ultimate planned expansion capacity is 27 mgd.

The facility also includes a 60-acre demonstration wetland that processes 2.5 mgd of secondary treated water. This wetland is used as wildlife habitat and is also expected to act as a high-quality natural wastewater treatment site once the ecosystem matures. Built in partnership with the U.S. Bureau of Reclamation in the early 1990s, the wetlands site now offers a lush habitat for migratory waterfowl, shore birds, and raptors along the Pacific Flyway. More than 100 species have been spotted.



Hemet/San Jacinto Regional Water Reclamation Facility Wetlands Demonstration Project

EMWD has initiated a Water and Wastewater Salinity Management Project that provides for the disposal of nonrecyclable waste brine from industry within its service area through the construction of pipelines that will connect to existing brine management facilities. One of the proposed pipelines will serve the Hemet area as shown in Figure 5.3. The project has two main objectives:

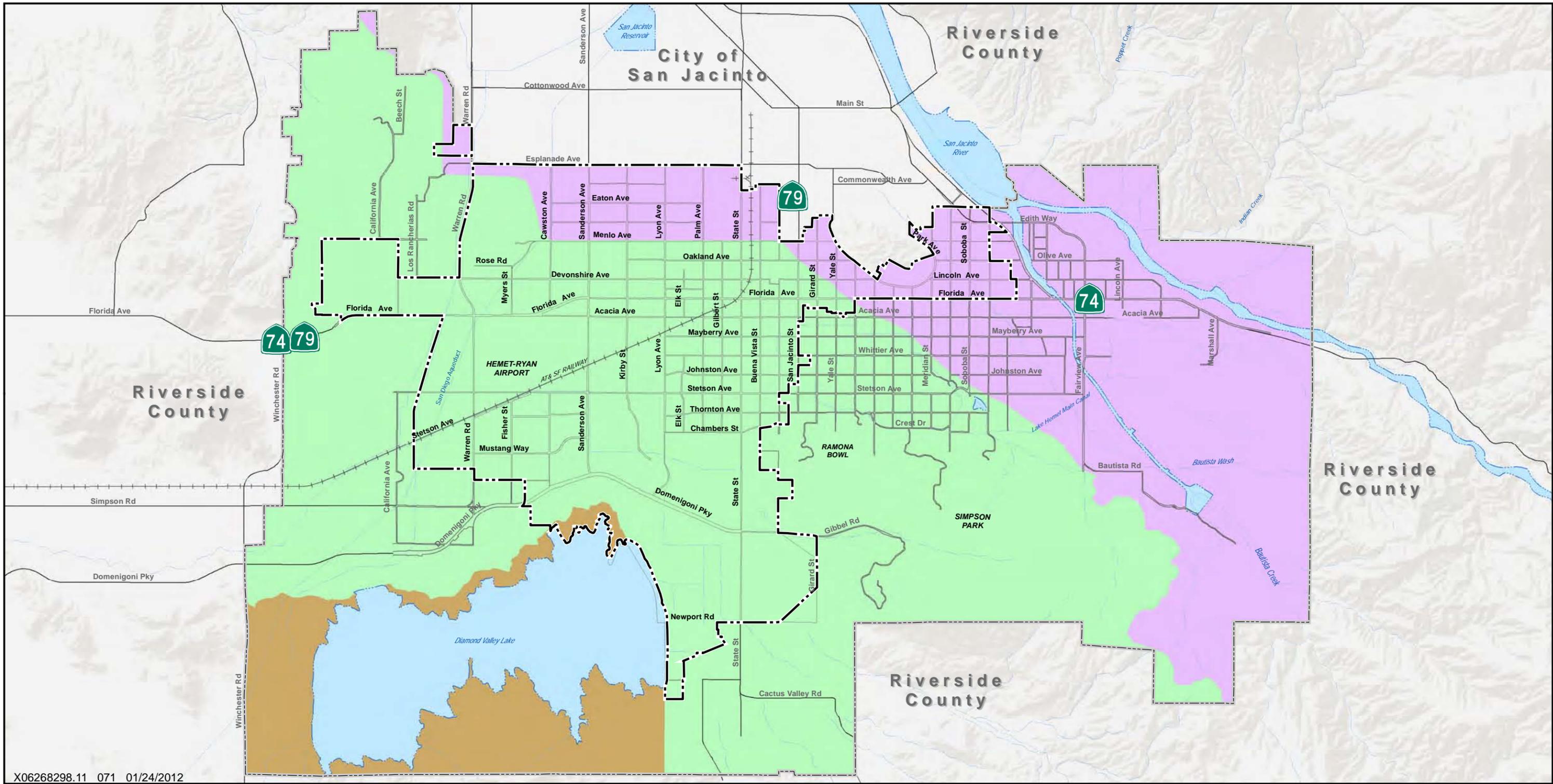
- ❖ to protect existing groundwater supplies and lower the salinity of recycled water, which will reduce the need for imported water, and
- ❖ to provide an incentive to high-tech industries to locate in the EMWD service area for access to Hemet's process for disposing of industrial waste.

5.3.3 STORMWATER MANAGEMENT

Natural Drainage Systems

Stormwater drainage infrastructure within the Hemet area consists of a network of natural and improved streams, storm channels, storm drains, and catch basins intended to manage stormwater that flows into one of three drainage systems that traverse the City and Planning Area: Salt Creek; San Jacinto River, and Santa Margarita River. Figure 5.4 shows the location of these three drainage systems.

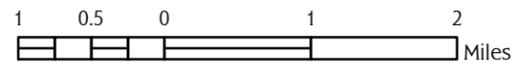
The Santa Ana RWQCB oversees the Salt Creek and San Jacinto River drainage systems. Both systems drain westerly through Canyon Lake into Lake Elsinore and eventually through the Santa Ana River to the Pacific Ocean via Temescal Canyon Creek. The San Diego RWQCB oversees the



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Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

- | | |
|---------------------------------|-------------------------|
| Stormwater Drainage Areas | --- Hemet City Boundary |
| San Jacinto River Drainage Area | --- Planning Area |
| Salt Creek Drainage Area | --- Street |
| Santa Margarita Drainage Area | --- Railroad |
| | --- Creek/Canal |
| | --- River/Lake |

Figure 5.4
STORMWATER DRAINAGE
Hemet General Plan



Back of Figure 5.4



COMMUNITY SERVICES AND INFRASTRUCTURE

Santa Margarita River drainage system that flows southwesterly through the Temecula area and Camp Pendleton toward the Pacific Ocean.

Salt Creek Drainage System The majority of the stormwater collected in the City of Hemet drains southerly and is ultimately discharged into Salt Creek, which is located in the southwest part of the City. Salt Creek is the primary drainage course for the City. It is an earthen channel of approximately 660 feet wide that carries approximately 11,000 cubic feet of water per second. South of Stetson Avenue, water flows along a drainage course referred to as Pepper Creek, from east to west at the base of the Santa Rosa Hills, and curves southwesterly near State Street to join Salt Creek. Salt Creek begins by flowing northwesterly from the canyon following Sage Road, south of South State Street, draining the surrounding hills, including Avery Canyon east of Gibbel Road.

San Jacinto River Drainage System A small portion of the City drains northeasterly into the San Jacinto River. The San Jacinto River drainage system is located in the eastern portion of the Planning Area and flows from southeast to northwest in that area. Along the City's easterly edge, stormwater flows into the Bautista Creek drainage system. Bautista Creek joins with the San Jacinto River immediately north of Mountain Avenue.

Santa Margarita Drainage System The Santa Margarita River drainage system is located in the southerly area of the City and Planning Area around Diamond Valley Lake.

Basic procedures for the management of all non-point source (NPS) pollutants associated with land development, including agricultural conversion, are currently in place through the City's implementation of the Riverside County Drainage Area Management Plan-Santa Ana and Santa Margarita Regions-April 2007 (DAMP), as required by the 2005 Riverside County municipal separate storm sewer system (MS4) permit. The DAMP includes requirements related to the planning and permitting of development projects, including projects that convert agricultural lands to residential and commercial uses, to ensure that pollutant loads from these projects have been reduced to the Maximum Extent Practicable (MEP). In addition, the City is preparing to implement provisions of the 2010 MS4 Permit for the Santa Ana Region, which will implement many new requirements related to land development, including the implementation of Low Impact Development principles through project-specific Water Quality Management Plans.

Drainage Considerations

Drainage Infrastructure The City is responsible for providing stormwater drainage infrastructure within Hemet. Maintenance of larger drainage facilities is either handled through a Community Facilities Maintenance District established by the City or through the Riverside County FCWCD. All non-master planned facilities smaller than 36 inches in diameter are maintained by the City of Hemet. Of the major stormwater drainage facilities in the City, Hemet Channel and Stetson Channel are owned and maintained by the Riverside County FCWCD; the City owns and maintains Salt Creek.



A master flood control and drainage plan was prepared for Hemet in 1984. The plan identified drainage issues and necessary infrastructure improvements to provide flood protection for both existing and future development in the City. Historically, curbs and gutters of streets were used as the primary flood control devices in Hemet; however, since most of the City is extremely flat, this method resulted in flooding in some areas of the City. Subsequently, developments relied on a system of large, single-use detention basins and concrete channels that effectively channeled stormwater, but failed to allow rainwater to soak into the ground, which is necessary in the Hemet area to help recharge the groundwater basins. Current infrastructure strategies and BMPs reflect an increased reliance on “soft” infrastructure such as naturalized streambeds or vegetated drainage swales along streets that allow runoff to be filtered by the vegetation and slowed, alleviating some of the runoff problems associated with development and helping to recharge the aquifer.

The City’s 1984 master flood control and drainage plan needs to be updated to reflect the current built environment and to incorporate recently completed drainage systems. The plan would also include drainage solutions for West Hemet, including the hydration of the vernal pools.

Vernal Pools A drainage issue in the West Hemet area is preserving the hydrology of the vernal pools as surrounding areas develop. Vernal pools are phenomena that contain protected flora and fauna that occur only in limited locations. These pools are seasonal and contain particular soil, plant, and fauna species, and are classified as protected habitat and species by federal and state regulations. Vernal pools require natural, rainy-season sheet flow to remain healthy biological habitats. However, water that drains onto vernal pool areas from streets and landscaping, especially during dryer seasons, damages those habitats. The issue is how to maintain natural sheet flow during the rainy season while also accommodating development drainage that occurs year-round and that does not affect the natural seasonal drainage required by vernal pools. Areas approximately south of Menlo Avenue and west of the San Diego canal drain toward this vernal pool area. Within this area, there is also the issue of how to conduct drainage southerly across Florida Avenue, which acts as a barrier to standard flows. An updated drainage master plan or comprehensive drainage strategy is necessary to address these conditions and accommodate new development in the area.



Alkali Playa/Vernal Pool Area along the San Diego Aqueduct, West of Hemet Ryan Airport

The City will notify and consult with staff of the Regional Board, the Army Corps, the California Department of fish and Game, the U.S. Fish and Wildlife Service, and Western Riverside County Regional Conservation Authority when a proposed land development project may impact vernal pools or streambeds. Impacts to vernal pools and mitigation plans shall also be assessed through the CEQA process at the time of project review and approval.



On-Site Drainage & Low Impact Development Strategies

New development adds impervious surfaces, such as roads, parking lots, rooftops and irrigated landscaped areas that affect the drainage basins. To minimize this impact, the City is encouraging the incorporation of Low Impact Development (LID) strategies to manage stormwater runoff. LID emphasizes conservation and use of on-site natural features to control stormwater close to the source.

Low Impact Development (LID) is a stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Instead of conveying and managing/treating storm water in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses storm water through small, cost-effective landscape features located at the lot level.

The 2010 Riverside County MS4 permit requires the Co-permittees to incorporate LID site design principals in the revised WQMP. The design goal is to maintain or replicate the pre-development hydrologic regime through the use of design techniques that create a functionally equivalent post-development hydrologic regime through site preservation techniques and the use of integrated and distributed infiltration, retention, detention, evapotranspiration, filtration and treatment system. The revised WQMP incorporating LID principles was submitted to the Regional Board for approval on July 29, 2011.

The City is in the process of revising, where feasible, its ordinances, codes, building and landscape design standards to promote green infrastructure/LID techniques as required by the 2010 Riverside County MS4 permit, and has included these efforts as an implementation program in Chapter 12.

The concept of Low Impact Development (LID) was created to ensure new development is designed in consideration of overall environmental conditions, including regional water quality. LID incorporates into land use planning "green infrastructure" concepts such as zero runoff, rainfall harvesting, groundwater recharge, biofiltration, native landscapes, green streets, and other measures that promote water quality protection in new development. The goal of LID is to protect a community's natural, pre-development water flow in order to minimize ecological impacts of urbanization. Basic planning principles include the following:

1. **Stormwater Management.** In LID, stormwater is managed as a natural system by creating permeable surfaces to infiltrate runoff into the underlying soil and reduce the amount of runoff from impervious surfaces. Design measures to manage stormwater at the source include bio-retention areas such as raingardens, bioswales, constructed wetlands, and vegetated swales.



2. **Urban Runoff Reduction.** Urban runoff during dry weather is largely the result of too much water for landscape irrigation, and washing of driveways and sidewalks. This runoff mixes with fertilizer, pesticides, pollutants on roadways, and other contaminants to create some of the most polluted water entering creeks and rivers. LID measures include irrigation control and the use of native and compatible plant species that require less water.
3. **Site Design and Circulation.** Minimizing the amount of asphalt and other impervious road and parking surfaces in site design and circulation decreases the amount of runoff and pollutants, while reducing both infrastructure and maintenance costs. Modifications to conventional design to reduce impervious surface area includes reduced street widths, reduced parking, use of porous materials in driveways and parking areas, and the use of traffic calming measures that include stormwater capture components. Well-planned development that maximizes pedestrian circulation, incorporates green belts, conserves open space, and protects natural features will also protect water quality.

Policies have been included in the General Plan that use the principles of LID, encourage a comprehensive, community-wide system for protecting water quality standards, comply with the City's NPDES permit, and promote the Ahwahnee Water Principles for Resource Efficient Land Use (refer to the text box in this section), which are intended to reverse the trend of increasingly paved and constructed areas that alter the rate and volumes of surface water runoff and groundwater recharge.

Based on these principles, the City encourages the use of new technology and BMPs to address key design issues, including incorporating retention basins into landscape designs as an attractive on-site amenity as well as a stormwater management mechanism and incorporating drainage systems that recognize that the City is too flat for underground drains that rely on the proper degree of slope or fall to reach the larger storm drainage channels.

Stormwater Quality Control

To protect the nation's watersheds, streambeds, groundwater aquifers, lakes, and oceans from contaminants washed into the storm drains, numerous federal, state, and local laws and regulations have been enacted. Under the auspices of the Santa Ana RWQCB, the City participates in the Basin Plan, a water quality management plan and the NPDES permit program of Riverside County in partnership with all cities in the Santa Ana Basin of Riverside County and the Riverside County FCWCD. In compliance with this NPDES permit, the City has implemented the WQMP program to ensure that the land use approval and permitting process minimizes the impact of urban runoff from new development and significant redevelopment projects.

The City of Hemet is a Co-Permittee in, and is required to comply with, the Riverside County municipal separate storm sewer system (MS4) permit (Waste Discharge Requirements for Riverside County - Order No. 2010-0033, NPDES No. CAS618033) adopted by the Regional Board on



January 29, 2010. In conformance with this MS4 permit, and the Water Quality Management Plan (WQMP) it requires, applicable new development and significant re-development projects must consider and implement structural and non-structural Best Management Practices (BMPs) to retain and treat pollutants of concern (in dry-weather runoff and first-flush stormwater runoff) consistent with the MEP standard, and minimize hydrologic conditions of concern (HCOCs), both during and post-construction.

NPDES Permits and Waste Discharge Requirements

Per the requirements of the 2010 Riverside County MS4 permit, the City is obligated to advise the development, construction, and business communities of the need to comply with the following general waste discharge requirement permits:

Construction General Permit

Dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.

General Industrial Permit

The Industrial Storm Water General Permit Order 97-03-DWQ (General Industrial Permit) is an NPDES permit that regulates discharges associated with 10 broad categories of industrial activities. The General Industrial Permit requires the implementation of management measures that will achieve the performance standard of best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT). The General Industrial Permit also requires the development of a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring plan. Through the SWPPP, sources of pollutants are to be identified and the means to manage the sources to reduce storm water pollution are described.



General De Minimus Permit

Order No. R8-2009-0003, General Waste Discharge Requirements for Dischargers to Surface Waters that Pose an Insignificant (De Minimus) Threat to Water Quality (General De Minimus Permit) regulates de minimus discharge projects within the Santa Ana Region.

Wastewater discharges regulated under this Order include the following discharges:

- ❖ Construction dewatering wastes; wastes associated with well installation, development, test pumping and purging; aquifer testing wastes; dewatering wastes from subterranean seepage, except for discharges from utility vaults; discharges resulting from hydrostatic testing of vessels, pipelines, tanks, etc.; discharges resulting from the maintenance of potable water supply pipelines, tanks, reservoirs, etc.; discharges resulting from the disinfection of potable water supply pipelines, tanks, reservoirs, etc.; discharges from potable water supply systems resulting from initial system startup, routine startup, sampling of influent flow, system failures, pressure releases, etc.; discharges from fire hydrant testing or flushing; air conditioning condensate; swimming pool discharge; discharges resulting from diverted stream flows; decanted filter backwash wastewater and/or sludge dewatering filtrate water from water treatment facilities; and other similar types of wastes as determined by the Regional Water Board Executive Officer, which pose a de minimus threat to water quality yet must be regulated under waste discharge requirements.

The General De Minimus Permit prohibits discharge of pollutants, establishes effluent limitations for various constituents, and requires monitoring and reporting.

Clean Water Act Section 303(d) Impaired Waters

Pursuant to Section 303(d) of the Clean Water Act, Regional Water Quality Control Boards must identify and list impaired water bodies. These are water bodies where the limits or levels of water quality constituents or characteristics are being violated and it is presumed designated Beneficial Uses (uses of water necessary for the survival of man, plants and wildlife) are not met.

Federal regulations require that a Total Maximum Daily Load (TMDL) be established for each 303(d) listed water body for each pollutant causing impairment. A TMDL is the maximum load of a pollutant(s) that can be discharged from point and nonpoint sources without exceeding water quality standards in the water body. Each state is required every two years to review its existing 303(d) List, make changes as necessary, and submit its 303(d) List and TMDL priorities to the U.S. EPA.

On December 20, 2004, the Santa Ana Region Water Quality Control Board amended the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) to incorporate the Lake Elsinore and Canyon Lake Nutrient TMDLs. These TMDLs include urban waste load allocations and



specify numeric targets and response numeric targets to reduce nitrogen and phosphorus in Urban Runoff.

The City is one of several municipalities located on the San Jacinto Watershed that drains through Canyon Lake to Lake Elsinore. Both lakes have been placed by the Santa Ana RWQCB on the EPA's Clean Water Act §303(d) list of impaired waters due to excessive nutrients (nitrogen and phosphorous) in the water. To remedy the problem, the RWQCB adopted a 15-year plan that incorporates Nutrient Total Maximum Daily Loads (TMDL) for Lake Elsinore and Canyon Lake and requires stakeholders in the watershed to complete numerous studies, reports, and plans to implement the TMDL. In July 2006 the City and other stakeholders formed the Lake Elsinore Canyon Lake TMDL Task Force to ensure that implementation tasks and compliance dates are met. Final compliance with the wasteload and load allocations must be achieved by December 31, 2020. General Plan Policy CSI-4.3 has been included in the General Plan supporting cooperative efforts to address TMDL requirements and improve water quality in the San Jacinto River Watershed.

5.3.4 NATURAL GAS AND ELECTRICITY

Electricity and natural gas are provided by utilities that operate independently of the City. Any developer of a new development must acquire verification from the utility providers that the provider can accommodate the additional demand for service. The City is committed to working with the utility companies serving the community to ensure that, in addition to the adequate provision of services, advances in energy conservation and "green" technologies are incorporated into development standards and infrastructure improvements.

The two primary utilities and their environmental efforts are summarized below and further discussed in the Open Space and Conservation Element.

Natural Gas

Southern California Gas Company (SoCalGas), a division of Sempra Energy, supplies natural gas to both businesses and residences in Hemet. The City does not have any natural gas storage facilities. Natural gas is provided through a network of gas transmission pipelines and distributed through existing mains, which can be extended to serve new projects.

SoCalGas is investing in research, development, and demonstration of new and emerging clean, energy-efficient technologies with the goal of bringing these technologies to residential, commercial, and industrial markets to help people reduce their energy use. As the nation's largest natural gas provider, SoCalGas has earned a number of honors for environmental stewardship, including the 2010 Excellence in ENERGY STAR® Promotion Award from the U.S. Environmental Protection Agency for outstanding contributions to energy efficiency and environmental education.



Ahwahnee Water Principles For Resource Efficient Land Use

1. Community design should be compact, walkable, and transit-oriented so that automobile-generated run-off pollutants are minimized and the open lands that absorb water are preserved to the maximum extent possible.
2. Natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats should be identified, preserved and restored as valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resources sustainability.
3. Water holding areas such as creek beds, recessed athletic fields, ponds, cisterns, and other features that serve to recharge groundwater, reduce runoff, improve water quality and decrease flooding should be incorporated into the urban landscape.
4. All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.
5. Permeable surfaces should be used for hardscape. Impervious surfaces such as driveways, streets, and parking lots should be minimized so that land is available to absorb storm water, reduce polluted urban runoff, recharge groundwater, and reduce flooding.
6. Dual plumbing that allows grey water from showers, sinks and washers to be reused for landscape irrigation should be included in the infrastructure of new development.
7. Community design should maximize the use of recycled water for appropriate applications including outdoor irrigation, toilet flushing, and commercial and industrial processes. Purple pipe should be installed in all new construction and remodeled buildings in anticipation of the future availability of recycled water.
8. Urban water conservation technologies such as low-flow toilets, efficient clothes washers, and more efficient water-using industrial equipment should be incorporated in all new construction and retrofitted in remodeled buildings.
9. Groundwater treatment and brackish water desalination should be pursued when necessary to maximize locally available, drought-proof water supplies.

Source: California Regional Water Quality Control Board. The Water Principles were created by the Local Government Commission Center for Livable Communities in Sacramento California to complement the Ahwahnee Principles for Resource-Efficient Communities



Electricity

Electrical power in Hemet is provided by Southern California Edison (SCE). SCE maintains and operates the transmission and distribution infrastructure necessary to provide electricity to users throughout its service area of approximately 50,000 square miles in central, coastal, and southern California. SCE is committed to developing renewable energy resources such as wind, geothermal, solar, biomass, and small hydro energy. A growing percentage of the energy supplied by SCE is from these renewable sources in compliance with a state mandate to generate 33 percent of their electricity from renewable resources by 2020. The City supports and encourages those efforts.

SCE also recognizes that high voltage overhead lines are generally considered to have negative visual impacts; therefore, SCE participates with efforts to underground regular overhead utility lines. The City requires that new projects install underground connections and that they underground existing power and telephone poles in commercial and residential areas when practical based on the size of the lines.

5.3.5 TELECOMMUNICATIONS

Telecommunication is generally defined as the transmission of information, over significant distances. Currently, telecommunication services are provided by utilities that operate independently of the City and include landline and wireless services for telephone, radio, television, and internet devices. The City is committed to facilitating access to these services while ensuring that the associated equipment is safe and attractive. In addition to permitting wireless communication antenna facilities on private property through provisions of the zoning code, the City offers free access connections at the Hemet Public Library and other City facilities.

As technology evolves, the City needs to be prepared to address any supporting infrastructure needs that affect private or public property. Telecommunications plays an important role in the local, national, and international economies. Identifying and providing access to “cutting edge” telecommunication technology is an incentive to attract key employers and industries that improve the City’s jobs/housing balance.

5.3.6 SOLID WASTE MANAGEMENT

Solid waste management is the collection, transport, processing, recycling or disposal, and monitoring of waste materials. Waste management is undertaken to reduce the effect of waste products on health, protect groundwater and the environment at disposal sites, improve community aesthetics, and to conserve landfill capacity. The recycling of waste materials is a prime component of waste management efforts. The State of California Department of Resources Recycling and Recovery (CalRecycle) requires local government and waste handlers to provide for and engage in recycling. Recycling of solid waste is also discussed in the Open Space and Conservation Element.



Solid Waste Management Providers

There are two solid waste management providers within the Planning Area: CR&R Waste and Recycling Services, which provides services within the City boundaries, and Waste Management of the Inland Empire (WM), which serves the unincorporated area of the Planning Area. Additionally, Hemet owners or residents may obtain a City permit that would allow self-hauling of solid waste in lieu of utilizing services offered by CR&R.

CR&R Waste and Recycling Services CR&R provides waste and recycling services in the City of Hemet, replacing the City's Integrated Waste Management Division in December 2011. Services offered include:

- ❖ Single-family residential recycling services.
- ❖ Multiple-family residential recycling services.
- ❖ Commercial businesses recycling services.
- ❖ Commercial food waste collection program.
- ❖ Clean air vehicles.
- ❖ Hazardous materials disposal.
- ❖ Guaranteed landfill diversion rate of 50 percent by the end of 2012 and 55 percent by the end of 2016.
- ❖ Comprehensive public education and outreach to maintain high diversion rates.

CR&R delivers the solid waste and recycling materials that it collects to its Perris Transfer and Material Recovery Facility located in Perris, California. At this facility, waste collected may be processed or transferred to another site for processing depending on the type of waste material. Waste materials are occasionally disposed at the Lamb Canyon Sanitary Landfill in Beaumont, which is owned and operated by the Riverside County Waste Management Department and located 10 miles north of Hemet on State Route 79. E-Waste is also accepted for drop off at the Lamb Canyon landfill, and is occasionally collected through events sponsored by local non-profit organizations, such as the Green Coalition.

The City of Hemet currently complies with the 50% landfill diversion requirement mandated by the State of California. Long term compliance with new requirements for 70% diversion will require increased public education and participation in recycling program offerings in the community.

Disposal for certain hazardous materials is available to City residents through services provided through CR&R Inc. Hazardous materials collection events are also held locally by Riverside County Waste Management.



Waste Management of the Inland Empire Outside of the City, waste collection is contracted to WM. Most waste collected by WM is taken to a transfer station in Moreno Valley, where it is sent to the El Sobrante Landfill, although on occasion waste will go to the Lamb Canyon Landfill. WM takes its commingled recyclables to private facilities such as Recycle America in Los Angeles or Pomona Valley Recycling in Pomona for processing.

Inactive Landfills

Two inactive landfill sites are within the Hemet Planning Area. Inactive sites are typically sites that have ceased operations and are regulated by the California Integrated Waste Management Board, but that have not gone through formal landfill closure procedures. One is located northwest of Warren Road and Esplanade Avenue within the City limits and is owned by the City. A Class 3 landfill, the facility accepted only inert types of debris such concrete, asphalt, sand, and other types of construction waste. The other landfill is located in the Valle Vista area and is owned by LHMWD.

5.4 COMMUNITY SERVICE FACILITIES

Community services enhance quality of life, foster a sense of belonging, and promote civic involvement by youth, adults, families, and seniors. The City is committed to ensuring that community services are provided at levels sufficient to meet the needs of a growing and demographically evolving city. This requires coordinated planning efforts between governmental agencies, service providers, and nonprofit organizations.

Although the service providers discussed in this section have located their facilities within the City's jurisdictional boundaries, their service areas generally extend into unincorporated Riverside County. Discussions are warranted on how to share management of these services over the long term to ensure adequate coverage and to provide an opportunity to maximize available financial and personnel resources.

5.4.1 EDUCATIONAL FACILITIES

The Hemet area offers solid educational opportunities for its residents. In addition to several private institutions providing prekindergarten through high school education, three public school districts serve the City and the Planning Area. Regional higher education opportunities are provided by the Mt. San Jacinto Community College District, University of California, Riverside, and by several private colleges, including Loma Linda University, California Baptist University, and the University of Redlands.

K-12 Public Institutions Most of Hemet and its sphere of influence lie within the HUSD. A small portion of the Planning Area is served by other school districts; however, no schools are located within those areas. The San Jacinto Unified School District serves an area of the City north of Menlo Avenue and east and west of State Street and a small area northwest of Park Avenue and Meridian Street. These neighborhoods are within the attendance districts of Park Hill Elementary School, North Mountain Middle School, and San Jacinto High School. The undeveloped hillside areas in the northwest portion of Reinhart Canyon are served by the



Nuview Elementary and Perris Union High School Districts, although it is unlikely that residential growth will ever occur in this area.

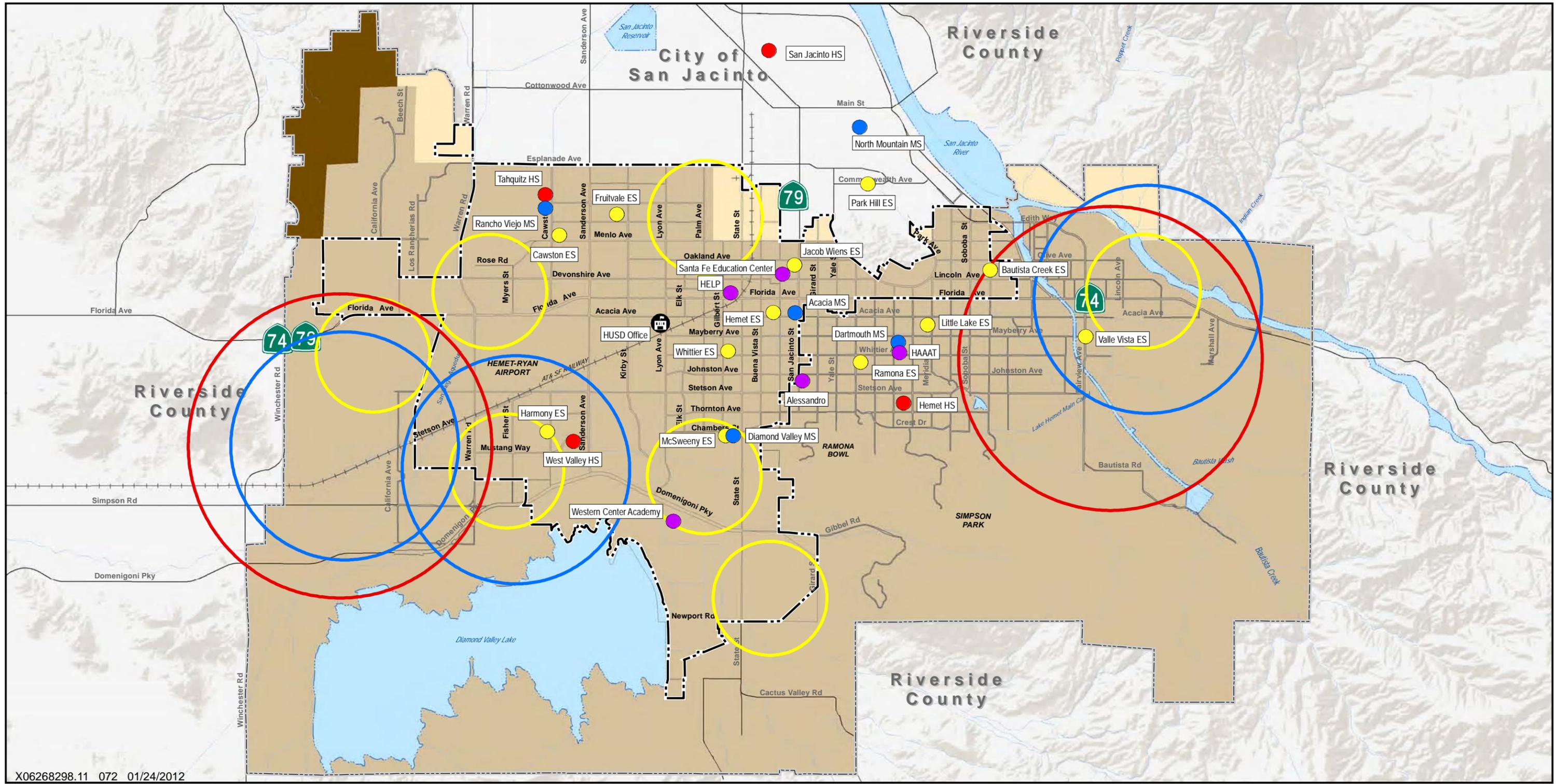
HUSD operates ten elementary schools, four middle schools, three high schools, two charter schools, and an alternative education site which houses a continuation high school, adult education, independent study, and other alternative education programs. An additional five HUSD schools are located outside of the Planning Area in Anza, Aguanga, Idyllwild, and Winchester.

One of HUSD's charter schools, the Western Center Academy, was established in 2010 by HUSD in conjunction with the Western Science Center. The school is designed to serve as a national model in middle school education through the innovative use of science, mathematics, and technology as the foundation for a rigorous and exciting multidisciplinary learning experience for sixth through eighth grade students. The Western Center Academy's central instructional goal is to integrate a "museum discovery" based approach with the formal educational methods commonly practiced in schools. Museum discovery-based learning, which is unique, experiential, active, participatory, and uses real specimens; complements the connection with the Western Science Museum. Students have the opportunity to learn about science, math, and technology in specialized lab sessions that use inquiry-based learning models to explore elective subjects including paleontology, archaeology, entomology, physics, chemistry, astronomy, field ecology, aquatic biology, and geology.

In response to recent growth, HUSD has been actively seeking new sites for schools. HUSD's 2007-2013 facilities master plan outlines and guides school construction plans through 2019. This plan provides for enrollment of 26,000 students by 2013 and more than 39,000 at maturity. Although HUSD's facilities master plan does not guarantee funding for all of its proposed projects, HUSD has been active in identifying various funding mechanisms. Figure 5.5 identifies school district boundaries and the locations of each existing and currently proposed public school sites in the Planning Area.

The facilities master plans of the Hemet and San Jacinto Unified School Districts also contain goals and objectives that relate mostly to internal facilities planning. However, those pertinent to the City's General Plan are listed below:

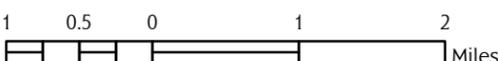
- ❖ Inventory all development projects and identify buildout schedule.
- ❖ Plan and locate schools that serve neighborhoods and have good access.
- ❖ Provide annual updates on building activity.
- ❖ Provide ongoing communication with developers and the community.
- ❖ Incorporate joint use and public use opportunities of school facilities where feasible and cost effective.



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Sources:
Census Tiger Line Data 2005
ESRI 2010





LEGEND

- | | | | |
|--|---|--|---|
| <p>Schools</p> <ul style="list-style-type: none"> ● Elementary School ● Middle School ● High School ● Alternative Schools HUSD Offices | <p>Future Schools</p> <ul style="list-style-type: none"> Future Elementary School Site Area (Location TBD) Future Middle School Site Area (Location TBD) Future High School Site Area (Location TBD) | <p>School Districts</p> <ul style="list-style-type: none"> Hemet Unified San Jacinto Nuview Union/Perris Union High | <ul style="list-style-type: none"> Hemet City Boundary Planning Area Street Railroad Creek/Canal River/Lake |
|--|---|--|---|

Figure 5.5
SCHOOLS
Hemet General Plan



Back of Figure 5.5



COMMUNITY SERVICES AND INFRASTRUCTURE

The City of Hemet is committed to working with both school districts regarding early notification of development projects and coordination regarding potential school sites.

Mt. San Jacinto Community College District Hemet is located within the Mt. San Jacinto Community College District and is served by its two campuses. The San Jacinto Campus opened in 1965 in the northern area of San Jacinto with plans to accommodate 12,000 to 15,000 students. The campus includes a Business and Technology Center with laboratories for business, computer information science, engineering technologies, electronics, and photography and a state-of-the-art Music Center. The Menifee Campus opened in 1990 after the residents of Temecula, Lake Elsinore, Perris, and adjacent areas voted to join the district. The master plan for the Menifee Valley Campus will ultimately plan for 15,000 to 20,000 students.

Energy Conservation Opportunities In 2010, HUSD signed an agreement to install a network of solar panels that is anticipated to provide almost a quarter of the district's electricity needs, save the district 10 percent on its annual \$3.85-million electric bill, and deliver shade. The solar project ties together solar panels at 17 schools and other sites. At several sites new solar structures will be built that double as carports/parking covers. At the remaining participating sites, new solar structures will be built that double as shade structures.

5.4.2 HEALTH CARE FACILITIES

Adequate health care services and facilities are important to the vitality of a community. Hemet has traditionally served as a regional health care center for the valley area due primarily to its focus as a retirement community. With the population of Hemet growing and the nation's "baby boom" population aging, the expansion of health care services and facilities continues to be a priority.

Hemet Valley Medical Center Hemet is served by the Hemet Valley Medical Center (HVMC), a 327-bed full-service hospital. This is the major medical facility in the Hemet–San Jacinto area. Historically, HVMC was one of several hospitals within a public healthcare district that covered Hemet and nearby areas. The district devolved to private ownership under the Valley Health System, and the hospital ownership subsequently transferred to Physicians for Healthy Hospitals, a private entity. The transfer included the Hemet Medical Arts Building, Hemet Valley Health Care, and the Menifee Valley Medical Center. The area around HVMC has grown to include many private medical offices that benefit from concentration within a medical community and proximity to a hospital.

HVMC is fully accredited and serves as the largest private employer in the Hemet–San Jacinto Valley. Current and potential employment opportunities for skilled and highly trained health professionals are anticipated to increase based on local growth projections and U. S. Department of Labor statistics. Attracting well-educated residents and higher wage earners by retaining and expanding HVMC and other related medical facilities is a health care and economic development goal of the City.



Mercy Air Services Mercy Air Services is a private company that provides emergency medical air transport services 24 hours a day, 7 days a week. One of Mercy Air's medical helicopters is currently based at Hemet-Ryan Airport and staffed with a flight nurse and a paramedic who share the Hemet Fire Station No. 4 facility. Mercy Air, which intends to build a heliport at Fire Station No. 4, responds to critical aid calls and flies injured patients to the nearest trauma center. The company bills the patients for the flights; no cost is incurred by the City, the County, or emergency responders.

American Medical Response—Hemet/Pass American Medical Response (AMR) Hemet/Pass provides emergency medical transport services for the central Riverside County area. AMR Hemet/Pass employs approximately 157 paramedics and emergency medical technicians and handles an average of 29,000 calls annually. Additionally, AMR Hemet/Pass works closely with law enforcement agencies to provide tactical emergency medical services as needed.

Urgent Care Facilities Urgent care facilities provide for the treatment of conditions requiring prompt attention, but not posing an immediate, serious health threat. This reduces demand on the HVMC emergency room, which allows the emergency room to focus its resources on more serious cases. Additionally, a large network of urgent care facilities enables residents to receive quicker treatment for nonemergency conditions. To facilitate service expansion, urgent care facilities are permitted in all commercial areas of the City.

Healthy Communities The City recognizes that chronic health conditions and disease reduce the productivity and quality of life for residents and that many of the diseases prevalent in our society are linked to lifestyle and individual behaviors. Lack of physical activity, unhealthy eating and personal habits, limited opportunities to experience open space and nature, limited opportunities for social interaction and cultural activities, and exposure to environmental toxins in the air, water, and soil are contributing factors to poor physical and mental health. To address these concerns and promote a healthier Hemet, the City has integrated goals and policies throughout the various elements of the 2011 General Plan with the intent of fostering the overall health and well-being of the City's residents. These goals and policies have been compiled in Appendix F.



Hemet Public Library

5.4.3 LIBRARY SERVICES

Libraries provide communities with diverse resources and services. They preserve culture and history and transmit them from one generation to the next. They also provide social settings for community activities, support formal education, and provide opportunities for individuals that can last a lifetime.

In 2003, the City of Hemet opened a new 52,000-square-foot library in a centrally located building that also houses other community facilities. The library holdings exceed 100,000 volumes. The Riverside County Library System operates a smaller branch library in Valle Vista with approximately



COMMUNITY SERVICES AND INFRASTRUCTURE

35,000 volumes. The Hemet Public Library provides a broad array of library services, from the traditional loaning of books and audiovisual materials, answering of questions, and provision of children's programming to the "new basic" services of public computers, book discussion groups, and free wireless access for those who bring their own laptops to the library. In addition, the library offers adult literacy and Families for Literacy programs for English-speaking adults and their families (with tutoring provided by trained volunteers) and a local history collection and services through the Heritage Room (staffed by volunteers from the local historical society). The library offers a homework center, a community meeting room, and a large children's area with a dedicated storytelling room. The second floor of the library contains a large multi-purpose room for community events and workshops.

The library has adopted a number of techniques to allow the library customer to be self-sufficient. Techniques include customer self-checkout, self-check-in, self-registration for library cards, and self-pickup of holds. The library provides a number of electronic databases that provide fast, easy, and timely access to newspaper and magazine articles, homework assistance, genealogical research material, test preparation guides and practice tests, and information geared to assist California families. In addition, the library has made online reference services available to its users 24 hours a day, 7 days a week, so a question can be asked and answered at any time, even when the library is closed. The library has implemented the use of radio frequency identification labels, which speeds checkout and check-in activities and allows for a practical, ongoing inventory of holdings. A community support group, the Friends of the Library, provides fundraising and recently provided funds for an inventory wand that can be used to take inventory at the shelves without removing each item to scan barcodes.

On average, 1,600 people visit the library each day, and of these, 320 use the public Internet services. Recent growth in the community has occurred largely among the groups that make the greatest use the public library system—families and children. These demographic shifts have resulted in the need to change both the type and quantity of material and services required. One of the greatest needs at the library is for additional staff to serve the younger population. Although the library has an extensive volunteer force, the facility needs permanent staff who are experienced in dealing with the specific child developmental and educational needs of this demographic. This type of permanent staff will help ensure that the library's mission to support the curricular, literary, and recreational reading needs of Hemet is met. Additionally, the library's service area extends outside of the City's jurisdictional boundaries into unincorporated Riverside County and the City of San Jacinto. However, the City of Hemet receives no financial assistance from either of those jurisdictions to help with the costs of maintaining the library facility.

5.4.4 COMMUNITY AND SENIOR CENTERS

The Hemet area's recreation, art, and other community resources are further discussed in the Recreation and Trails and the Art and Culture



Elements. This section focuses on the facilities that offer other types of comprehensive services to the community.

James Simpson Memorial Center The James Simpson Memorial Center is located in the City's downtown civic center adjacent to the library. Named in honor of the late Mayor James Simpson, who served on the Hemet City Council from 1947 to 1968, the center has been operated by the City since 1978. The center provides a variety of services, such as assistance with housing, legal issues, and information. Additionally, the Simpson center offers a variety of senior activities, such as senior lunches, aerobics, craft classes, health education, and entertainment. It has provided a location for seniors to socialize, exercise, learn, and teach for many years. During hot weather, the center serves as a Cool Zone for people without air conditioning.

Although the Simpson center has always served all age groups, the community's changing demographics has increased demand for services for nonseniors. To ensure that the community's needs are met, the center is constantly reviewing and updating its programs and activities. Like the library, the center serves residents from outside of the City's jurisdictional boundaries. To expand its programs and better control costs, the City has entered into partnerships with other service providers, such as the YMCA, and identifying "green building" standards that can be incorporated into center maintenance.

Community Centers Several facilities are in the City that offer a venue for community activities. Valley-Wide Recreation and Park District offers classes for dancing, education, health and leisure, and sports at its park facilities, particularly Valley-Wide Regional Park in adjacent San Jacinto. The Esplanade Arts Center, operated by the Diamond Valley Arts Council, offers classes, workshops, exhibitions, and performances at its facility on Esplanade Avenue. The new 15,000-square-foot Pearl E. Rogers Corps (Salvation Army) Community Center, which is scheduled to open in 2011, will offer activities for children, youth, adults, and seniors, as well as social service, counseling, and emergency shelter programs.

Many of the City's master planned residential communities also include neighborhood community centers with a range of activities and recreational amenities for their residents. Some of the more prominent centers are provided at the new communities of Four Seasons, McSweeney Farms, Peppertree, and Seven Hills and at the established mobile home parks of Sierra Dawn, Hemet West, Colonial Country Club, and Casa del Sol.

5.4.5 GOVERNMENT AND GENERAL SOCIAL SERVICE FACILITIES

Various governmental agencies and nonprofit organizations provide offices and clinics that serve residents, businesses, and institutions within the City and the City's Planning Area. The types of facilities and services currently provided in Hemet include the following:



COMMUNITY SERVICES AND INFRASTRUCTURE

Federal Facilities

- ❖ Social Security Administration
- ❖ Inland Empire SCORE, Small Business Administration

SCORE is a nonprofit association comprising volunteer business counselors who are trained to serve as counselors, advisors, and mentors to aspiring entrepreneurs and business owners. The services are offered at no fee, as a community service.

State Facilities

- ❖ Department of Motor Vehicles
- ❖ Youth Opportunity Center, Employment Development Department, at the California Family Life Center (see Nongovernmental Facilities)
- ❖ California Superior Court for civil, small claims, family law, traffic, and criminal cases as needed

The court is proposing to expand and construct a new courthouse to serve Hemet and the valley area. As of 2011, the court is in its site selection process. The City of Hemet has encouraged the court to select a site within the downtown area adjacent to other government buildings and services. Alternatively, sites in the western portion of the City are a potential location.

Riverside County Facilities

- ❖ Department of Child Support Services (San Jacinto), Regional Office
- ❖ Department of County Assessor-Clerk,-Recorder, Regional Office
- ❖ Department of Environmental Health, Regional Office
- ❖ Department of Public Social Services, Regional Office
- ❖ Department of Mental Health Clinic
- ❖ Department of Veterans Services Center
- ❖ Department of Public Health, Family Care Center
- ❖ Department of Public Health, Women, Infants and Children Nutrition Services Clinic
- ❖ Economic Development Agency, Workforce Development Center

Tribal Facilities

The Soboba Reservation offers educational services (preschool-level education and the Noli School), a parks and recreation department, a sports complex, the Soboba Cultural Center—Cham-Mix Poki' (House of Our Culture), and various tribal programs. These services and programs are focused toward the Soboba people living within the reservation adjacent to the City and living within Hemet and the surrounding area.



Nongovernmental and Nonprofit Organizations

The City appreciates and supports the efforts of private organizations to improve the quality of life of residents within the City. Numerous nonprofit organizations currently operate facilities within Hemet, including churches and the California Family Life Center, Valley Restart Center, Assistance League—Hemet Chapter House and Thrift Store, Veteran's Service Office, Salvation Army—Corps Community Center and Thrift Store, United Way/United Communities Network, Lions Club Resource Center, and Rotary Club.



GOALS AND POLICIES

COMMUNITY SERVICES AND INFRASTRUCTURE

GOAL CSI-1	Coordinate new development and redevelopment with the provision of adequate infrastructure for water, sewer, stormwater, energy, and communications.
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POLICIES

- CSI-1.1 Infrastructure Availability Encourage future development to occur in areas where infrastructure for water, sewer, and stormwater can most efficiently be provided.

- CSI-1.2 Infrastructure Adequacy Ensure that new development and redevelopment provides infrastructure for water, sewer, and stormwater that adequately serves the proposed uses and that has been coordinated with affected infrastructure providers.

- CSI-1.3 Provider Notification Provide development information to local water districts, Riverside County Flood Control and Water Conservation District, and energy utilities to assist in their planning efforts to ensure adequate infrastructure is available for anticipated development.

- CSI-1.4 Fee Structures Ensure that fee structures are sufficient for new development and redevelopment to pay their fair share of the cost of infrastructure improvements and public facilities.

- CSI-1.5 Financing Mechanisms Encourage the use of specific plans, development agreements, community facilities districts, or other mechanisms that specify and regulate the nature, timing, cost, and financing of water, wastewater, and/or storm drainage improvements and services.

- CSI-1.6 Business and Employment Districts Work with property owners to establish a financing mechanism, such as financing districts, to provide infrastructure and maintenance in major employment locations and corridors, such as in west Hemet and along the Domenigoni Parkway and Florida Avenue corridors to attract new investment and industry.

- CSI-1.7 Redevelopment Financing Consider the use of redevelopment financing, where appropriate, to provide infrastructure in areas where the City wishes to stimulate development.



CSI-1.8 Capital Improvement Program Ensure that the capital improvement program meets the City's ongoing infrastructure needs and is updated annually as part of the budget cycle.

**GOAL
CSI-2**

Maintain a water delivery system that is capable of meeting the daily and peak demands of Hemet residents and businesses in an efficient and environmentally sound manner.

POLICIES

CSI-2.1 Agency Coordination Coordinate with the Eastern Municipal Water District and Lake Hemet Municipal Water District to meet the projected water demand and to ensure reduction of existing and projected water supply impacts.

CSI-2.2 Water Supply Assessments Require evidence of adequate water supply, or a water supply assessment when appropriate pursuant to state law, to support proposed development.

CSI-2.3 Performance Standards Developments shall be required to install water facilities sufficient to meet performance standards established by the water agency serving the project. All facilities must be operational prior to issuance of building permits.

CSI-2.4 Recycled Water Use Support water districts' efforts to promote the use of recycled water where infrastructure is available and to expand infrastructure where it does not currently exist.

CSI-2.5 Recycled Water Line Expansion Work with the water districts to explore options for expanding recycled water pipelines to serve City parks and public landscape corridors that are near existing infrastructure.

CSI-2.6 Common Area Recycled Water Require the installation of recycled water lines for all appropriate streetscapes and common areas when within one-half mile of either an existing and/or master planned tertiary water trunk line, as shown on any water district's master plan, as feasible. The facilities shall meet performance standards established by the supplier of reclaimed water to the site.

CSI-2.7 Ground Water Recharge Ensure that adequate aquifer water recharge areas are preserved and protected through a comprehensive water management strategy.



COMMUNITY SERVICES AND INFRASTRUCTURE

CSI-2.8 Best Management Practice Features/Equipment
Require installation of best management practice features for water for all new development and for applicable rehabilitation.

CSI-2.9 Location of Water Lines As part of discretionary project approvals and building permit reviews, require that all future water lines be located within street or alley rights-of-way.

GOAL CSI-3

Ensure the provision of a wastewater collection, treatment, and disposal system capable of meeting the daily and peak demands of Hemet residents and businesses in an efficient and environmentally sound manner.

POLICIES

CSI-3.1 Performance Standards New development shall install sufficient sewer facilities needed to meet performance standards established by the site's wastewater collection agency.

CSI-3.2 Location of Sewer and Gray Water Lines Require that all future sewer and gray water lines be located within street or alley rights-of-way.

CSI-3.3 Industrial Discharge Work with the water districts to encourage the provision of brine disposal pipelines and any other new technologies that benefit the expansion of the City's industrial job base.

CSI-3.4 Sanitary Sewers Promote the extension of sanitary sewers to serve all new and existing land uses and densities, as feasible, to protect groundwater quality. Require new development, and existing development where feasible, to connect to the sanitary sewer system. Exceptions may be considered for properties with a minimum lot size of ½ acre and that are located more than 660 feet from a sewer line.

GOAL CSI-4

Maintain adequate stormwater management and drainage systems to help protect against flood hazards, recharge the aquifer, and preserve groundwater quality.

POLICIES

CSI-4.1 Sufficient Service Ensure sufficient levels of stormwater drainage are provided to protect the community from flood hazards and to minimize the discharge of materials into the storm drain system that are toxic or that would obstruct flows.



- CSI-4.2 100-Year Storm Flows Provide public storm drainage facilities to adequately accommodate expected 100-year flood flows. Ensure that roadways remain passable for at least one lane in each direction. Coordinate with the Riverside County Flood Control District regarding the preference and requirements for District maintenance of regional and master planned drainage facilities.

- CSI-4.3 Pollutant Discharge Prevent pollutant discharge into storm drain systems and natural drainages and aquifers by cooperating in regional programs with stakeholders and the Regional Water Quality Control Board to implement the National Pollutant Discharge Elimination System program, Storm Water Pollution Prevention Plans, Water Quality Master Plans, , comply with the requirements of the Lake Elsinore Canyon Lake TMDL to reduce nitrogen and phosphorous in the San Jacinto River Watershed, and provide education on best management practices for the public and the development community

- CSI-4.4: Groundwater Recharge Require development projects to minimize stormwater runoff and provide on-site opportunities for groundwater recharge that are integrated into the project design and amenities, and utilizing Low Impact Development techniques.

- CSI-4.5 Drainage System Mitigation In accordance with the City's performance standards for drainage facilities mandated by Measure C, require any significant impacts on local and regional storm drain systems associated with proposed development or redevelopment to be mitigated including the preparation of downstream drainage mitigation plans when appropriate to the scale and location of the project.

- CSI-4.6 Aesthetic Design Require use of landscaped swales and detention areas that provide percolation to the greatest extent possible using best management practices in order to promote sensitive and aesthetic design solutions for retaining on-site the incremental increases in runoff from a development site.

- CSI-4.7 Bioswales Discourage lined channels and encourage "soft bottom" channels that provide slower water runoff, first-flush capabilities, groundwater recharge potential, and streambed vegetation.

- CSI-4.8 Street Storm Drains Require that the design and upgrade of street storm drains be based on the relative risk to public health and safety, the potential for hindrance of emergency access and egress from excessive flood depth, the threat of contamination of the storm drain system with



COMMUNITY SERVICES AND INFRASTRUCTURE

sewage effluent, in the most environmentally-sensitive manner that is feasible.

CSI-4.9 Master Flood Control and Drainage Plan. Provide comprehensive and ongoing updates to the City's Master Flood Control and Drainage Plan, or create sub-area Drainage Plans to reflect current land use patterns, best management practices, and environmental constraints.

CSI-4.10 Low Impact Development Limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source. Use the following principles in development design:

1. On undeveloped sites proposed for development, promote on-site stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces;
2. On previously developed sites proposed for major alteration, provide stormwater management improvements to restore natural infiltration to the extent practicable;
3. Provide flexibility for design standards on impervious surfaces when it can be shown that such reductions will not have a negative impact and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, and other environmental benefits.
4. Encourage and promote the use of new materials, Best Management Practices, and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.
5. Integrate detention and retention basins into the landscape design of development sites using methods such as a network of small ephemeral swales treated with attractive planting.
6. Discourage the use of mounded turf and lawn areas that drain onto adjacent sidewalks and parking lots; replace these areas with landscape designs that retain runoff and allow infiltration.



CSI-4.11 Ahwahnee Water Principles Incorporate the Ahwahnee Water Principles for Resource Efficient Land Use into development design, as appropriate, to reduce costs and improve the reliability and quality of the City's water resources.

GOAL Facilitate the provision and maintenance of
CSI-5 adequate systems to provide and conserve natural gas, electricity, and telecommunications systems.

POLICIES

CSI-5.1 Telecommunication Facilities Facilitate provision and enhancement of telecommunications services throughout the Planning Area while promoting collocated and/or "stealthed" wireless communications antenna facilities and the provision of new technology to minimize cell towers.

CSI-5.2 Utility Facilities Promote the availability of reliable and reasonably priced utilities necessary for businesses and residences to prosper.

CSI-5.3 Energy Services Ensure the provision of reliable, quality energy services and promote energy conservation throughout the City.

CSI-5.4 Solar Energy Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, an on-site solar generation.

CSI-5.5 Energy Efficient Design Encourage the efficient use of energy resources by residential, commercial, and industrial users by requiring project proposals to incorporate energy efficient products and techniques into their designs in accordance with adopted California Green Building Standards Code standards and other adopted development standards.

CSI-5.6 Building Retrofits Encourage the retrofitting of existing buildings to use low maintenance, durable building materials, and high-efficiency energy systems and appliances.

CSI-5.7 Utility Undergrounding Require the coordination of capital improvement planning for utility undergrounding with the utility companies and developers to ensure adequate financing and appropriate timing.

CSI-5.8 Agency Coordination Provide early notification to utility companies regarding new development to ensure that services will be available in a timely manner, and encourage



COMMUNITY SERVICES AND INFRASTRUCTURE

developers of large scale or complex developments to contact local utilities early in the process to insure that projected energy and utility demands will be able to be accommodated .

CSI-5.9 Municipal Operations Reduce energy consumption in municipal operations.

CSI-5.10 Conservation and Clean Energy Programs Explore the use of grant funds and programs with SCE and non-profit agencies to establish programs for energy conservation (e.g., home weatherization, Energy Star applicants) and transition to the use of clean and renewable energy (e.g., photovoltaic retrofits, solar hot water heaters and pumps).

GOAL CSI-6

Maintain an adequate and efficient system of collection and disposal of solid waste generated in the City in compliance with California Integrated Waste Management Board requirements.

POLICIES

CSI-6.1 Solid Waste System Promote efficient, economical, and environmentally sound waste collection, management, and disposal.

CSI-6.2 Recycling Achieve maximum diversion of materials from disposal through the reduction, reuse, and recycling of wastes to the highest and best use.

CSI-6.3 Waste Handling Strategy Update the City's waste handling strategy, as needed, to address issues of landfill capacity and new state regulations.

GOAL CSI-7

Consult with local educational institutions to coordinate the provision of adequate and appropriate educational facilities and services.

POLICIES

CSI-7.1: City/School Districts Coordination Coordinate development activity between the City and area school districts to adequately provide for the needs of the school districts through the collection of development fees and the appropriate location of school sites.

CSI-7.2 Early Participation Involve area school districts in the review process for new development to ensure that the school district can serve the new development and to minimize associated impacts.

CSI-7.3 School Siting Encourage the siting of schools close to the neighborhoods they are intended to serve, siting to



facilitate safe access for students walking, bicycling, or driving to and from school sites, and siting to minimize the extension of infrastructure and services.

- CSI-7.4 Facility Joint Use Encourage the joint use of schools and parks for public use.
- CSI-7.5 Facility Design Promote the design of school and community facilities so that there are multiple-purpose buildings and benefits for the surrounding area and users.
- CSI-7.6 Safe Routes Residential communities should be designed to minimize walking distance to schools and create pedestrian-friendly neighborhoods with safe bike and pedestrian routes to schools.
- CSI-7.7 Linkages Coordinate new development and school site planning to establish walkways, bike paths, greenways, and other elements that link school sites with surrounding uses.
- CSI-7.8: Infrastructure Design To the extent feasible and appropriate, infrastructure designed for new development shall provide a beneficial impact on the location and implementation of community facilities such as schools, parks, fire stations, and other public services.
- CSI-7.9: Higher Education Pursue the establishment of technical trade schools and college campuses or facilities that offer education and training opportunities for Hemet residents and businesses.

GOAL CSI-8	Work with local employers and health providers to facilitate the provision of excellent health care services to meet the needs of Hemet's diverse population.
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POLICIES

- CSI-8.1: Health Care Facilities Encourage the establishment of a broad range of health care facilities and associated hospitals, acute care facilities, medical offices, businesses, and medical educational and research facilities.
- CSI-8.2 Regional Leader Support the efforts of local medical facilities and other health care providers to expand health care and health care services in the community, and make Hemet a regional health care leader.
- CSI-8.3 Facility Siting Encourage the concentration and orderly expansion of health facilities in the City to facilitate access by all segments of the population.



COMMUNITY SERVICES AND INFRASTRUCTURE

- CSI-8.4 Green Building Through incentives such as expedited review of development projects, promote nonrequired alternative energy practices and Leadership in Energy and Environmental Design (LEED®) certifications.
- CSI-8.5 Emergency Services Promote the provision of the emergency services available, including paramedic, ambulance, and helicopter transport to area hospitals and trauma centers.
- CSI-8.6 Healthy City Employee Programs Promote the health and well-being of City employees by adopting healthy living/healthy employee programs and practices such health challenges, healthy food choices, and healthy work environments.
- CSI-8.7 Healthy Employee Programs Encourage local employers to adopt healthy living/healthy employee programs and practices such health challenges, healthy food choices, and healthy work environments.
- CSI-8.8 Community Education Support community education programs on healthy eating habits and lifestyles with topics that include nutrition, physical activity, and vegetable gardening.
- CSI-8.9 City Health Leadership Seek opportunities to promote healthy lifestyles, activities, and food choices at City offices and City-organized events.
- CSI-8.9 Healthy Community Partnership Coordinate with the Riverside County Public Health Department on educational efforts, projects, and programs that enhance the health of persons who live and work in Hemet.

GOAL CSI-9

Maintain and enhance a City library system that contributes to quality of life through accessible and diverse library collections, technologically improved services, and a welcoming environment.

POLICIES

- CSI-9.1: Library Collections Expand and adapt the library collection to meet the changing needs of the community for different formats and interests while preserving a core collection of materials of continuing value.
- CSI-9.2 Community Responsiveness Ensure that the library system is responsive to residents' and businesses' specialized needs.

COMMUNITY SERVICES AND INFRASTRUCTURE



- CSI-9.3: Library Programming Enhance library programming and services for children and teens.
- CSI-9.4 Funding Maintain, expand, and develop public and quasi-public facilities by identifying and soliciting funding from additional sources to supplement cultural, community, and library facilities and services.
- CSI-9.5 Impact Fees Continue to use City-collected, library-specific impact fees for the development, expansion, or rehabilitation of existing library facilities.

GOAL CSI-10	Facilitate the provision of social services that provide a benefit to the existing residents of Hemet, and are an asset to the overall community.
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POLICIES

- CSI-10.1: Service Provision Recognize that the City has a diverse population with specialized needs, and provide for the needs of the citizenry through public, nonprofit, and private assistance organizations.
- CSI-10.2 Senior Facilities Support and encourage the development of independent living or care facilities for seniors in locations with convenient access to social services, commercial areas, medical services, and transportation.
- CSI-10.3: Accessibility Support and encourage the development of housing, businesses, and public facilities accessible to the physically disabled.
- CSI-10.5: Simpson Center Support cost-effective usage of the James Simpson Memorial Center and provision of community activities offered at the center for all age groups.
- CSI-10.6 Partnerships Establish partnerships with other public and private sector agencies to coordinate and facilitate the provision of services to persons residing within the City's jurisdictional boundaries.
- CSI-10.7 Green Leadership Encourage service providers to provide "green" leadership by incorporating alternative energy products in their facilities and conservation practices in their operations.

Attachment 6 – City of Hemet General Plan, Public Safety Element



Quality of life in Hemet is influenced, in part, by the sense of security perceived by City residents and businesses. The Public Safety Element demonstrates the breadth of preparations undertaken by the City to address issues such as uncontrollable natural hazards; environment hazards; crime and violence; and emergency response.



In 1918, an earthquake damaged the Bothin Building (also known as the Nevins Building) on Harvard Street at Florida Avenue. The building was restored and is currently in use today.

The City of Hemet takes pride in maintaining a safe and comfortable environment for its residents. Protecting the public's safety from natural and human-made hazards is its most critical function. The Public Safety Element addresses two types of hazards: Public Safety and Noise. Both are required General Plan elements under California state law. The Public Safety section describes potential natural and human-made hazards, outlines measures to reduce the risk of hazards, identifies the resources available to respond when an incident occurs, and establishes proactive goals and policies to ensure the community's safety. The Public Safety section includes:

- ❖ geologic hazards including seismically induced fault lines and ground shaking, liquefaction, and unreinforced masonry buildings;
- ❖ nonseismic ground failure such as slope instability leading to landslides and mudslides, expansive soils, and subsidence;
- ❖ flooding caused by natural causes or dam/reservoir failure;
- ❖ hazards related to transportation (ground and air);
- ❖ hazardous waste (storage, use, and transport);
- ❖ fire prevention and response;
- ❖ crime prevention and law enforcement; and
- ❖ critical facilities and emergency preparedness.



The Noise section recognizes the adverse health effects associated with excessive noise, identifies the sources of noise in the community, and establishes goals and policies to address existing and future noise conditions. The Noise section within this element includes:

- ❖ Major noise sources, including transportation and stationary sources
- ❖ Existing and projected levels of noise and noise contours for major noise sources
- ❖ Land use compatibility designations to protect residences and other sensitive receptors from excess noise

6.1 ISSUES AND OPPORTUNITIES

Like most Southern California cities, Hemet faces a diverse array of potential natural hazards. The City is located on a portion of the San Jacinto Fault Zone, considered one of the region's most active fault zones, and could be affected by the San Andreas Fault and the Elsinore Fault. With its flat topography and close proximity to the San Jacinto River and Diamond Valley Lake, flooding, particularly seasonal flooding, is a real concern in Hemet. Additionally, one of Hemet's greatest assets, the natural hillsides that surround the valley, can provide fuel for wildfires or mudslides in heavy rain.

Human-caused hazards, including noise and crime, are created by the activities of people, businesses, manufacturers, roadways, railways, and airports and must be regulated to enable crucial economic activity and mobility while ensuring the safety of residents and employees. A person's sense of security directly impacts how a community is perceived.

The City of Hemet recognizes that its vision cannot be fully realized until the health and safety of the community is ensured and is determined to demonstrate its proactive approach and timely response to public safety concerns within the community. To further its image as a desirable place to live and to offer an attractive location for business growth, the City will continue to comprehensively address the public safety needs and concerns of its residents, business, institutions, and visitors.

6.2 RELATED PROGRAMS, PLANS, AND REGULATIONS

This section describes the salient plans and regulations related to public health and safety.

Seismic Hazards Mapping Act California's 1990 Seismic Hazards Mapping Act requires the State Geologist to compile maps identifying and describing seismic hazard zones throughout California. Guidelines prepared by the State Mining and Geology Board identify the responsibilities of state and local agencies in the review of development within seismic hazard zones. Development on a site designated as a seismic hazard zone requires a geotechnical report and local agency consideration of the policies and criteria established by the State Mining and Geology Board. Over the years,



the program has expanded to include mapping of seismic-related hazards such as liquefaction- and landslide-prone areas. The Public Safety Element discusses seismic hazards associated with faults and those identified on state seismic hazard maps.

Alquist-Priolo Earthquake Fault Zoning Act The 1972 Alquist-Priolo Earthquake Fault Zoning Act aims to mitigate the affects of surface faulting on structures for human occupancy. The act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards.

Unreinforced Masonry Law The 1986 Unreinforced Masonry Law (Section 8875 et seq. of the California Government Code) requires all cities and counties in Seismic Zone 4 (zones near historically active faults) to identify potentially hazardous unreinforced masonry (URM) buildings in their jurisdictions, establish a URM program to reduce losses, and report their progress to the state. The owners of such buildings are to be notified of the potential earthquake hazard these buildings pose.

National Flood Insurance Program__The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP). Participating jurisdictions must exercise land use controls and purchase flood insurance as a prerequisite for receiving funds to purchase or build a structure in a flood hazard area. The NFIP provides federal flood insurance subsidies and federally financed loans for eligible property owners in flood-prone areas.

Colby-Alquist Floodplain Management Act The Colby-Alquist Floodplain Management Act encourages local governments to plan, adopt, and enforce land use regulations for floodplain management to protect people and property from flooding hazards. The act also identifies requirements that jurisdictions must meet in order to receive state financial assistance for flood control.

Hemet-Ryan Airport Land Use Plan The *Hemet-Ryan Airport Land Use Plan* guides future development in and around the airport. Last updated in 1992, the Riverside County Airport Land Use Commission (RCALUC) is currently in the process of updating airport land use plans (ALUPs) in the County. The 1992 ALUP maintains four distinct land use compatibility areas within and surrounding the airport. These areas include Area I, II, Transition, and III. The ALUP also contains noise standards and other pertinent standards for development within its compatibility zones. Legislative projects proposed within these zones must be referred to the RCALUC for review. More details regarding the airport are available in the Land Use and Circulation Elements.

City of Hemet Municipal Codes and Standards The City has adopted the California Building Code, California Mechanical Code, California Fire Code, California Electrical Code, California Residential Code, and other related codes that contain structural requirements for existing and new buildings. The codes are designed to ensure structural integrity during



seismic and other hazardous events and to prevent personal injury, loss of life, and substantial property damage. The Hemet Municipal Code also incorporates regulations and standards for subdivisions, flood control, stormwater management, and fire hazard reduction.

City of Hemet Measure C On June 7, 1988, Hemet voters approved a measure to require updating the City's General Plan to incorporate performance measures related to traffic, drainage facilities, water storage and distribution facilities, park and recreational facilities, police services, fire services, and sanitary sewers. These performance standards were incorporated into the 1992 General Plan as a component of the Public Services and Facilities Element. They are incorporated into the various goals, policies and implementation programs within the General Plan 2030 and are attached as Appendix G.

City of Hemet Emergency Operations Plan Hemet's emergency operations plan (EOP) addresses the City's planned response to emergencies associated with natural disasters and technological incidents. The plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements utilizing the Standardized Emergency Management System. The EOP sets forth the procedures associated with preparedness for, response to, recovery from, and mitigation of a variety of types of emergencies. This EOP is an extension of the *State of California Emergency Plan*.



Hemet Fire Hazardous Materials (HazMat) Team

Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan Hemet is a "Submitting Jurisdiction" within the *Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan* (LHMP). Riverside's LHMP serves as a basis for State Governor's Office of Emergency Services (OES) to provide technical assistance and to prioritize project funding. The LHMP is a requirement of the Disaster Mitigation Act of 2000. The act requires that local communities enact hazard mitigation measures to reduce losses from disasters. The LHMP includes a risk assessment covering wildfires, floods, earthquakes, nuclear incident, civil unrest, and many other types of hazards. The LHMP calls for yearly review of hazard mitigation activities. The Action Plan within the LHMP serves as a guide to spending priorities and will be adjusted annually to reflect current needs and financial resources.

California Noise Insulation Standards (Title 24) Title 24 of the California Code of Regulations establishes standards governing interior noise levels that apply to all new multi-family residential units in California. These standards require that acoustical studies be performed before construction at building locations where the existing day-night average noise levels (L_{dn}) exceeds 60 decibels (dB). The acoustical studies are required to establish mitigation measures that will limit maximum L_{dn} levels to 45 dB in any habitable room.



6.3 GEOLOGIC HAZARDS

Natural landforms in the Hemet–San Jacinto Valley play an important role in shaping the City. While they provide a dramatic and varied topographical setting for the community, the region's areas of steep slopes, unstable soils, and seismic hazards also create potential for human safety and property risks. Earthquakes pose the greatest potential for far-reaching loss of life or property. A lesser geologic hazard relates to slope and soil stability. Hillsides located mostly on the periphery of the City can be subject to landslides or dislodged boulders, and portions of the City have expansive soil types with shrink-swell behaviors related to moisture content during rainy periods.

6.3.1 SEISMIC HAZARDS

Hemet lies within a region with several active faults; therefore, Hemet is subject to risks and hazards associated with earthquakes. Most significantly, the City is located on a portion of the San Jacinto Fault Zone, considered one of the state's most active faults and shown in Figure 6.1.

Fault Lines and Ground Shaking

The City is susceptible to fault rupture and ground shaking caused by multiple nearby earthquake fault zones. The following are the most significant faults affecting Hemet, although damage is possible from earthquakes along other faults, including faults not previously identified.

- ❖ The San Andreas Fault, which is the largest, most significant fault in California, is at its closest point approximately 15 miles northeast of downtown Hemet, in the San Bernardino Mountains. The San Andreas Fault is capable of producing an 8.0 magnitude (m) earthquake. The San Jacinto and Elsinore Faults are the primary offshoots parallel to the main San Andreas Fault, which continues into the Coachella Valley.
- ❖ The San Jacinto Fault system underlies the northeast portion of the City. This fault runs more than 125 miles, separating from the San Andreas Fault near Cajon Pass and continuing southeast, passing the communities of San Jacinto and Hemet along the base of the San Jacinto Mountains, to the vicinity of El Centro. In the Hemet vicinity, the fault disperses from a single fault trace into a set of parallel traces called a fault zone, spreading through the eastern side of the planning area between Park Hill and the base of the San Jacinto Mountains. The San Jacinto Fault Zone is a major element of the San Andreas system and is considered one of the most seismically active fault systems in southern California today. Along the mountain front in this area, the fault has dammed groundwater channels, forcing water to the surface as hot springs. This fault is capable of producing up to a 7.5 m earthquake.
- ❖ The Elsinore Fault, also a member of the San Andreas system, runs as close as 18 miles from downtown Hemet, west of the planning area. The fault runs southwest of Lake Matthews, through Corona, and south into Lake Elsinore. Of the three principal branches, including the San Andreas and the San Jacinto Faults, the Elsinore Fault has been



considerably less active than the San Andreas and San Jacinto Faults. The Elsinore Fault is capable of producing up to a 7.5 m earthquake.

Liquefaction

In addition to ground shaking, earthquakes present the potential for ground and slope failure. California law requires identification of liquefaction zones, where the stability of foundation soils must be investigated, and landslide zones, where the stability of hill slopes must be evaluated. Unstable soils on steep slopes may fail under the stress of a tremor. Figure 6.1 shows the liquefaction susceptibility of the Planning Area. Areas along the western border of the City and east of Diamond Valley Lake have the highest potential for liquefaction because high groundwater and sediment rich soils are present. The remainder of the City is moderately susceptible to liquefaction.

Liquefaction has been responsible for damage in historical earthquakes around the world. When liquefaction occurs, the strength of the soil decreases, reducing the ability of a soil deposit to support foundations for buildings and other structures. Liquefaction typically occurs within the upper 50 feet of the surface, when saturated, loose, fine- to medium-grained soils (sand and silt) are present. Earthquake shaking suddenly increases pressure in the water that fills the pores between soil grains, causing the soil to lose strength and behave as a liquid. The type of geologic process that created a soil deposit has a strong influence on its liquefaction susceptibility. Saturated soils that have been created by sedimentation in rivers and lakes can be very susceptible to liquefaction. Because liquefaction occurs in saturated soil, its effects are most commonly observed in low-lying areas near bodies of water such as rivers, lakes, bays, and oceans. Liquefaction hazards are a significant concern in the City because the City lies close to the San Jacinto River and its numerous tributary creeks.

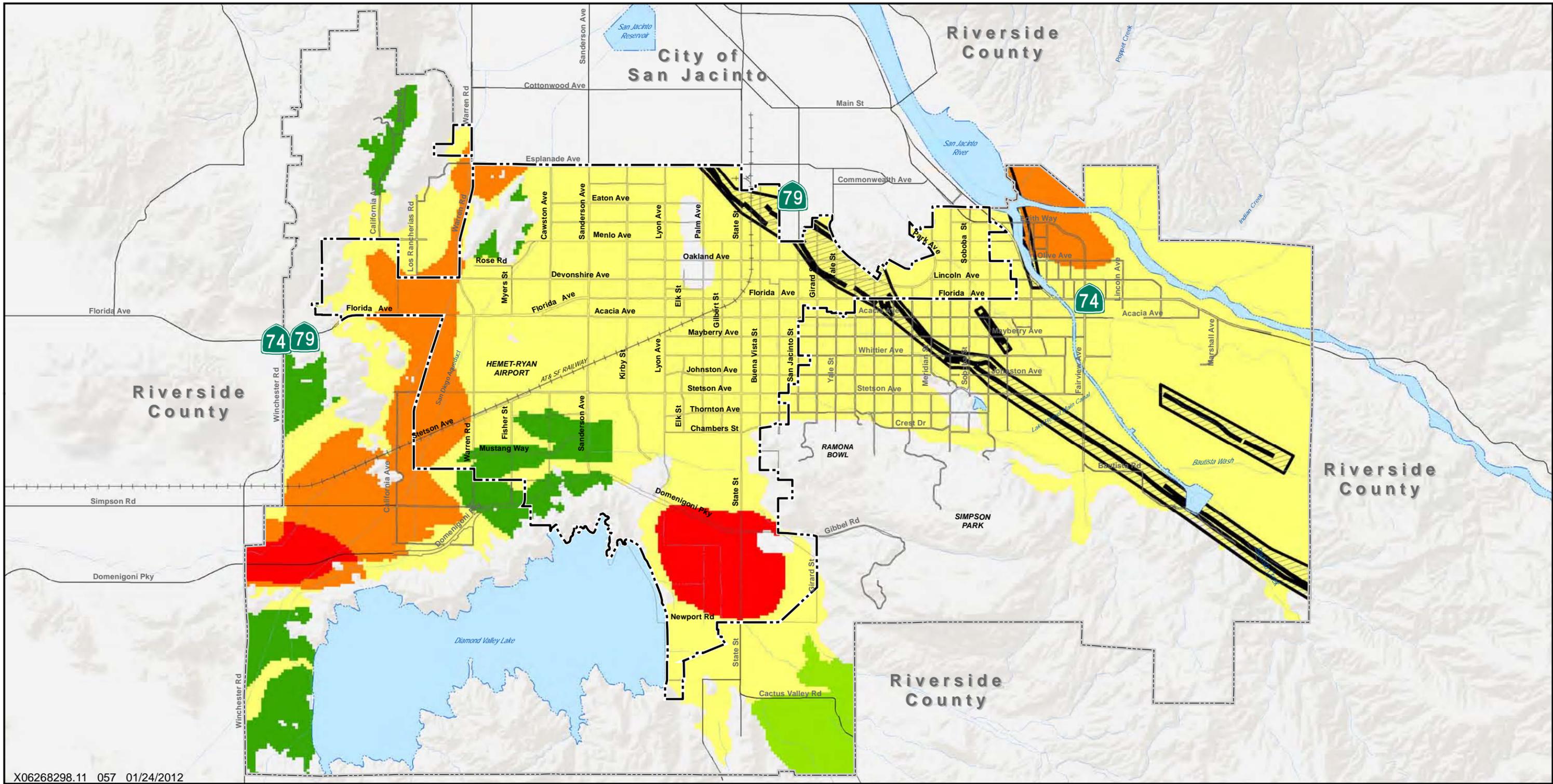
Unreinforced Masonry Buildings

URMs are structures that have been built without steel or other reinforcements to help them withstand the motions caused by wind, earthquakes, and machinery. To reduce the risk to life and property, the State of California passed legislation requiring jurisdictions in regions nearest historically active faults to inventory its URM buildings and establish programs to reduce loss. The Hemet–San Jacinto Valley area lies within Seismic Hazard Zone 4.

Therefore, in compliance with state law, the City has identified its URMs, notified the property owners, and adopted standards to ensure that as building permits are sought for tenant improvements or changes within these buildings, retrofitting construction is adequate. As of 2010, eleven URMs remained in the downtown Hemet area: 105, 111, 114, and 122 North Harvard Street; 102, 122, 124, 213, 215, and 190 East Florida Avenue; and 250 Meir Street.



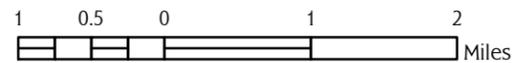
Some of Hemet's unreinforced masonry buildings are located on Harvard Street, north of Florida Avenue, in the City's historic downtown. The City encourages the reinforcement and retention of these historic structures.



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Sources:
 Census Tiger Line Data 2005
 Riverside County TLMA 2005
 ESRI 2010



LEGEND

- | | | |
|---|---|---|
|  San Jacinto Faults |  Very High |  Hemet City Boundary |
|  Alquist Priolo Fault Zone |  High |  Planning Area |
| |  Moderate |  Street |
| |  Low |  Railroad |
| |  Very low |  Creek/Canal |
| | |  River/Lake |

Figure 6.1
SEISMIC HAZARDS
 Hemet General Plan



Back of Figure 6.1



Earthquake Planning and Mitigation

In 1972, the State of California enacted the Alquist-Priolo Fault Zoning Act to mitigate the hazard of fault rupture by prohibiting new construction along all active fault lines. The act requires cities and counties to withhold development permits for sites within an earthquake fault zone until geologic investigations demonstrate that the sites are not threatened by surface displacements from future faulting. In Hemet, the fault zone boundaries shown in Figure 6.1 reflect state-delineated Alquist-Priolo Fault Zone boundaries.

To reduce the hazards associated with seismic activity, the City requires that all new development abide by the most recently adopted City and state seismic and geotechnical requirements, which currently:

- ❖ prohibit the construction of any structure for human occupancy to be placed across the trace of an active fault,
- ❖ require a request for development within 50 feet of an active fault to conduct geologic investigations and submit a report by a geologist registered in the state, and
- ❖ require projects within the special studies zone to provide funding for the City to retain a geologist registered in the state to prepare a geologic report directed to the problem of potential surface fault displacement through the project site.



Bautista Canyon

6.3.2 SLOPE AND SOIL STABILITY HAZARDS

Steep slopes and unstable soils also affect how and where development can occur because of the potential for landslides, expanding “shrink-swell” soils, and ground subsidence.

Landslides

Steep topography, fractured and unconsolidated bedrock conditions, and expansive soils make many hillside areas unstable. The potential for future landslides, mudslides, or rock slides is highest in the planning area east of the City because of the prevalence of steep slopes. Landsliding may result from heavy rain, erosion, removal of vegetation, seismic activity, or combinations of these and other factors. On steeper slopes, building pads that are a combination of grading cuts and fills (where a slope is cut into and the excavated material is placed to create a terrace) may also result in differential building settling unless adequate subexcavation and compaction are achieved. Hillside areas within the City with slopes in excess of 10 percent are shown in Figure 3.7 in the Community Design Element.

Expansive Soils

Shrink-swell potential is a soil condition that influences development practices. The term refers to the change in soil volume that results from a change in moisture content, typically swelling when saturated and shrinking when dried. Shrink-swell is likely to affect building slabs. The condition occurs throughout Hemet, but is somewhat more prevalent in the eastern



areas. Effects can be mitigated, or the expansive soil can be replaced with different soil that is not expansive. Soil testing is required by the City as part of building plan submittals for new construction.

Subsidence

Hemet lies within the Hemet and San Jacinto Groundwater Basins. Groundwater is the preferred water source of the local water agencies because of its high quality. Using groundwater also reduces dependency on imported water supplies. As the groundwater in the aquifer is pumped out, the aquifer cavity may be compacted and the ground may subside. Groundwater management is a primary concern of the City and other stakeholders. The General Plan includes goals and policies and practices intended to reduce water exaction, ensure groundwater basin recharge, and evaluate the potential for subsidence. These policies are included in the Open Space and Conservation Element, Community Services and Infrastructure Element, and Public Safety Element.

The effects of subsidence can be mitigated if soil testing is completed before development or rehabilitation. Soil testing is required by the City as part of building plan submittals for new construction.

6.4 FLOOD HAZARDS

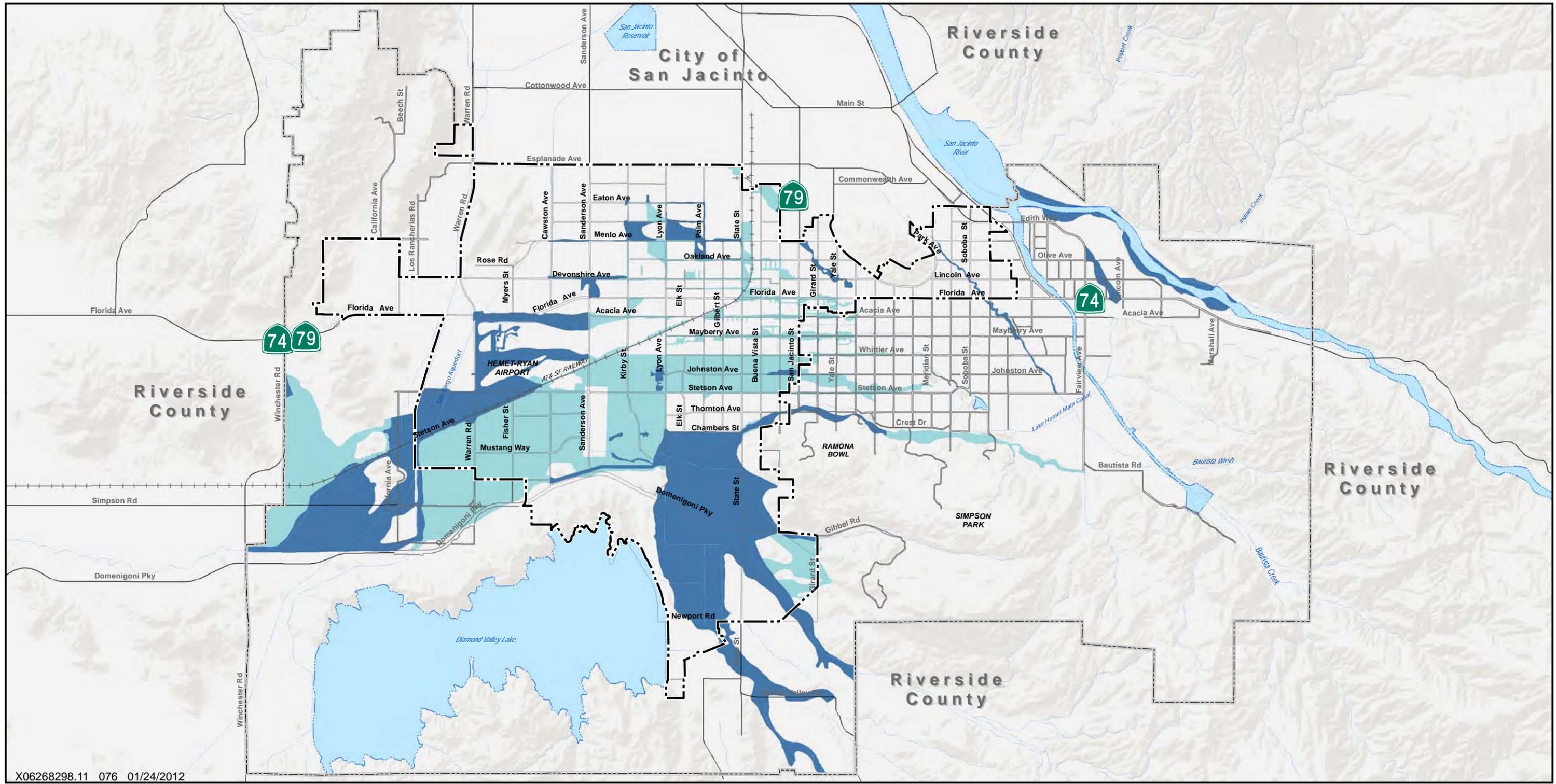
Potential flooding in the Hemet area is attributable to two sources: natural flooding (excess rain and watercourse) and local dam failure. Flooding becomes particularly hazardous when development encroaches onto floodplains, modifying the landscape and altering natural patterns of conveying excess water during floods.

6.4.1 FLOOD ZONES

Hemet's geographic location within a valley and proximity to several significant bodies of water contribute to the significant flood risk within the City. The greatest flood hazard is present in the southern parts of the City. To prepare for and mitigate flood hazards, the City participates in the NFIP. The NFIP provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas. Flood Insurance Rate Maps are an important part of the NFIP and are prepared by FEMA. FEMA maps show potential flood zones for the 100-year and 500-year floods. These are floods that, respectively, have a 1 percent and 0.2 percent chance of occurring every year (in other words, an average of once every 100 and once every 500 years). Flood risk information presented on FEMA maps is based on historic, meteorologic, hydrologic, and hydraulic data, as well as open-space conditions, flood control works, and development. New development is not permitted in a flood zone until properly engineered drainage systems are approved. Figure 6.2, "Flood Zones," shows the 100-year and 500-year flood zones in the Planning Area.



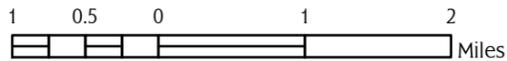
The Hemet/Stetson Channel is one of Hemet's primary stormwater drainage facilities. It runs southwesterly through the City, draining into Salt Creek.



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Sources:
 Census Tiger Line Data 2005
 FEMA 2010
 ESRI 2010



LEGEND

- | | |
|------------------------|---------------------|
| FEMA DFIRM Flood Zones | Hemet City Boundary |
| 100-year Flood Zone | Planning Area |
| 500-year Flood Zone | Street |
| | Railroad |
| | Creek/Canal |
| | River/Lake |

Figure 6.2
NATURAL FLOOD HAZARDS
 Hemet General Plan



Back of Figure 6.2



Stormwater Drainage

Hemet's flat topography and soil types do not allow rain to drain immediately and can cause minor inundation of large areas of the City that can last several hours. The City is constrained in the provision of a conventional storm system because an insufficient "fall," or downward slope, exists to provide quick drainage. The City has the opportunity to use more recently developed practices and products that can lessen the effect of development on the environment. Refer to the Community Services and Infrastructure Element for further discussion of drainage.

Measure C

Ballot Measure C, approved by voters in the City of Hemet on June 7, 1988, established a set of mandated performance standards for several public services in Hemet, including drainage services. The performance standard for drainage facilities in Hemet is that facilities shall be provided concurrent with development to protect structures for human occupancy and major roadways from the 100-year flood. Policies have been incorporated into this element that meet or exceed the performance standards set forth in Measure C.

Flood Avoidance Actions

To minimize damage or loss of life within FEMA-delineated special flood zones, Hemet has enacted the following provisions within the municipal code (Chapter 14, Article V):

- ❖ Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities.
- ❖ Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- ❖ Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters.
- ❖ Control filling, grading, dredging, and other development which may increase flood damage.
- ❖ Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.
- ❖ The municipal code also includes standards to reduce flood hazards for construction, subdivisions, manufactured homes, utilities, and recreational vehicles.



View of Saddle Dam of Diamond Valley Lake

6.4.2 DAM INUNDATION

Dam inundation occurs when structural damage to a dam results in a flood. Earthquakes, erosion, design flaws, or water overflow during storms can cause dam failure. Dam inundation maps



represent the best estimate of where water would flow in the unlikely event that a dam with a full reservoir suddenly failed. Dam owners are required to submit inundation maps to the Governor's Office of Emergency Services (OES) for review and approval. Based upon approved inundation maps, or the delineated areas, cities and counties with territory in the mapped areas are required to adopt emergency procedures for the evacuation and control of populated areas below the dams. Figure 6.3, "Dam Inundation Map" shows areas that would be affected in the unlikely event of dam or reservoir failure.

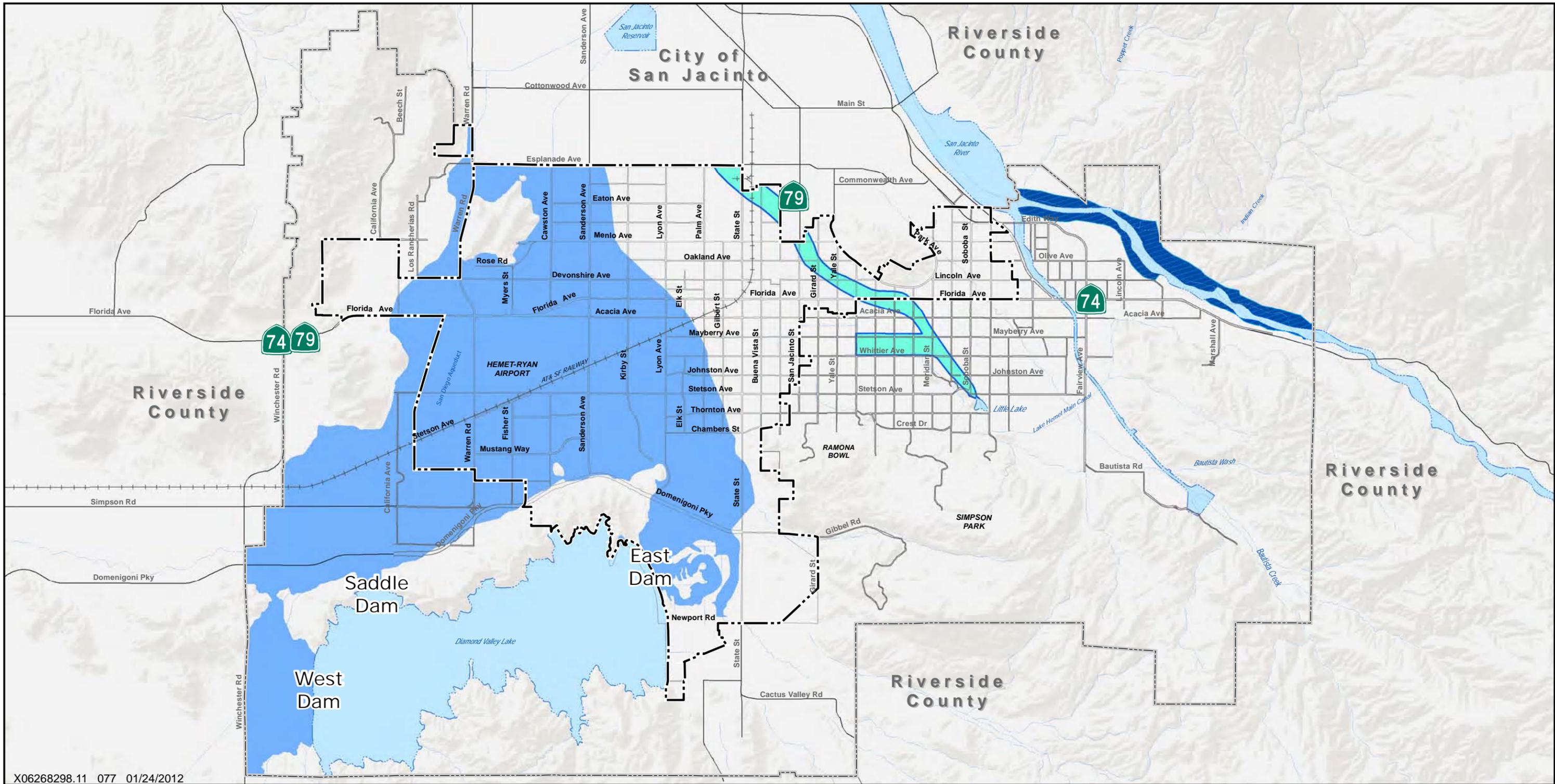
The remote event that a catastrophic earthquake causes the collapse of the East Dam of Diamond Valley Lake, which is located within the City limits, would be the most devastating of the possible dam failures for Hemet. Maps from OES indicate the inundation area extends north across Domenigoni Parkway and quickly spreads over most of western Hemet. At Florida Avenue, the flow would cover the area between approximately California Avenue and Lyon Avenue. The inundation would flow out of the City in two directions: north past Tres Cerritos Hills into San Jacinto and southwest into the community of Winchester.

Several other dams pose potential dangers to the Planning Area. The Saddle Dam of Diamond Valley Lake is a smaller dam on the north side of the reservoir, located south of the intersection of California Avenue and Domenigoni Parkway. The inundation zone for this dam covers parts of the southwestern Hemet Planning Area, but does not reach as far north as Stetson Avenue, nor as far east as Warren Road. After spreading around that area, the flow would take water downstream to the west, through the community of Winchester. The inundation area for the West Dam of Diamond Valley Lake includes only a small portion of the Planning Area, within approximately 1 mile of the intersection of Domenigoni Parkway and Winchester Road. The remainder of the inundation area for the West Dam is located south and west of the planning area.

The dam creating Lake Hemet is located in the mountains southeast of Hemet. In the unlikely case that the Lake Hemet dam fails, water would flow downstream along the San Jacinto River as shown on Figure 6.3.

The potential inundation area includes small portions of the eastern and northeastern edges of the Planning Area, within the banks of the San Jacinto River, where few structures exist or are planned. The inundation area does not extend beyond the banks of the river until it reaches San Jacinto.

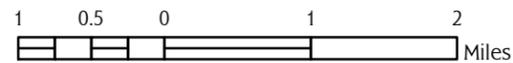
If the dam creating Little Lake, located in the planning area near the intersection of Stetson Avenue and Soboba Street, were to fail, water would flow north toward Park Hill as shown in Figure 6.3. The San Jacinto Reservoir in the City of San Jacinto is no longer being used as a reservoir; rather it is used by the Eastern Municipal Water District as a recharge basin. As such, it keeps only a low level of water and does not maintain an official inundation map.



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Sources:
 Census Tiger Line Data 2005
 Riverside County TLMA 2005
 ESRI 2010



LEGEND

- Dam Inundation Areas
 - Diamond Valley Combined
 - Lake Hemet
 - Little Lake
- Hemet City Boundary
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

Figure 6.3
DAM INUNDATION HAZARDS
 Hemet General Plan



Back of Figure 6.3



6.5 TRANSPORTATION-RELATED HAZARDS

Hemet has a multifaceted transportation network that includes streets, railways, bike paths, equestrian paths, pedestrian walkways, and air transport. This network provides necessary mobility for persons and goods, but also poses safety risks to users and others in the vicinity.

6.5.1 GROUND TRANSPORTATION

Traffic Hazards

Traffic accidents typically occur when streets become wet and when roads have curves, sight distances, or other design attributes that result in motorist errors. To combat this, the City adopted accepted standards for road construction and reconstruction and provides traffic control devices and regulations to promote orderly driving. The Circulation Element provides street classifications and typical cross-sections for the primary street and road network. The Circulation Element also provides guidance for incorporating bicycle and pedestrian traffic and for relieving through trips by freight trucks in residential and constrained areas.

Railway Operations

One railroad line runs through Hemet, the Burlington North Santa Fe spur line running from Riverside to San Jacinto. Currently, trains are operated on an on-demand basis and only a minimal number of trains use this line during a typical year. The current speed limit for trains is very slow because of the condition of the tracks. All street crossings are at-grade crossings that are located along streets classified as collectors or larger streets in the Circulation Element. Many of these crossings have signal lights and bells as a railroad warning and may include crossing gates. Additionally, trains are required to sound warnings as they approach crossings. There is no indication on record that the existing railroad operations pose a materially hazardous condition.

Metrolink commuter trains are envisioned to provide service to Hemet in the future. At that time, measures for crossing safety must be evaluated relative to increased numbers of operations, train speed, and passenger train safety. Automatic audible warnings (instead of train whistles) installed at crossings should also be evaluated as both a noise and safety measure. Refer to the Circulation Element for further discussion.

Pedestrian, Bicyclist, and Equestrian Safety

As part of its sustainability efforts, the City is encouraging increased pedestrian and bicycling activity. The success of this effort heavily depends on the provision of a safe and well-connected transportation network. Safety practices and programs include off-road trail systems, better signage, better lighting, traffic calming devices, more crossing guards, more police patrols, and the Safe Routes to Schools Program. Additional discussion is provided in the Recreation Element, Art and Culture Element, and the Circulation Element.



6.5.2 AIR TRANSPORTATION

Air crash incidents are rare, but when they do occur, the results can be devastating. Such incidents concern residents of Hemet because Hemet-Ryan Airport, a County-operated airport, is located on the western edge of the City within the Planning Area. The airport serves small private aircrafts, helicopters, and fire suppression aircraft. Since 1957, the California Department of Forestry and Fire Protection (CAL FIRE) has based its regional air attack base at Hemet-Ryan Airport.

The variety of air services and separate flight paths within the region require regional coordination to prevent confusion in flight patterns and to maintain safety. Potential damage to aircraft may also result in loss of life and property along flight paths. To avoid such outcomes, the Federal Aviation Administration has established land use restrictions for areas surrounding airports and flight paths. The *Hemet-Ryan Airport Comprehensive Airport Land Use Plan* was prepared by the Hemet-Ryan Sub-Committee, comprised of members from various departments and commissions within the City of Hemet and Riverside County. This plan responds to concerns about residential encroachment near the airport. Land use policies in the airport land use plan were structured around four distinct areas for land use compatibility within and surrounding the airport. Airport and land use compatibility is discussed in greater detail in the Land Use Element.



Hemet-Ryan Airport with surrounding land uses and Diamond Valley Lake in the background

The Riverside County Airport Land Use Commission is in the process of updating the airport land use compatibility plans and corresponding safety zones for all airports under their jurisdiction, including Hemet-Ryan Airport. Until adoption of an updated master plan and airport land use compatibility plan, the 1992 plan and corresponding safety zones will be used to guide future development in and around the airport. The Land Use Element contains additional discussion on development issues and opportunities in the airport area.

To ensure the highest level of safety at the airport, personnel at the airport have extensive, ongoing safety training. Safety programs for private pilots are also offered through the Federal Aviation Administration. In the event of airport-related emergencies, the fire department uses the *Hemet-Ryan Airport Response Plan*. The plan delineates fire and police department responsibilities, offers response plans to address a range of aircraft emergencies, and identifies the location of fire hydrants. According to the response plan, the fire department has primary control over all fire suppression and rescue activities and the police department is assigned to control access to the location and obtain additional assistance if needed.

6.6 HAZARDOUS WASTE

The California Health and Safety Code defines a hazardous material as any material that, based on quantity, concentration, and physical or chemical characteristics, poses a significant potential hazard to public health and safety or to the environment. The manufacturing, use, and transport of hazardous materials are considered potential hazards to human activity.



6.6.1 USE AND STORAGE OF HAZARDOUS WASTE

Commercial and industrial businesses located in Hemet and nearby communities use hazardous materials, including such businesses as dry cleaners, film processors, auto service providers, landscape contractors, and paint shops. Larger businesses, primarily in industrial areas, can generate, use, and/or store large quantities of hazardous products. The current regulatory environment provides a high level of protection from the hazardous materials manufactured, transported to businesses, and stored within the City. Federal, state, and county agencies enforce regulations for hazardous waste generators and users. Residents also use a range of household hazardous products. To address household hazardous wastes, the City cooperates with the Riverside County to sponsor programs that raise awareness of proper use, storage, and disposal of household hazardous wastes.

The Hemet Fire Department is the first responder for hazardous materials incidents within the City. In 1996, the Hemet Fire Department established a Hazardous Materials Response Team. This team handles all types of hazardous materials incidents.

6.6.2 TRANSPORT OF HAZARDOUS WASTE

There are no hazardous waste landfills or collection centers in the City or Planning Area. Hazardous materials pass through the Hemet area on local streets or railways. The City has no direct authority to regulate their transport.

The Riverside County Department of Environmental Health (DEH) is responsible for tracking hazardous materials handlers to ensure appropriate reporting and compliance. DEH regulates facilities that handle and store on-site specified types and quantities of hazardous and acutely/extremely hazardous materials through permitting, routine facility inspections, and development of detailed site plans indicating where hazardous materials are stored.

6.7 FIRE PREVENTION AND RESPONSE

The Hemet Fire Department is responsible for fire suppression, rescue activities, and hazardous materials incidents within the City. In the Planning Area, Riverside County contracts with CAL FIRE for fire suppression and rescue activities. The City has entered into reciprocal mutual aid agreements with CAL FIRE and the Idyllwild Fire Protection District to expedite service delivery and ensure the best possible care for the community.

6.7.1 FIRE HAZARDS

Fire hazards generally fall into two categories: urban and wildland fires.

Urban Fire Hazard

Structural and automobile fires are the most common types of urban fires, and they can be caused by a variety of human, mechanical, and natural factors. Urban fires can spread to other structures or areas, particularly if not extinguished promptly. Proactive efforts, such as fire sprinkler systems,



fire alarms, fire resistant roofing and construction methods, can help reduce the frequency and severity of urban fires.

Wildland Fire Hazard

The wildland fire threat is high in the area surrounding Hemet because of the region’s weather, topography, and native vegetation. Mild and wet winters result in an annual growth of grasses and plants that dry out during the hot summer months and provide fuel for wildfires in the autumn, when the Santa Ana winds blow through the area., The Santa Ana winds are hot, dry winds that blow across the region in the late fall and often fan and help spread wildfires. Wildland fire threat is determined by CAL FIRE, which classifies areas by fire hazard severity zones labeled Moderate, High, or Very High. Figure 6.4, “Wildland Fire Hazard Severity Zones,” shows how CAL FIRE rates the potential for wildland fires in the Planning Area.



Simpson Park Hiking Trail in the Santa Rosa Hills.

Native vegetation becomes a fire hazard during the hot summer months.

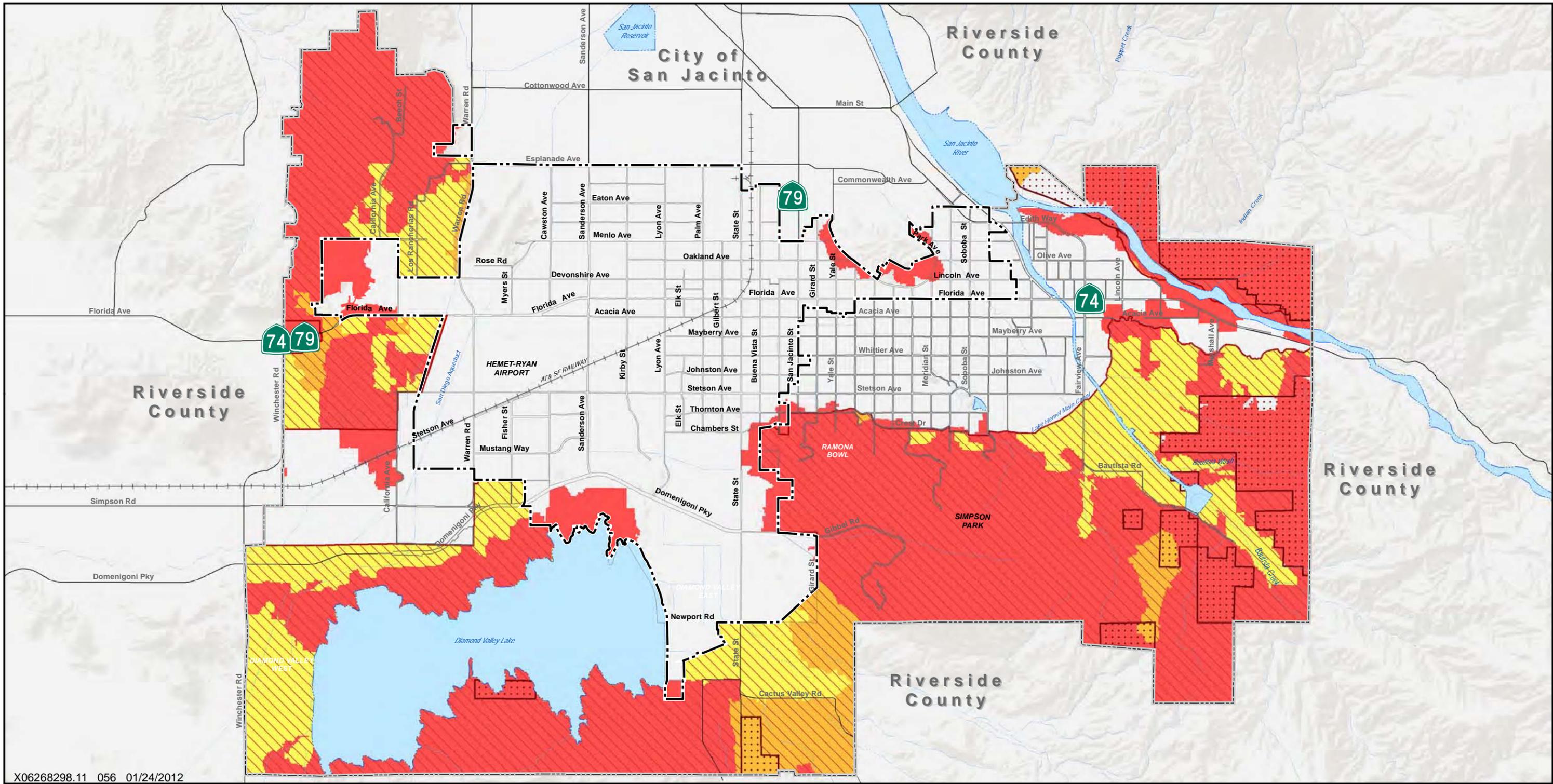
The areas with the highest threat are generally the undeveloped, mountainous, and hilly sections of the Santa Rosa Hills, the Lakeview Mountains, Bautista Canyon, and Diamond Valley Lake. Simpson Park, a city-owned wilderness park located in the Santa Rosa Hills, is within a Very High Fire Hazard Severity Zone and becomes a wildland fire hazard from approximately June through November. The park contains numerous hiking and off-road biking trails in an unspoiled natural environment. The City is pursuing opportunities to reduce the threat of fire in the park and enable it to be opened for recreational activity for a longer period of time annually.

The City has incorporated into Chapter 14 of the municipal code mechanisms and techniques to reduce the fire hazards to the development that is encroaching into the hillsides and interface areas. Provisions include ensuring adequate ingress and egress to enable safe and rapid passage of both fire equipment and private vehicles; requiring all development to provide a dependable supply of water for both normal daily consumption and emergency fire needs; adopting building codes that establish structural design and construction codes that reduce vulnerability to fire hazards such as those regarding roofing materials, vents, setbacks, exterior siding, overhangs, and glass; and requiring perimeter protection from native vegetation.

CAL FIRE bases firefighting aircraft at the Hemet-Ryan Airport to provide rapid response to wildfires throughout Riverside County, northern San Diego County, and parts of Orange, San Bernardino, and Los Angeles Counties. In 2010, equipment included one helicopter, one air-attack plane that coordinates resources, and two air tankers. Hemet-Ryan also has the capacity to host other aircraft as needed during a major fire.

6.7.2 FIRE DEPARTMENT RESOURCES

In 1908, the Hemet Fire Department consisted of 12 volunteers, a two-wheel hose cart, nozzles, buckets, axes, two fire extinguishers, and a 30-foot extension ladder. In 2010, the Hemet Fire Department responded from four fire stations and maintained four Type I engine companies, a 102-foot



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|---|---|
| <p>Wildland Fire Hazard Severity Zone</p> <ul style="list-style-type: none"> Moderate High Very High <p>Responsibility Areas</p> <ul style="list-style-type: none"> Federal Responsibility Area State Responsibility Area Local Responsibility Area | <ul style="list-style-type: none"> Hemet City Boundary Planning Area Street ++ Railroad Creek/Canal River/Lake |
|---|---|

Wildland Fire Hazard Severity Zones are established by CalFire of the California Department of Forestry and Fire Protection.



Sources:
 Census Tiger Line Data 2005
 CAL FIRE - FRAP 2007, 2008 (Draft), and 2010
 ESRI 2010

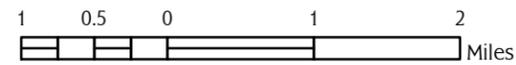


Figure 6.4
WILDLAND FIRE HAZARD SEVERITY ZONES
 Hemet General Plan



Back of Figure 6.4



aerial truck company, a hazardous materials response unit, three reserve units, and various staff vehicles. Despite budget constraints that have hindered the City's ability to expand operations, the department still manages to be very effective. In 2010, the department responded to over 12,000 calls, which is twice the activity level of comparable communities with a minor increase in response time and no fire-related deaths.

Hemet Fire Department facilities currently include:

- ❖ Fire Training Center: 319 East Latham Avenue;
- ❖ Administrative Facility: 510 East Florida Avenue;
- ❖ Fire Station #1: 220 North Juanita Street;
- ❖ Fire Station #2: 895 West Stetson Avenue;
- ❖ Fire Station #3: 4110 West Devonshire Avenue;
- ❖ Fire Station #4: 1035 South Cawston Avenue; and
- ❖ Fire Station #5: 120 North Hemet Street (temporarily closed).

Riverside County/CAL FIRE facilities currently include:

- ❖ Little Lake Station #26: 25954 Stanford Street;
- ❖ Valle Vista Station #72: 25175 Fairview Street; and
- ❖ Air Attack—Helitack: Hemet-Ryan Airport.

The locations of existing facilities and potential facilities are shown in Figure 6.5, "Fire Facilities Map." The actual locations of future stations will be determined based upon potential annexations and service demands. Annexation of areas into the City would require an evaluation of CAL FIRE facilities to determine whether annexed areas could be served by existing facilities or would require additional facilities.



Hemet Fire training exercise

With the exception of Fire Station #4, the City's fire stations are aging and have obsolete designs for the current personnel and equipment. Additionally, as the community grows and the demographics change, the location, size, and structure of the fire stations will need to evolve accordingly.

Fire Protection

Effective fire protection cannot be accomplished solely through the acquisition of equipment, personnel, and training. The area's infrastructure also must be considered, including adequacy of nearby water supplies, transport routes and access for fire equipment, addresses and street signs, and maintenance. The City of Hemet has adopted the Uniform Fire Code with City amendments. The City's fire chief is authorized and directed to enforce the provisions of the Uniform Fire Code throughout the City.



A fire facilities plan was prepared in 2009 to ensure adequate current and future coverage in the City. The City has entered into mutual and reciprocal agreements with Riverside County/CAL FIRE and the Idyllwild Fire Protection District to ensure expedited service delivery to residents of the Hemet community.

Additionally, the fire department evaluated its emergency medical response and concluded that it should incorporate a fire-based paramedic program to better serve the residents of Hemet. A tiered implementation plan has been approved by Riverside County for County areas, but implementation has been delayed by economic conditions. The City of Hemet Fire Department is the last medium to large city in the State of California that does not currently offer fire-based paramedic services.

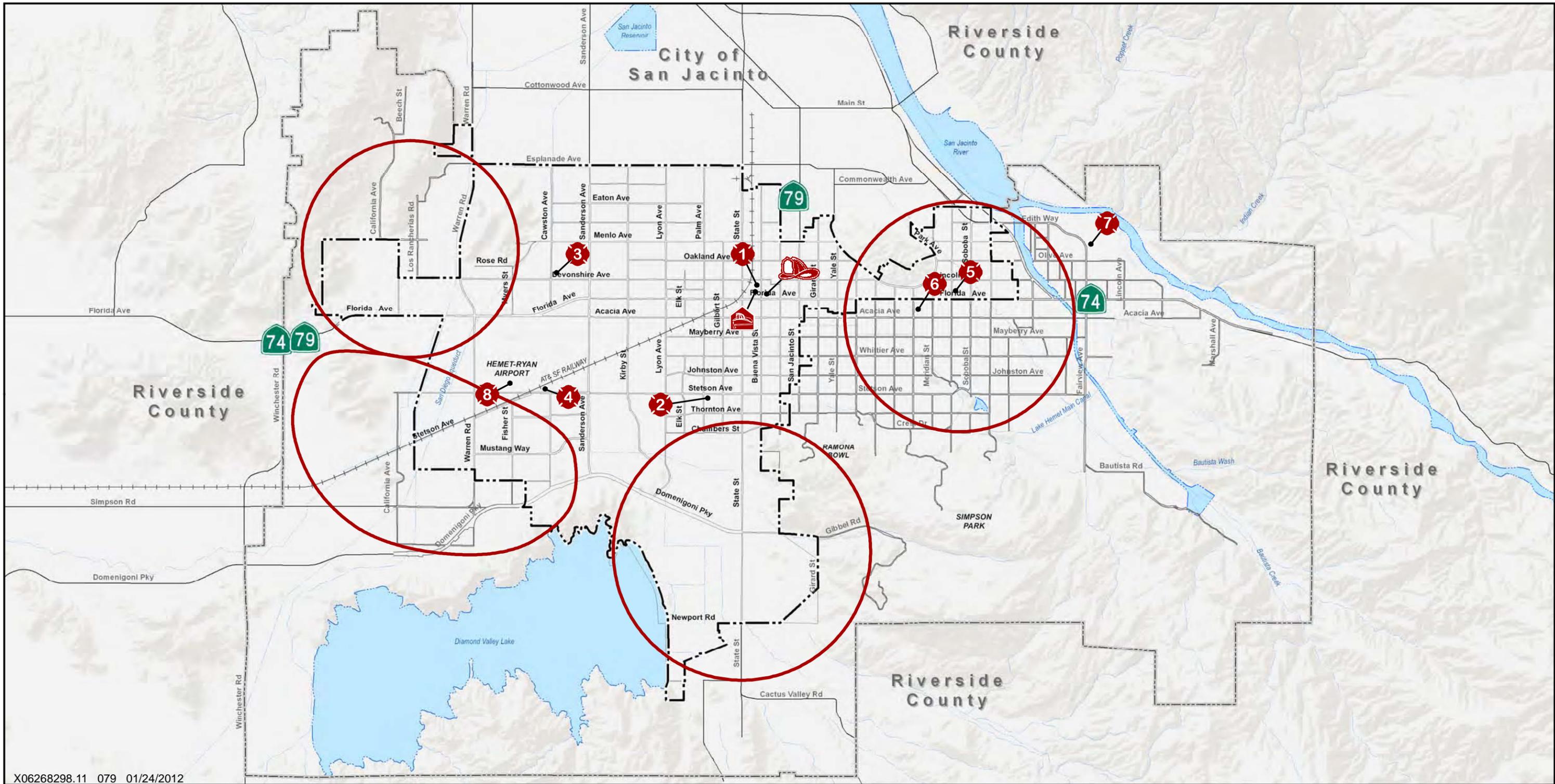
The Insurance Services Office (ISO) provides rating and statistical information for the insurance industry in the United States. To do so, ISO evaluates a community's fire protection needs and services and assigns each community a Public Protection Classification rating. The rating is developed as a cumulative point system, based on the community's fire-suppression delivery system, including fire dispatch (operators, alarm dispatch circuits, and telephone lines available), fire department (equipment available, personnel, training, and distribution of companies), and water supply (adequacy, condition, number, and installation of fire hydrants). Insurance rates are based on this rating, with the best rating being a Class 1 and the worst being a Class 10. In 2008, the City of Hemet had a Class 4 ISO rating.

Fire Incidents

Table 6.1 lists the type of incidents the fire department responded to in Fiscal Year 2009/2010 (July 2009 through June 2010). The majority of calls were for emergency medical services. The overwhelming amount of medical aid call is largely due to the significant senior population that resides in the City.

Table 6.1 Fire Department Incidents by Type (July 2009–June 2010)	
Type of Incident	Number of Incidents
Emergency medical service/rescue	10,174
Service call	827
Good intent	529
Fire	289
False call	195
Hazardous condition	129
Rupture/explosion	5
Severe weather	1
Other	4
Blank or invalid	2
Total	12,155

Source: City of Hemet Fire Department, July 2010



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- Future Fire Station Sites
- Hemet Fire Department Administrative Facilities
- Fire Training Facility
- Administrative Facility

Hemet Fire Department Fire Stations

- Fire Station #1
- Fire Station #2
- Fire Station #3
- Fire Station #4

Riverside County/CAL FIRE facilities

- Fire Station #5 (Closed)
- Little Lake Station #26
- Valley Vista Station #72
- Air Attack - Helitack: Hemet/Ryan Airport

- Hemet City Boundary
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

Sources:
Census Tiger Line Data 2005
ESRI 2010

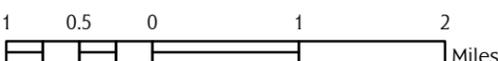




Figure 6.5
FIRE FACILITIES
Hemet General Plan



Back of Figure 6.5



Measure C

Ballot Measure C, approved by voters in the City of Hemet on June 7, 1988, established a set of mandated performance standards for several public services in Hemet, including fire protection. The performance standard for fire protection in Hemet is a response time of 5 minutes or less, for 80 percent of fire and emergency medical calls, provided on both a citywide and response area basis. In 2010, the average first unit response time was just under 7 minutes.

Fire Prevention and Emergency Preparation Programs

The Hemet Fire Department offers various programs to help residents and businesses be better prepared for emergencies. Cardiopulmonary Resuscitation (CPR) and first-aid classes are offered on a regular basis at the department’s Fire Training Center. The department also sponsors the City of Hemet Radio Amateur Civil Emergency Service (RACES). The RACES organization consists of approximately 90 federally licensed amateur radio operators specifically trained to handle emergency disaster communications. All members of RACES are registered through the City of Hemet as State of California Volunteer Disaster Workers. The fire department manages OES and is charged with coordinating emergency response and terrorism-related programs with other jurisdictions and City departments. It conducts public education activities including the distribution of educational materials relating to rural, urban, flood-related, and lightning-related fires, as well as fire safety information for families, children, the elderly, and the disabled.

6.8 CRIME PREVENTION AND LAW ENFORCEMENT

The Hemet Police Department exists to provide superior service and protection to the residents, merchants, and visitors to the City. The Department is responsible for law enforcement and public safety activities within the City. In the Planning Area, the Riverside County Sheriff’s Department provides that function.



Hemet Police Department Headquarters on Latham Street

6.8.1 LAW ENFORCEMENT CONSIDERATIONS

The City of Hemet is one of the oldest incorporated cities in the San Jacinto Valley and in Riverside County. As is the case with long-established cities, Hemet neighborhoods range from new to older neighborhoods. Generally, housing within the City is more affordable than elsewhere in southern California, especially because of the number of senior developments and mobile home parks. This affordability has attracted a large rental base. Some neighborhoods have experienced deterioration or absentee or nonengaged landlords. Many of the deteriorated areas and areas with nonengaged landlords have higher crime rates than other neighborhoods.

Although the population of the City has grown significantly over the past decades, and the demographics are evolving from a senior community to a family community, the crime rate has remained relatively stable. Despite budget constraints and a recent reduction in the number of sworn officers,



the Hemet Police Department had a crime clearance rate of 67.1 percent in 2009, which was the second highest rate in Riverside County. Countywide, the clearance rate was 42.9 percent.

6.8.2 POLICE DEPARTMENT RESOURCES

The Hemet Police Department consists of sworn officers, support staff, and a large contingent of part-time volunteers. Police department facilities include:

- ❖ Headquarters: 450 E. Latham Street;
- ❖ West End Sub Station: 3663 W. Florida Ave; and
- ❖ East End Sub Station: 2047 E. Florida Ave.

The substations are staffed exclusively by volunteers and are generally open weekdays and sometimes during special events. The department comprises operations and support functions as summarized below:

- ❖ The Patrol Division provides the most visible and largest function of the department. Patrol officers are the first responders to all life-threatening and emergency calls. In addition, they provide service, crime deterrence, and investigative support.
- ❖ The Investigative Unit consists of the Detective Bureau, Crime Suppression Unit, and the Property and Evidence Bureau. In addition to solving crimes and suppressing gangs, the Crime Suppression Unit works with state, county, and local officials to identify sites vulnerable to terrorist activity and participates in the Riverside/San Bernardino Counties Terrorist Early Warning Group and the Riverside County Gang Task Force.
- ❖ The Traffic Bureau is tasked with keeping the streets safe by enforcing traffic laws, responding to vehicular accidents, and investigating and reconstructing major automobile collisions.
- ❖ The Community Services Bureau comprises officers and civilians dedicated to community policing and education and includes school resource officers, volunteers, and Police Explorers.
- ❖ The Communications Center is staffed 7 days a week, 24 hours a day by certified public safety 911 dispatchers. The center receives nearly 30,000 911 calls every year in addition to over 110,000 calls on the regular business lines. In addition, the police department's mobile command center enables the department to set up an incident command post in the field to control and coordinate major crime scenes, civil disturbances, and disaster response.

Police Incidents

In 2010, the Hemet Police Department received 57,429 calls for service. Response times to calls vary by incident. For urgent, high-priority calls, the response time was about 6 minutes. For routine, nonurgent calls, the response time averaged about 24 minutes. Table 6.2 shows incidents in



2010 and serves as an example of the numbers and types of incidents handled by the police department.

Table 6.2
Police Department Incidents by Type January 2010—
December 2010

Type of Incident	Number of Incidents
Total violent crime	984
<i>Simple assault</i>	631
<i>Other violent crime</i>	353
Total property crime	2,990
<i>Theft (not burglary or vehicle)</i>	1,707
<i>Burglary & vehicle, arson</i>	1,283
Juvenile arrests	651
Adult arrests	2,902
Traffic citations	2,038
Accident reports	596
Field interview reports	1,350

Source: City of Hemet Police Department

Measure C

Ballot Measure C, approved by voters in the City of Hemet on June 7, 1988, established a set of mandated performance standards for several public services in Hemet, including police services. The performance standard for police services in Hemet is a 7-minute average response time for emergency calls maintained within urban areas, and a 9-minute average response time for emergency calls maintained within rural areas. The police department has met this standard.

Police Department Programs

Community involvement is an integral part of crime prevention. The Hemet Police Department offers many safety and security programs to residents and local businesses through the Community Services Bureau, which is geared toward educating the public. Programs range from an Alzheimer’s/Dementia registry to programs to reduce retail crime.

Police department officials and community members have expressed the importance of youth-oriented activities to decrease or prevent criminal activity. The Support Services Division of the Hemet Police Department is actively involved in the community and runs several youth programs:

- ❖ Hemet Police Activities League (PAL) is a nonprofit organization dedicated to building the bond between “kids and cops” by providing a safe place for youth between the ages of 8 and 17 years to hang out after school and in the summer. Supervision is provided by police volunteers who provide mentorship, serve as positive role models, and establish relationships with at-risk youth. Hemet PAL offers a variety of



activities such as a skate park, a BMX track, video games, pool tables, and ping pong.

- ❖ The Hemet Police Department Explorer Program is geared toward guiding young people interested in careers in law enforcement. Young men and women between the ages of 14 and 20 learn the importance of teamwork, developing leadership skills, and ethical methods of problem solving while having fun in a law enforcement environment.
- ❖ The Hemet Police Department and the Hemet Unified School District have also partnered in the support and funding of a School Resource Officer (SRO) Program with five SROs. An SRO is a fully-trained police officer assigned to work in district middle schools and high schools. The SRO receives additional in-depth training to promote an effective school-based policing program.

6.8.3 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The City of Hemet has a tradition of reviewing development projects by including the City departments responsible for public safety. This tradition results in development designs that better promote natural surveillance, reduce hiding places, and otherwise promote defensible space, thereby minimizing criminal activity. This is referred to as Crime Prevention Through Environmental Design.

A key feature of this approach is the incorporation of defensible space by providing ease of surveillance by neighbors, fostering a sense of territoriality, achieving natural access control, and increasing physical security of areas. Surveillance is the principal weapon in the protection of defensible space by keeping intruders easily observable. This is likely to mean locating doors in highly visible locations and providing windows from which residents can watch public spaces. Fostering a sense of territoriality is also important to support defensible space because territoriality encourages individuals to take control of their environment and defend it against attack. Potential offenders recognize this sense of territory. Natural access control can be achieved by clearly distinguishing public areas and private areas. The concept of increasing physical security of areas is not to create an impenetrable fortress, but rather to make it more difficult and time consuming to enter a location. The design of a development can have a major impact on the future potential for crime to occur in the vicinity.

6.8.4 CRIME FREE RENTAL-HOUSING PROGRAM

The City of Hemet also conducts the Crime Free Rental-Housing Program, which is designed to help residents, owners, managers, and anyone associated with rental properties keep illegal activity off their property. City Police and Code Enforcement staff conduct this program to avoid problems with rental housing. The program's concept is to:



- ❖ involve rental stakeholders to address issues at the earliest stage;
- ❖ provide tools for rental managers and residents to self-police crime and safety issues;
- ❖ avoid a spiral of crime; and
- ❖ reduce blight problems by requiring property maintenance.

The program began in the 1990s. Since that time, there has been voluntary participation by approximately 70 apartment projects and mobile home parks within the City. In 2008, mandatory participation for newly constructed projects was established by City Council Resolution. As a result of the program, the community has experienced benefits in the form of:

- ❖ reduced cost of police response,
- ❖ fewer code enforcement complaints,
- ❖ stable and satisfied tenant base with less tolerance for crime, and
- ❖ manager capability for quick responses to problems and a reduced susceptibility to problem-related lawsuits from tenants after using routine inspection formats and checklists.

6.9 CRITICAL FACILITIES AND EMERGENCY PREPAREDNESS

Although the Hemet Fire and Police Departments are tasked with the responsibility of fire prevention/suppression and protecting residents and businesses, public safety agencies team up during emergencies. These teaming arrangements are handled through mutual aid agreements, which obligate fire and/or police departments to help each other under predefined circumstances. Mutual aid agreements obligate fire departments to respond outside of their district upon request for assistance. The Hemet Fire and Police Departments have mutual aid agreements with all Riverside County law enforcement and fire protection agencies to help each other at times of emergencies and planned law enforcement events in each other's jurisdiction.

6.9.1 CRITICAL FACILITIES

If a disaster or an emergency of a larger scale should occur, certain types of facilities and infrastructure are critical. Most notably, this consists of police and fire facilities and vehicles, emergency health and urgent care facilities and service vehicles, communication facilities, fire and police facilities, electric substations, access capability for both emergency responders and for evacuation, capability to respond to incidents related to hazardous materials, water supply facilities, sewage treatment plants, and evacuation destinations.



At the time of an emergency, various other facilities and entities that are not usually considered critical will play an important role:

- ❖ animal control services (handled by the Ramona Humane Society);
- ❖ grocery stores;
- ❖ gasoline stations;
- ❖ equipment rental stores, hardware stores, and home improvement stores;
- ❖ hotels, motels, and shelters;
- ❖ meal distribution services;
- ❖ mortuaries;
- ❖ schools and other large buildings;
- ❖ taxis and fleet maintenance facilities;
- ❖ towing and impound services; and
- ❖ transportation services.

6.9.2 EMERGENCY PREPAREDNESS

Hemet sets emergency preparedness as one of its top priorities, recognizing that proper planning at all levels in the community—from response agencies to businesses and residents—will minimize the adverse effects of natural and human-caused disasters.

To provide basic training in disaster survival and rescue skills and improve the ability of Hemet residents and businesses to survive until professional responders or other assistance arrives, the City has implemented a Community Emergency Response Team (CERT) Program. Training for the CERT Program is provided by City of Hemet employees who are certified by FEMA as lead instructors.



Hemet Police vehicles are outfitted with computers to ensure expeditious communication and data analysis

In case of emergencies, principal responsibility for evacuations lies with the police department. The City coordinates with Red Cross when shelter locations are needed. The City also uses an Emergency Advisory System that televises emergency information to residents and businesses.

The City updated its EOP in 2007 and is planning another update in 2011. The plan is described above in Section 6.2. The City also joined with Riverside County to submit a Riverside Operational Area Multi-Jurisdictional LHMP, as described above in Section 6.2.

Emergency preparedness is also closely associated with the risk of terrorist activity. The police department is a member of and participant in the Riverside/San Bernardino Counties Terrorist Early Warning Group and works with state, County, and local officials to identify sites vulnerable to terrorist activity. Upon receipt of a warning or the observation that an emergency situation is imminent or likely to occur, the City of Hemet initiates actions to prepare for the incident. This may involve setting up a



Management Watch, alerting appropriate departments and agencies, and in some instances alerting the public. A Management Watch may entail collecting and analyzing information relative to the situation, directing response to the degree allowable, and referring other matters to the appropriate level for executive decision.

6.10 NOISE

In recognition of the adverse health effects associated with excessive noise, the California Government Code (Section 65302[f]) identifies the types of community noise to be addressed in the General Plan. The General Plan must identify noise sources from:

- ❖ highways and freeways;
- ❖ primary arterials and major local streets;
- ❖ passenger and freight on-line railroad operations and ground rapid transit systems;
- ❖ ground facilities and maintenance functions related to airport operations (commercial, general aviation, heliport, and military airport operations; aircraft overflights; jet engine test stands);
- ❖ local industrial plants, including, but not limited to, railroad classification yards; and
- ❖ other stationary ground noise sources identified by local agencies as contributing to the community noise environment.

The General Plan must then identify existing and future noise contours for these sources. Noise considerations inform the land use plan for the community. To protect noise-sensitive uses the General Plan sets goals, policies, and implementation programs to address existing and future noise conditions. For the purposes of the General Plan, noise-sensitive land uses include schools, hospitals, rest homes, long-term care facilities, mental health care facilities, and residences.

6.10.1 NOISE CHARACTERISTICS AND MEASUREMENT

Noise is commonly defined as unwanted sound. At high enough levels, noise can become a community health problem. As a form of environmental stress, noise can interfere with human activities such as sleep, conversation, recreation, and tasks demanding concentration.

Sound is a change in air pressure. Sound pressure levels are expressed in decibels. Although the human ear is able to detect a wide range of sound pressure changes, the ear is not equally sensitive to all sound frequencies. To account for this variation in sensitivity, the dB scale is typically adjusted. The adjusted scale (dBA) is weighted based on the sensitivity of the human ear to noise of particular frequencies. Most jurisdictions use the dBA scale to measure noise levels and regulate environmental noise.



Health considerations associated with excessive noise exposure include hearing loss or damage, interference with oral communication, and interference with sleep. Prolonged exposure of a person to sound levels over 85 dBA causes hearing loss. At 60 dBA, noise makes understanding speech difficult. Sound levels over 40 to 45 dBA can disturb sleep.

6.10.2 CURRENT NOISE CONDITIONS

Figure 6.6, “Existing Noise Contours,” shows noise contours in the planning area from 2006. The contours generally represent average noise levels based on major noise sources in the community. The contours assist in setting land use policy and development standards. Given the topographic complexity of the Hemet/San Jacinto Valley, these contours are not absolute lines of demarcation, but should be considered conservative estimates of noise exposure, to be supplemented by detailed and project-specific study as needed. Appendix E contains noise contour data tables.

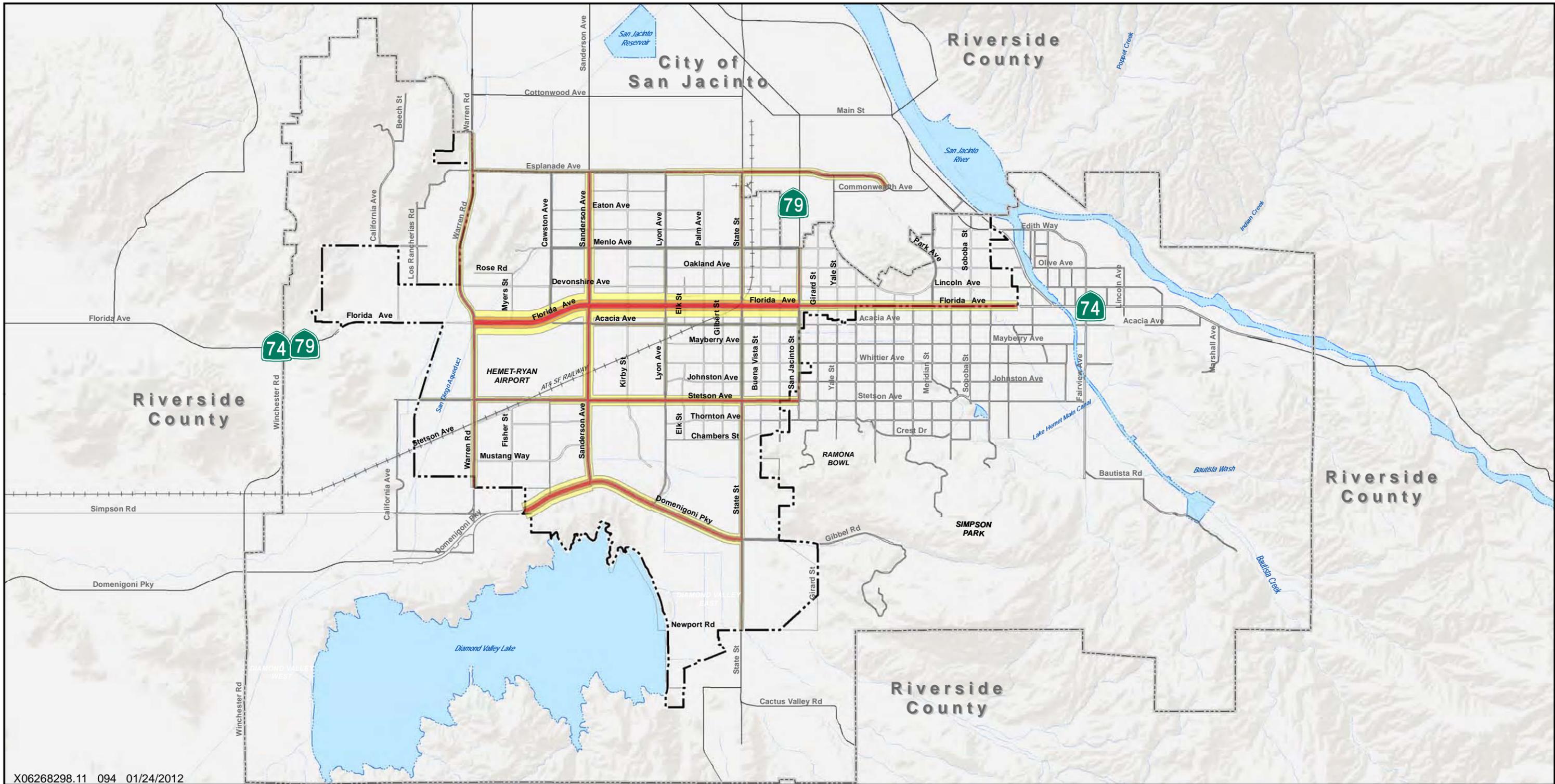
The noise level measurements were collected at 18 locations throughout Hemet, including 15 short-term measurements, and three long-term measurements. Vehicle axle counts were conducted at three locations. Criteria for site selection included geographical distribution, land uses likely to include noisy activities, and proximity to transportation facilities and sensitive receptors (such as schools and hospitals). The primary purpose of noise monitoring was to establish a noise profile for the community that could be used to determine areas of concern.

6.10.3 NOISE SOURCES

Traffic and Roadways

Traffic noise is a major contributor to the noise environment in the community. Major roadways, including Florida Avenue, State Street, Stetson Avenue, Sanderson Avenue, Warren Road, Devonshire Avenue, and San Jacinto Street, carry high volumes of traffic at relatively high speeds, generating noise that affects surrounding neighborhoods. Those streets that carry a higher proportion of truck traffic also have higher levels of noise and vibration.

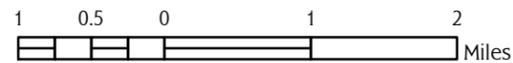
As development continues to occur in Hemet, increased traffic volumes on an expanded roadway network will extend and expand the noise contours, as shown in Figure 6.7, “Future Noise Contours.” Construction of the State Route (SR) 79 freeway will introduce a new noise source in the western part of the planning area, but the final configuration of this roadway has not been determined, and the noise contours could vary depending on the profile of the road, the travel speeds, and the type of site improvements that are made. General Plan policies and programs consider a changing noise environment and address potential future land use incompatibilities in areas adjacent to major roadways.



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Sources:
Census Tiger Line Data 2005, 2007
ESRI 2010



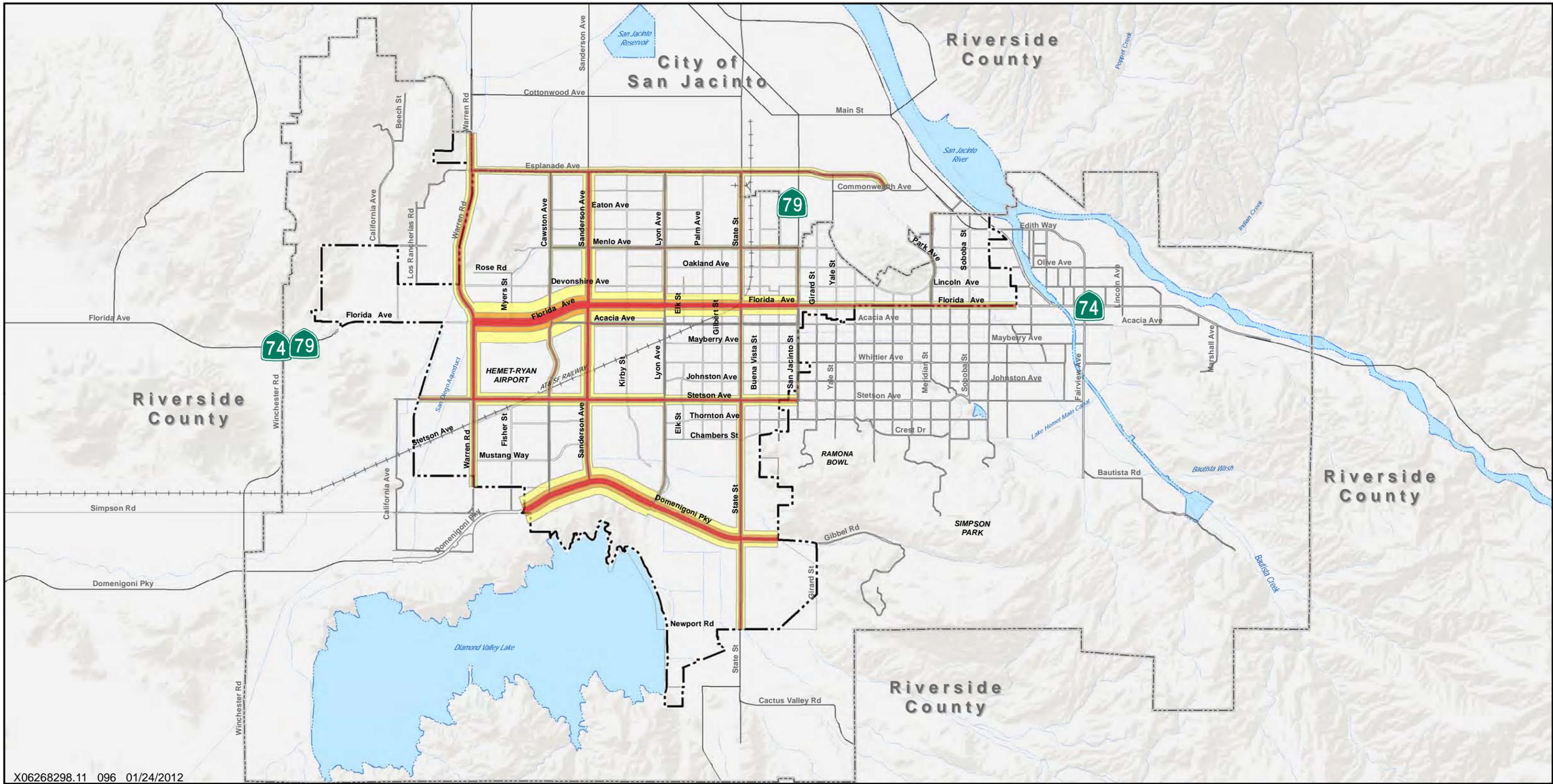
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- | | |
|------------|---------------------|
| 60dBA CNEL | Hemet City Boundary |
| 65dBA CNEL | Planning Area |
| 70dBA CNEL | Street |
| | Railroad |
| | Creek/Canal |
| | River/Lake |

Figure 6.6
EXISTING NOISE CONTOURS
Hemet General Plan



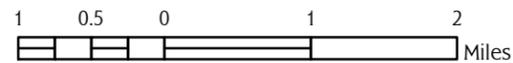
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Sources:
Census Tiger Line Data 2005, 2007
ESRI 2010



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- | | |
|------------|---------------------|
| 60dBA CNEL | Hemet City Boundary |
| 65dBA CNEL | Planning Area |
| 70dBA CNEL | Street |
| | Railroad |
| | Creek/Canal |
| | River/Lake |

Figure 6.7
2030 NOISE CONTOURS
Hemet General Plan



Back of Figure 6.7



Hemet-Ryan Airport

Hemet-Ryan Airport is used primarily by private single- and twin-engine aircraft, turboprops, business jets, helicopters, sailplanes and tow planes. A California Department of Forestry and Firefighting's fire attack base is also located at the airport. A total of 70,000 aircraft were estimated to be operated during 2011 including sailplane operations, and could increase to 87,150 aircraft operations by 2031. Noise contours for the airport (Figure 6.8, "Airport Noise Contours") identify areas most affected by aircraft noise under typical air traffic patterns. General Plan policies and programs consider the importance of the airport and seek to protect airport operations from incompatible land uses. A new Airport Master Plan is currently under preparation which proposes no near-term expansion of the runway based on the low projected volume of flights and the absence of the larger firefighting tankers at the airport. This change in the master plan may also result in modifications to the noise contours for the airport, and will need to be updated in the General Plan once the new Airport master Plan is adopted.

Burlington Northern Santa Fe Railroad Corridor

A Burlington Northern Santa Fe (BNSF) Railway line runs through the planning area, connecting Hemet's industrial areas to San Bernardino, Riverside, and points beyond. The line currently carries limited freight traffic; rail traffic is not a major contributor to the current community noise environment. However, as future growth occurs next to the railroad corridor and when Metrolink extends passenger service to Hemet along this line, potential for land use incompatibility may increase. To protect railroad operations, noise contours guide land use decisions in the immediate area. General Plan policies and programs anticipate the changing noise environment that will result with future growth and direct incompatible uses away from the railroad corridor.

Other Noise Sources

Other noise sources include both stationary sources (ongoing operations that generate noise) and temporary noise sources such as emergency vehicles and special events. Stationary noise sources in Hemet include primarily commercial and industrial activities. Because most business activities are low intensity and conducted indoors, noise generally is limited to loading dock operations, frequent truck uses, mechanical equipment, and outdoor paging systems. The City regulates maximum noise levels from commercial and industrial properties and also regulates construction activity to prevent disturbances at night.

Noisy activities at industrial, commercial, recreational, and some public facilities (such as the outdoor play areas of schools) can also adversely affect adjacent sensitive land uses. Strategies for controlling stationary noise sources focus on two objectives: (1) preventing the introduction of new stationary noise sources near noise-sensitive uses and (2) preventing encroachment of noise-sensitive uses on stationary noise sources. The first objective can be achieved by applying noise performance standards to proposed stationary noise sources. The second objective can be met by requiring that new noise-sensitive uses near existing stationary noise sources include project features that enable compliance with noise performance standards.



6.10.4 NOISE AND LAND USE COMPATIBILITY

Noise Standards

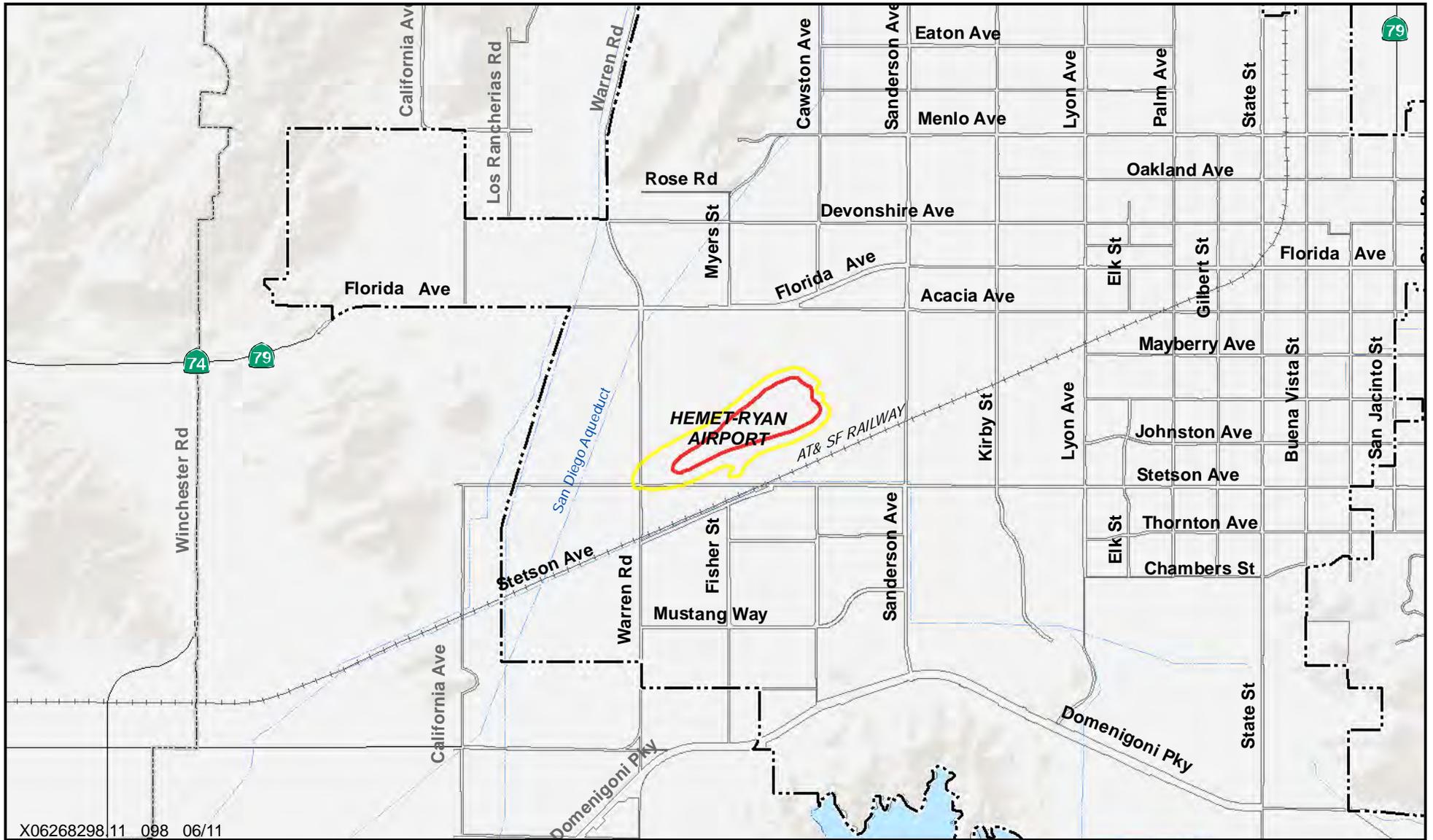
The City has developed the following noise and land use compatibility designations: normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable. Using these designations, the City has established both interior and exterior noise standards.

Community noise is commonly described in terms of the ambient, or all-encompassing, noise level associated with a given environment. Numerous metrics have been developed to account for the way people perceive sound. The most common of these descriptors are the average equivalent noise level (L_{eq}), the maximum noise level (L_{max}), and the community noise equivalent level (CNEL). L_{eq} represents a measure of the average noise level at a given location over a specified period of time. CNEL is based on a 24-hour L_{eq} , which weights evening and nighttime noise levels to account for increased sensitivity of people to noise occurring during these periods.

Hemet's Land Use Compatibility Standards are presented in Table 6.3. These standards, which use the CNEL noise descriptor, apply to land uses exposed to noise levels generated by transportation-related sources. Residential uses and hotels or overnight lodgings are most sensitive to their noise environment and thus have the lowest range of normally acceptable noise exposure levels. Other uses, such as fairgrounds, are less sensitive and can occur in areas with higher existing noise levels.

Land use compatibility standards for exterior and interior noise are shown in Table 6.4. These standards are maximum interior noise levels for new residential development. Insulation and design features must be employed to reduce interior ambient noise levels to these levels.

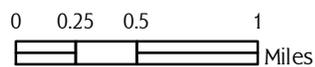
The City applies a second set of standards when planning and making development decisions to ensure that stationary noise sources (e.g., HVAC units, industrial operations) do not adversely affect noise-sensitive land uses. These hourly and maximum levels (expressed in L_{eq} and L_{max}) for stationary noise sources are designed to protect noise-sensitive land uses adjacent to stationary sources from excessive and continuous noise. Table 6.5 summarizes stationary source noise standards. These standards represent the acceptable exterior noise levels at the sensitive receptor's property line.



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Sources:
 Mead and Hunt 2003
 Census Tiger Line Data 2005
 ESRI 2010



LEGEND

Noise Contours

- 60 CNEL
- 65 CNEL

Figure 6.8
AIRPORT NOISE CONTOURS (EXISTING)
 Hemet General Plan



**Table 6.3
Land Use Compatibility for Community Noise Environments**

Land Use Category	Community Noise Exposure CNEL, dBA					
	55	60	65	70	75	80
Residential	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Transient lodging: hotels, motels	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Schools, libraries, churches, hospitals, nursing homes	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Auditoriums, concert halls, amphitheaters	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Sports arena, outdoor spectator sports	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Playgrounds, neighborhood parks	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Golf courses, riding stables, Water Recreation, Cemeteries	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Office buildings, business commercial and professional	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Industrial, manufacturing, utilities, agriculture	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable

Notes: CNEL = community noise equivalent level; dBA = A-weighted decibel.

-  Normally Acceptable—Specified land use is satisfactory, based on the assumption that any buildings involved are of normal conventional construction, without any special noise requirements
-  Conditionally Acceptable—New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design.
-  Normally Unacceptable—New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and needed noise insulation features included in the design.
-  Clearly Unacceptable—New construction or development clearly should not be undertaken.

Source: Adapted from the Governor's Office of Planning and Research in 2003



**Table 6.4
Land Use Compatibility Standards for
Exterior and Interior Noise**

Land Use	Maximum Allowable Noise (CNEL)	
	Exterior (dBA)	Interior (dBA)
Residential and mixed use with residential component	65	45
School classrooms	65	45
School playgrounds	70	--
Libraries	–	50
Hospitals, convalescent homes—sleeping areas	–	40
Hospitals, convalescent homes—living areas	–	50
Passive recreation areas	65	–
Active recreation areas	70	–
Commercial and industrial areas	70	–
Office areas	–	50

Notes: CNEL = community noise equivalent level; dBA = A-weighted decibel; – = not applicable/not available.

The acceptable interior noise level for other uses depends upon the specific nature of the indoor activity.

**Table 6.5
Noise Level Performance Standards for
Nontransportation Noise Sources**

Noise Level Descriptor	Daytime (7 a.m.–10 p.m.)	Nighttime (10 p.m.–7 a.m.)
Hourly average level (L_{eq})	60 dBA	45 dBA
Maximum equivalent levels (L_{max})	75 dBA	65 dBA

Notes: Each of the noise levels specified shall be lowered by 5 decibels for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The noise standard is to be applied at the property lines of the affected land use.



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GOALS AND POLICIES

PUBLIC SAFETY

GOAL PS-1	Reduce risks to the community from seismic activity and geologic conditions, including ground shaking, fault rupture, liquefaction, and landslides.
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POLICIES

- PS-1.1 Seismic Standards Strictly enforce the most recent state regulations governing seismic safety and structural design to minimize damage to structures from seismic or geologic hazards.

- PS-1.2 Risk Reduction Reduce the risk associated with structures that would likely be seriously damaged during a major earthquake, such as those located in high-risk seismic areas, critical or emergency facilities, and buildings that do not meet current seismic codes through on-site building placement, seismic retrofitting, development outside of geologically hazardous zones, and other means.

- PS-1.3 Slope Stability Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions for development occurring on slope and hillside areas.

- PS-1.4 Subsidence Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins, irrespective of past subsidence.

- PS-1.5 Dedicated Open Space Encourage that areas be dedicated as open space when necessary and appropriate to protect property, public health, and safety from hazards such as earthquake fault zones or floodplains.

- PS-1.6 Alquist-Priolo Require that all new development comply with the Alquist-Priolo Earthquake Fault Zoning Act.

- PS-1.7 Emergency Access Seek to maintain emergency access in the event of an earthquake by siting arterial roadways to avoid fault zones and designing roadways to mitigate damage.



GOAL PS-2	Reduce risk of property damage and human injury from flood hazards.
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POLICIES

- PS-2.1 Clear Floodways Ensure that waterways used for flood control are kept clear of obstructions and are regularly maintained.
- PS-2.2 Flood Area Preservation Encourage flood control infrastructure that does not reduce the natural character or limit use of the site.
- PS-2.3 New Development Minimize additional flood risk exposure in developing areas.
- PS-2.4 System Evaluation Cooperate with Riverside County Flood Control and Water Conservation District to evaluate the effectiveness of existing flood control systems and improve those systems as necessary to meet capacity demands.
- PS-2.5 Master Planning Promote the timely completion of master drainage plans and improvement projects that affect the City.
- PS-2.6 100-Year Flood Zone Require new construction within the 100-year flood zone to meet National Flood Insurance Program standards.
- PS-2.7 Evacuation Plans Develop and maintain flood zone inundation evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and the Hemet Fire Department.

GOAL PS-3	Protect lives and property from the potential dangers associated with ground transportation.
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POLICIES

- PS-3.1 Safe Pedestrian Design Enhance and maintain pedestrian safety through the inclusion of well-designed streets, sidewalks, crosswalks, traffic control devices, and school routes throughout the City.
- PS-3.2 Traffic Safety Minimize the potential for accidents involving railways, automobiles, pedestrians, and bicyclists by implementing roadway improvements identified in the Circulation Element, working closely with the Hemet Police Department, and encouraging proactive programs aimed at improving drivers' behavior.



GOAL PS-4	Protect lives and property from the potential dangers associated with the use of Hemet-Ryan Airport while recognizing and maintaining its function as a part of Hemet's transportation system.
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POLICIES

- PS-4.1 Land Use Compatibility Minimize the risk of potential hazards associated with aircraft operations at the Hemet-Ryan Airport through the implementation of the *Hemet-Ryan Airport Land Use Compatibility Plan*, and review of legislative land use changes and ordinances located within the Airport Influence Area by the Airport Land Use Commission (ALUC).
- PS-4.2 Airport Safety Zones Consult with Riverside County to maintain adequate open space or compatible development adjoining the Hemet-Ryan Airport as required for safety as identified in the updated and adopted *Hemet-Ryan Airport Land Use Compatibility Plan* and the *Hemet-Ryan Airport Master Plan*.
- PS-4.3 Accommodate Regional Needs Support efforts of Hemet-Ryan Airport to accommodate the present and future needs of the California Department of Forestry and Fire Protection's regional air-attack base provided that the safety of surrounding residents and businesses is maintained, and ongoing traffic circulation is not impacted.
- PS-4.4 Project Compatibility Review As part of the City's development review process, applications for the development of land located within the Hemet-Ryan Airport's areas of potential risk shall be reviewed for compatibility with both the City of Hemet's General Plan and the Hemet-Ryan Airport Land Use Compatibility Plan, and the Airport Land Use Planning Handbook issued by the California Department of Transportation Division of Aeronautics, as may be amended from time to time.
- PS-4.5 Project Suitability Review Each development application shall be reviewed in light of the best and most current evidence regarding airport use, noise, potential risks, and safety practices, to ensure that each development is suitable for its proposed location.
- PS-4.6 Project Noise Mitigation Each development application shall be required to demonstrate that the project will utilize construction technologies that are designed to reduce interior noise in airport adjacent uses.
- PS-4.7 Avigation Easements Avigation easements shall be required for all land uses in Safety Areas I, II, and III as



part of the development review process. .As appropriate, based on location, aviation easements may be required in other areas of the City or Planning Area.

- PS-4.8 Project Operating Compatibility Development applications shall be required to demonstrate that the project is compatible with the following airport land use restrictions:
- a. Any use that would direct a steady light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the Hemet-Ryan Airport, other than a navigational signal light or visual approach slope indicator approved by the Federal Aviation Administration, shall be prohibited.
 - b. Any use that would cause sunlight to be reflected toward an aircraft engaged in initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the Hemet-Ryan Airport shall be prohibited.
 - c. Any use that would generate smoke or vapor, that could attract large concentrations of birds, or that may otherwise affect safe air navigation within the area shall be prohibited.
 - d. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation shall be prohibited.
 - e. Any proposed use within the City that is 200 feet or more in height shall be reviewed by the Airport Land Use Commission and the FAA in regard to airport safety and operational considerations.
- PS-4.9 Aviation Wildlife Hazards Projects that would create a potential to attract hazardous wildlife to, or in the vicinity of, the Hemet-Ryan Airport shall be reviewed for consistency with the standards, practices, and suggestions recommended by the U.S. Department of Transportation, Federal Aviation Administration.
- PS-4.10 Airport Expansion Consult with Riverside County to insure that any updates to the Airport Master Plan, including proposed expansion of the airport land uses or the runways, will not create noise and safety impacts to surrounding land uses or disrupt the existing and planned circulation system surrounding the airport.



GOAL PS-5	Protect lives and property from dangers associated with the storage, use, and transport of hazardous materials.
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POLICIES

- PS-5.1 Enforce Regulations Implement and enforce regulations from federal and state authorities on the use, storage, disposal, and transportation of hazardous materials.

- PS-5.2 Maintain Response Programs Maintain effective programs for responding to hazardous material emergencies.

- PS-5.3 Interagency Cooperation Continue to cooperate with state, county, and other local agencies in the coordination of hazardous material control, cleanup, disposal, and emergency response policies and operations.

- PS-5.4 Multi-Jurisdictional Local Hazard Mitigation Plan Implement goals and objectives contained in the *Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan* to reduce risks from natural and other hazards and to serve as a guide for decision makers as they commit resources to reducing the effect of natural and other hazards.

- PS-5.5 Hazardous Material Locations Require that uses that treat hazardous wastes generated off-site and that may pose a significant risk to public health by using, storing, transporting, or disposing of hazardous materials and wastes be located in areas planned and zoned for industrial use and not in proximity to residential, school, or other sensitive land uses.

- PS-5.6 Development Standards Ensure that new development sites have been sufficiently surveyed for contamination, particularly if near existing or former toxic or industrial sites; adequately remediated, if necessary, to meet all applicable laws and regulations; suitable for human occupation; and protected from known hazardous and toxic materials.

- PS-5.7 Public Awareness Raise public awareness of the appropriate manner to dispose of household hazardous waste through education and/or collection events.



GOAL PS-6	Protect lives, property, and natural resources from the potentially disastrous effects of fire hazards.
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POLICIES

- PS-6.1 Fire Protection Standards Adopt and enforce federal, state, and local construction and design standards regarding fire prevention and protection, particularly for high-occupancy, dependent-care, or essential facilities.
- PS-6.2 Individual Fire Protection Systems Require all new commercial, industrial, institutional, multiple-family residential, and mixed-use developments to install fire protection systems and encourage the use of automatic sprinkler systems where not otherwise required by existing codes and ordinances.
- PS-6.3 Safe Structures Continue to conduct building and fire code inspections and enforcement to ensure safe structures and the protection of land and property.
- PS-6.4 Safety Exits Require all new development projects to incorporate adequate egress systems in their design and encourage existing structures to upgrade their egress systems.
- PS-6.5 Wildland Fire Evaluation Require an evaluation of all new development that will be located in or adjacent to wildland areas to assess the development's vulnerability to fire and its potential as a source of fire.
- PS-6.6 Roadway Fire Buffer Coordination Coordinate with Riverside County to evaluate and establish a fire buffer program along heavily traveled roadways to prevent fuel buildup.
- PS-6.7 Wildland Fire Protection Implement brush clearing, fuel modification plans, and other fire prevention programs on open space lands and landscape buffers that balances reducing the possibility for the encroachment of wildland fires onto inhabited areas with maintaining accessibility for recreational purposes.
- PS-6.8 Fire Hazard Mitigation Mitigate existing fire hazards related to urban development or patterns of urban development as they are identified and as resources permit.
- PS-6.9 Fire Prevention Education Continue education programs on preventing fires, monitor their effectiveness, and expand or alter the programs, as necessary.



PUBLIC SAFETY

GOAL PS-7	Ensure that an adequate service level of fire protection is provided for all residents, visitors, and businesses throughout the City of Hemet.
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POLICIES

- PS-7.1 Fire Service Response Assess the impacts of incremental increases in community development density and intensity and subsequent impacts on traffic congestion, municipal infrastructure capacity, fire hazards, and emergency response times. Ensure through the development review process that new development and redevelopment will not result in a reducing fire protection services below acceptable, safe levels with adequate fire flows and response time of five minutes or less for 80 percent of fire and emergency calls on both a citywide and response area basis.

- PS-7.2 Strategic Plan Maintain and implement a fire department strategic plan to address staffing and facility needs, service goals, deployment strategies, and other departmental issues.

- PS-7.3 Development Impacts Require development projects to contribute development impact fees, form public safety districts, or other financing mechanisms based on their proportional impact and on-going demand for fire services.

- PS-7.4 Emergency Access Require adequate access for emergency vehicles, including adequate street widths, vertical clearance on new streets, and multiple points of access.

- PS-7.5 Fire Protection Adequacy Maintain adequate and appropriate personnel, emergency vehicles, and other firefighting equipment and technology to respond to fires and other disasters or emergencies.

- PS-7.6 Protect Insurance Services Office Rating Pursue strategies that maintain and improve the City's Insurance Services Office rating.

- PS-7.7 Mutual Aid Agreements Continue to coordinate fire protection services with Riverside County, the California Department of Forestry and Fire Protection, Idyllwild Fire Protection District, and all other agencies and districts with fire protection powers.



GOAL PS-8	Ensure a secure environment with minimized risk of crime for residents, visitors, and businesses throughout the City of Hemet.
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POLICIES

- PS-8.1 Police Services Ensure through the development review process that new development and redevelopment will not result in a reduction of law enforcement services below acceptable, safe levels with a seven minute average response time for emergency calls within urban areas, and a nine minute average response time for emergency calls in rural areas. Maintain sufficient and adequate facilities, personnel, and services to meet the community's needs.

- PS-8.2 Strategic Plan Maintain and implement a police department strategic plan to address staffing and facilities needs, service goals, deployment strategies, and other departmental issues.

- PS-8.3 Development Impacts Require development projects to contribute development impact fees, form public safety districts, or other funding mechanisms based on their proportional impact and ongoing demand for police services.

- PS-8.4 Emergency Communication Ensure that outlying areas and newly annexed areas can be served by emergency communication systems as new development occurs.

- PS-8.5 Grants Pursue the availability of federal or state grants to offset required additions to law enforcement staffing and/or equipment.

- PS-8.6 Neighborhood Watch Continue to promote the establishment of neighborhood and business watch programs to encourage community participation in crime prevention and increased awareness of any suspicious activity.

- PS-8.7 Youth Programs Maintain and expand, as necessary, youth programs aimed at crime prevention and gang and drug diversion.

- PS-8.8 Partnerships Continue to work with other law enforcement agencies, the school districts, businesses, nonprofit organizations, and community residents to enhance safety throughout the City.



PUBLIC SAFETY

GOAL PS-9	Improve community safety and reduce opportunities for criminal activity through appropriate physical design.
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POLICIES

- PS-9.1 **Defensible Space** Require new developments to incorporate site design that help ensure maximum visibility and security for entrances, pathways, streets, sidewalks, corridors, public and private open space, and parking lots and structures.

- PS-9.2 **Adequate Project Lighting** Require appropriate lighting to be incorporated that provides adequate exterior illumination around commercial, business-park, public, parking, and multiple-family structures.

- PS-9.3 **Safety in Land Use and Design** Promote land use and design policies and regulations that encourage a mixture of compatible land uses to promote and increase the safety of public use areas and of pedestrian travel.

- PS-9.4 **Crime Free Rental-Housing Programs** Continue to encourage residents, apartment managers, and landlords to become involved in the Crime Free Rental-Housing Programs as a way to reduce crime in apartment communities and other rental housing.

GOAL PS-10	Reduce impacts related to safety hazards through a high level of emergency preparedness.
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POLICIES

- PS-10.1 **Outreach Programs** Support community participation in safety and crime prevention through public outreach programs under the police, fire, and emergencies services departments.

- PS-10.2 **Disaster Vulnerability Review** Work with and encourage essential service providers (water, sewage, electrical power, communication, transportation, natural gas, and liquid fuel systems) and transportation agencies to periodically evaluate the vulnerability of their systems in the event of a disaster.

- PS-10.3 **Disaster Plans Review** and consistently update the City's disaster contingency plans. Recommend that plans for critical facilities and service providers cover the adequate provision of emergency supplies and power supplies to provide essential services.



PS-10.4 Mutual Aid Agreements Maintain mutual aid agreements and communication links with federal, state, county, and other local agencies to respond to emergencies.

PS-10.5 Protect Critical Facilities Continue to prepare and implement measures to protect critical facilities from criminal or terrorist attacks.

GOAL PS-11	Manage noise levels through land use planning and development review.
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POLICIES

PS-11.1 Noise Standards Enforce noise standards to maintain acceptable noise limits and protect existing areas with acceptable noise environments.

PS-11.2 Design to Minimize Noise Encourage the use of siting and building design techniques as a means to minimize noise.

PS-11.3 Evaluate Noise Evaluate potential noise conflicts for individual sites and projects, and require mitigation of all significant noise impacts (including construction and short-term noise impacts) as a condition of project approval.

PS-11.4 Protect Noise-Sensitive Uses Protect noise-sensitive uses from new noise sources.

GOAL PS-12	Minimize noise conflicts from transportation sources and airports.
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POLICIES

PS-12.1 Traffic Noise Minimize noise conflicts between current and proposed land uses and the circulation network by encouraging compatible land uses around critical roadway segments with higher noise potential.

PS-12.2 Railroad Noise Minimize noise conflicts between current and proposed land uses and railroad corridors by protecting railroad corridors from encroachment of incompatible land uses and by adhering to the City's noise standards presented in Table 6.4.

PS-12.3 Airport Noise Ensure that future development in the vicinity of Hemet-Ryan Airport is compatible with current and projected airport noise levels in accordance with the noise standards presented in Table 6.4.



PUBLIC SAFETY

PS-12.4 Airport Conflicts Review and respond to proposals involving new flight patterns, more intense flight operations over the planning area, or relocation or extension of runways at the Hemet-Ryan Airport, which would create the potential for noise conflicts with sensitive land uses.

GOAL PS-13	Minimize noise conflicts with stationary noise generators.
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POLICIES

PS-13.1 Protect Valuable Noise Sources Protect the continued viability of economically valuable noise sources such as commercial and industrial facilities and the Hemet-Ryan Airport.

PS-13.2 New Sensitive Uses Restrict the location of sensitive land uses near major noise sources to achieve the standards presented in Table 6.4.

PS-13.3 Prevent Encroachment. Prevent the encroachment of noise sensitive land uses into areas designated for use by existing or future noise generators.



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Attachment 7 – City of Hemet General Plan, Recreation and Trails Element

CHAPTER 8 RECREATION AND TRAILS



Hemet desires to create a city rich with parks and recreation opportunities that will enhance the lives of current residents and visitors and remain an asset for future generations. The Recreation and Trails Element establishes the framework to integrate these resources and encourage partnerships with other private and public organizations.



T-Ball Opening Day Ceremonies

The purpose of the Recreation and Trails Element is to describe the current parks and recreational resources available in the City of Hemet and the Planning Area, acknowledge deficiencies in the provision of these resources, establish goals and objectives to enhance the public's ability to access and enjoy these resources, and present an implementation strategy to meet the element's goals and objectives.



Recreation is an optional element permitted under California planning law. It is included in this General Plan to demonstrate the importance the City places on achieving an exceptional quality of life for its residents. Recreational and outdoor activities provide many tangible and intangible benefits for residents of all ages and interests. The City is committed to ensuring that a diverse array of opportunities is available to meet the needs of all persons regardless of socioeconomic status, physical capabilities, or age.



8.1 ISSUES AND OPPORTUNITIES

Several important recreational issues and opportunities are confronting Hemet:

Changing Demographics On average, Hemet’s population is older, with a higher median age than Riverside County as a whole. This specialized demographic has resulted in a greater need for recreation and cultural facilities that support the lifestyles of the area’s large and well-established retirement population in addition to its growing family population. Facilities and activities must be cooperatively designed to accommodate the needs of all residents.



Walkers and Soccer Players at Mary Henley Park

Shared Management of Parks and Recreation Services The provision and management of local parks and recreational services is shared between the City and Valley-Wide Recreation and Park District (Valley-Wide). The City does not have a recreation department, although it does lease the Simpson Center to the YMCA for recreation, classes, health care, and referral services available to residents of all ages and economic means. The shared management of parks and recreational services requires coordination between the two organizations to cover needed services and facilities; however, it also provides an opportunity to maximize available financial and personnel resources.

Increasing Demand for New Facilities and Services The influx of families seeking housing opportunities and a safe community has increased pressures on the City, Valley-Wide, and other organizations to keep up with the demand for recreation services and cultural activities that target children and youth. The population increase also provides opportunities to expand cultural and artistic experiences as new residents begin participating in and providing leadership in community activities and organizations.

Community Cohesion Local recreational activities can bring together diverse segments of the community who find value and interest in the same activities and sports events. Sports and recreational activities promote teamwork and good sportsmanship.

Conservation-Oriented Park Design One of the best economic opportunities available to the City is the maximization of its open space and outdoor recreational resources. Both the City and the Planning Area contain significant natural assets and features. Where appropriate, these resources could be incorporated into park design, thus ensuring their preservation and creating renowned park facilities. Additionally, new park design could contain sustainable infrastructure such as naturalized stormwater management, water recycling, alternative energy sources, and integration into off-road trail systems and other transportation networks. Valley-Wide has already incorporated conservation measures into its park design specifications.



Stoney Mountain Park



Financial Challenges Changes in the economy over the past several years at the local, regional, and national levels have created new challenges in the provision, operation, and maintenance of adequate parks and recreation programs. To keep pace with the needs of residents, the City has recognized a need to not only continue its coordination efforts with Valley-Wide, but to also form partnerships with other public and private sector entities to achieve its goals. For example, private parks and developer-provided amenities within housing developments can supplement publically provided and managed facilities. A multipronged approach fosters unprecedented opportunities for discussions on strategic planning, efficiency improvements, priorities, and sustainable implementation measures. In the face of challenging fiscal times, it is important to recognize the importance of community volunteerism to offset financial and resource challenges while simultaneously engendering a spirit of “community pride” and “ownership” in the quality of our region.

8.2 RELATED PROGRAMS, PLANS AND REGULATIONS

The City of Hemet is home to numerous national recreation events such as the Tinsel Triathlon and the Hemet Double Century bike ride. Both of these events are among the largest of their kind in the nation and serve to illustrate Hemet's attraction for recreational lifestyle activities and the City's desire to promote a healthy community concept throughout the 21st century

The provision of adequate parks and recreational facilities as well as art, music, and cultural activities is a concerted effort between the private and the public sectors and between individual and group interests. The following key regulations, organizations, and programs may affect decision making:

National Recreation and Parks Association The National Recreation and Park Association (NRPA) is a membership organization that focuses on advancing parks, recreation, and environmental conservation efforts that enhance the quality of life for all people. The NRPA provides many services related to parks and recreation, including the development of youth programs, parks and recreation career information, safety, and education. The NRPA also publishes national guidelines for developing and conserving parks and recreation.

California Subdivision Map Act (Quimby Act) Section 66477 of the Government Code provides local jurisdictions with the authority to acquire parklands in association with new land divisions. This provision of state law allows a city, by ordinance, to require the dedication of land, dedication of improvements, payment of an in-lieu fee, or any combination of these items, for park and recreational purposes as a condition of approving a subdivision map. These provisions are included in Chapter 70 Subdivisions, Article 5, of the Hemet Municipal Code.

Riverside County Regional Park and Open Space District Trail activities are managed by the Natural and Cultural Resources Division of the Riverside County Regional Park and Open Space District. The County is in the process of making revisions to its general plan's Circulation Element. The changes update policies concerning trails and bikeways, revise the countywide trail map, and revise area plan trail maps. The City of Hemet is cooperating with the effort by ensuring that City trails connect with regional trails.



Valley-Wide Recreation and Park District The Valley-Wide Recreation and Park District was formed on July 27, 1972, to provide recreation and park services to residents within an 800-square mile area that includes Hemet, San Jacinto, Valle Vista, Sage, Aguanga, Winchester, Menifee, and French Valley. Valley-Wide is funded by four sources of revenue: property tax, program fees, benefit assessments, and grants. In addition to owning and operating parks and ball fields within Hemet, Valley-Wide has worked cooperatively with the City on the construction, renovation, or maintenance of City-owned parks including the construction of Mary Henley Park, the renovation of the Santa Fe Ball Fields, the scheduling of shuffle board courts, and the fertilization of lawn bowl courts. Valley-Wide also provides a variety of recreational programs available to Hemet residents including classes, sports activities, day camps and preschool, and trips and excursions.

City of Hemet Measure C On June 7, 1988, Hemet voters approved a measure to require updating the City's General Plan to incorporate performance measures related to traffic, drainage facilities, water storage and distribution facilities, park and recreational facilities, police services, fire services, and sanitary sewers. These performance standards were incorporated into the 1992 General Plan as a component of the Public Services and Facilities Element. They are incorporated by into the various goals, policies, and implementation programs within General Plan 2030 and are attached as Appendix G.

8.3 PARKS AND RECREATION FACILITIES

The City has a continuing goal to establish and maintain a system of park, recreation, and open space lands of sufficient size and in the appropriate locations to serve the needs of Hemet residents of all ages and physical capability. The facilities comprise public parks, private parks and recreation facilities, golf courses, joint use facilities with the Hemet Unified School District, and special use parks that offer a range of amenities and recreational activities. An inventory of the parks is provided in Tables 8.1 and 8.2. A map of existing park locations is provided in Figure 8.1.

An adequate parks system benefits a city in several ways, as summarized below from a publication of The Trust for Public Land, entitled, "Measuring the Economic Value of a City Park System":

Health Value Parks provide *health value* with opportunities for exercise and a more active lifestyle, which reduces obesity and its many effects, and promotes good health. Research suggests that access to parks can help people increase their level of physical activity through amenities such as ball fields; playgrounds; trails for walking, jogging, and biking; tennis courts; basketball courts; and horseshoe pits.



Community Cohesion Parks provide opportunities for *community cohesion* with structured activities such as sports leagues and informal interactions at playgrounds and park benches. Studies have shown that the more webs of human relationships a community has, the stronger, safer, and more successful it is. Parks provide opportunities for people of all ages to interact, communicate, compete, learn, and grow.





RECREATION AND TRAILS

Table 8.1
Inventory of City Parks

Name of Park	Location of Park in Hemet	Amenities	City ¹ Acreage	VW ² Acreage
Mini Parks			2.75 acres	
Rodeghier Green	Northeast corner of Acacia and Palm	Landscaped area; bench.	0.25	-
Spencer Park	Palm, south of Stetson	Landscaped area; picnic area.	0.50	-
Welch Green	Northwest corner of Florida and Palm	Landscaped area; seating area.	1.00	-
Cawston Park	Cawston at Devonshire	Landscaped area; picnic area; toddler playground.	1.0.0	-
<i>Total Mini Parks</i>			<i>2.75</i>	<i>0.0</i>
Neighborhood Parks			26 acres	
Weston Park	700 East Florida	Playground; basketball court; restroom; landscaped area; shuffleboard courts.	4.0	-
Santa Fe Ball Field	252 S. Santa Fe	Softball field; radio controlled racetrack.	-	5.0
Bill Gray Park	25330 Lake	Ball field; two half-court basketball areas; play area; picnic area.	-	5.0
Oltman Park	Cawston at Eaton	Dog park; landscaped trail; gated playground.	6.0	-
Stoney Mountain Park	Inglestone at Cinnabar	Basketball court; playground; covered picnic area; short trail; beautiful large rock outcropping.	6.0	-
McSweeney Park	McSweeney Parkway at Village Loop	Under construction	5.0	
<i>Total Neighborhood Parks</i>			<i>21.0</i>	<i>10.0</i>
Community Parks			98 acres	
Gibbel Park	2500 W. Florida	Two lighted tennis courts; baseball field; half-court basketball; large play area; picnic area; restroom; lawn bowling and large turf area; horseshoe pits; Veterans Memorial.	11.0	-
Searl Youth Sports Park	1001 N Buena Vista	Three lighted baseball fields; lighted soccer field; picnic area; snack bar; community building with restrooms.	-	11.0
Mary Henley Park	801 S. Kirby	Half-court basketball area; play area with restrained swing; picnic area; restroom; large turf area.	16.0	-



**Table 8.1
Inventory of City Parks**

Name of Park	Location of Park in Hemet	Amenities	City ¹ Acreage	VW ² Acreage
Brubaker Park and Hemet Youth Baseball Fields	Park: 3703 W. Harrison Fields: Cawston at Mustang Way	Brubaker Park: A basketball court, play area, and picnic area are developed on 5 acres. Youth Baseball Fields: A dozen baseball fields of various sizes are operated by Hemet Youth Baseball. Passive Use: The remainder of the acreage is open space preserved for passive use.	60.0	–
<i>Total Community Parks</i>			<i>87.0</i>	<i>11.0</i>
Regional Parks			604.5 acres	
Valley-Wide Regional Park and headquarters for the Valley-Wide Recreation and Park District ³	901 West Esplanade, San Jacinto	Three lighted baseball fields; six lighted tennis courts; six soccer fields; picnic area; play area; batting cages; volleyball court; horseshoe pits; fitness trail; gymnasium; multipurpose room; snack bar.	–	36.0
Diamond Valley Lake Community Park	1801 Angler	Existing 35 acres: aquatic center; eight lighted ball fields; three soccer fields; two pickle ball courts; play areas; restrooms. Planned 50 acres: five soccer fields; four basketball courts; six tennis courts; seven volleyball courts; picnic areas; fitness trails; undeveloped open space.	–	85.0
Simpson Park	28505 Rawlings	Wilderness park; sheltered picnic area; hiking and off-road cycling trails; restroom	483.5	–
<i>Total Regional Parks</i>			<i>483.5</i>	<i>121.0</i>
SUBTOTAL PARK ACREAGE			594.25	142.0
TOTAL PARK ACREAGE			736.25	

¹ Owned and managed by the City of Hemet

² Owned and managed by Valley-Wide (VW) Recreation and Park District

³ Not located in the City of Hemet



RECREATION AND TRAILS

Table 8.2
Inventory of Planning Area Parks

Name and Type of Park	Location of Park in Hemet	Amenities	Acreage	Ownership
Valle Vista Park, Neighborhood Park	25175 Fairview	Basketball court; play area; picnic shelter; restroom; horseshoe pits; community center.	5.0	Valley-Wide Recreation and Park District (Valley-Wide)
Louis Jackson Park, Community Park	43935 Acacia	Three baseball fields; two lighted softball fields; play area; large picnic area; community center.	10.0	Valley-Wide
Exchange Club Park, Community Park (planned)	Mayberry at Fairview	BMX track; soccer field; day care center.	8.0	Valley-Wide and Hemet Unified School District
Maze Stone Park, Special Use Passive Park	Lakeview Mountains	Open space area that contains the Maze Stone, a prehistoric petroglyph and a California State Historical Landmark.	5.0	Riverside County
TOTAL ACREAGE			28.0	



Tourism Economy Parks play a role in a city's *tourism economy*. Parks and recreational venues attract tourists, who may stay overnight, dine, or shop, and who share their positive experiences with their friends and acquaintances, who become new tourists. The Hemet area has stellar parks, trail systems, outdoor venues, museums, and ecological reserves that provide outstanding opportunities for economic development through tourism. The forming of partnerships between the City, Valley-Wide, Diamond Valley Lake, the Hemet–San Jacinto Chamber of Commerce, the Hemet Unified School District, and other interested parties will help ensure the success of tourism-oriented events and programs.



Property Values Studies indicate that parks have a positive impact on residential *property values*. People are willing to pay more to live near a nice park or in a community with parks that offer natural beauty and views as well as direct use value. Economists call this phenomenon “hedonic value.” Hedonic value for parks is generally judged by two factors: quality of the park and distance to the park. A community with many excellent parks offers a higher quality of life for its residents.



Stormwater Management Parkland reduces stormwater runoff, thereby reducing *stormwater management* costs by capturing precipitation and/or slowing runoff. When rainwater flows off roads, sidewalks, and other impervious surfaces, it causes temporary flooding and picks up pollutants that enter the stormwater drainage system. Large, pervious surface areas in parks allow precipitation to infiltrate and recharge the groundwater, providing conservation of water resources and reducing the costs of managing and treating stormwater runoff.



Clean Air Parks contribute to *clean air* through the removal of air pollution by vegetation. Air pollution is a significant and expensive urban problem, injuring health and damaging structures. Trees and shrubs remove air pollutants such as nitrogen dioxide, sulfur dioxide, carbon monoxide, ozone and some particulates. Leaves absorb gases, and particulates adhere to the plant surface, at least temporarily. Vegetation in parks plays a role in improving air quality and reducing pollution costs.



8.3.1 PUBLIC PARKS BY CLASSIFICATION

Park facilities in the Hemet area range from less than an acre to 483 acres at Simpson Park. Depending on size and/or special purpose, each park offers differing levels of recreational amenities, from passive to active to wilderness to open space. Table 8.1 lists City parks by classification and ownership. Valley-Wide Regional Park is included in the Hemet park inventory because it is a regional park located on the boundary of the City with a service area that includes Hemet residents. Table 8.2 inventories Planning Area parks.



Spencer Park

The parks are classified by size, use, and ownership, as described in the text immediately below:

Mini Parks Mini parks, also known as pocket parks, are generally smaller than 2 acres and contain passive facilities, such as small landscaped spaces with benches and picnic tables, and buffering from adjacent urban land use activities. These parks are intended to serve the immediate neighborhood within a one-quarter-mile radius of the park. Mini parks in Hemet consist of Rodeghier Green, Spencer Park, Welch Green, and Cawston Park.



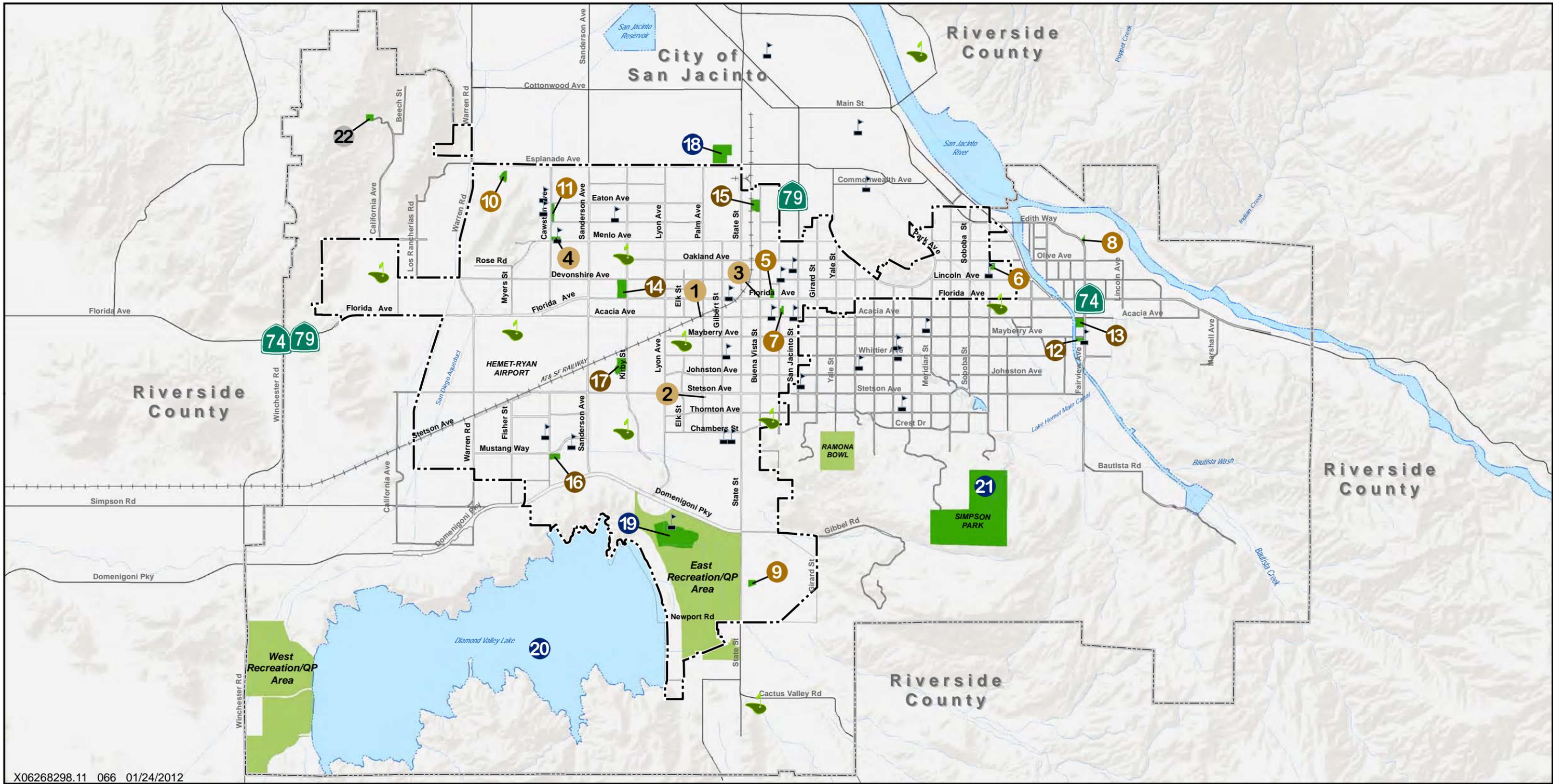
Oltman Park

Neighborhood Parks Neighborhood parks satisfy nonprogrammed recreational needs and include passive open space, active play areas, and limited practice and play fields. Neighborhood parks are typically between 5 and 10 acres. Neighborhood parks service an area of approximately one-half mile. Neighborhood parks in Hemet consist of Weston, Santa Fe Ball Fields, Bill Gray, Oltman, and Stoney Mountain Parks.

Community Parks Community parks serve a broader purpose than neighborhood parks, accommodating more structured activities with lighted athletic complexes and group picnic areas as well as passive parkland. Community parks are intended to serve the recreational needs of several neighborhoods and generally have a service area of up to 2 miles. Community parks are generally between 20 and 30 acres. Hemet's community parks were primarily built at a time when the City demographics favored an older population; therefore, the parks are undersized for the current demographics and the active park amenities are deficient. Community parks in Hemet consist of Gibbel, Searl Youth Sports, Mary Henley, and Brubaker Parks and Hemet Youth Baseball Fields.



Swing for paraplegic youth at Mary Henley Park



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LEGEND

- Golf Courses
- Schools
- Existing Parks
- Potential Recreation/Quasi-Public/Cultural
- MINI PARKS**
- 1** Rodeghier Park
- 2** Spencer Park
- NEIGHBORHOOD PARKS**
- 3** Welch Green Park
- 4** Cawston Park
- 5** Weston Park
- 6** Bill Gray Park
- 7** Santa Fe Ball Field
- COMMUNITY PARKS**
- 12** Future Exchange Club Park
- 13** Louis Jackson Park
- REGIONAL PARKS**
- 18** Valley Wide Regional Park
- 19** Diamond Valley Lake Community Park
- 8** Valle Vista Park
- 9** McSweeny Park
- 10** Stoney Mountain Park
- 11** Oltman Park
- 14** Gibbel Park
- 15** Searl Youth Sports Park
- 16** Brubaker Park
- 17** Mary Henley Park
- 20** Diamond Valley Lake
- 21** Simpson Park
- SPECIAL USE PASSIVE PARK**
- 22** Maze Stone Park



Sources:
Census Tiger Line Data 2005
ESRI 2010

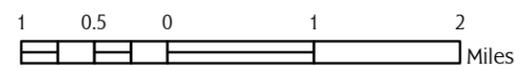


Figure 8.1
PARKS
Hemet General Plan



Back of Figure 8.1



RECREATION AND TRAILS



Diamond Valley Lake Community Park Aquatic Center

Regional Parks Regional parks generally provide facilities for a wide range of sports and recreational activities including field sports, volleyball, swimming, tennis, basketball, fitness activities, hiking or cycling trails, and play. Regional parks are generally 40 acres or larger and may include a community center or gymnasium for indoor activities. They are intended to satisfy recreational needs citywide or regionally. The three regional parks that serve Hemet are Simpson Park, Valley-Wide Regional Park, and Diamond Valley Lake Community Park. Valley-Wide Recreation and Park District manages Valley-Wide Regional and Diamond Valley Lake Community Park. Simpson Park, the City's premier regional park, is described in detail in Section 8.3.2.



Valle Vista Park

Planning Area Parks Located outside of the City's boundaries, but within the Planning Area, are two parks owned and managed by Valley-Wide: Valle Vista Park and Louis Jackson Park. Additionally in the Planning Area is Maze Stone Park, located west of Hemet in the Lakeview Mountains of unincorporated Riverside County. It is a passive, special-use park. The park's purpose is to preserve, protect, and interpret the prehistoric petroglyph known as the Hemet Maze Stone. Refer to Section 9.4.2 for more information about the Maze Stone. Details about the Planning Area parks are shown in Table 8-2.



Hiking trails in Simpson Park

8.3.2 SIMPSON PARK

Simpson Park is a 483-acre wilderness park located in the Santa Rosa Hills. It is named after James Simpson, mayor of the City of Hemet from 1950 to 1966, and councilmember from 1947 to 1948. The park is regionally known for its vistas and for its current and potential hiking and off-road biking trails. Scattered throughout Simpson Park are numerous single-track trails of various lengths and levels of difficulty that link to trails in the Santa Rosa Hills. Many of these trails have been mapped and ranked by regional cycling organizations. Current and proposed trails are further discussed in Section 8.4. The City is working with private organizations and other public agencies to connect the park with regional biking trails within unincorporated Riverside County. The community involvement in maintaining trails and preserving the environment has been a fundamental aspect of the park's success over the last 20 years.



Mountain biking at Simpson Park

8.3.3 DIAMOND VALLEY LAKE RECREATION/EDUCATION AREA

Owned and managed by MWD, the Diamond Valley Lake Recreation/Education Area covers 6,500 acres of land and water, which includes the reservoir/lake, conservation areas, active recreation facilities, museum facilities, areas for passive recreation, campgrounds, and restricted commercial uses in four general areas: Diamond Valley Lake; Diamond Valley Lake Park/East Recreation Area; West Recreation Area; and a portion of the Southwestern Riverside County Multi-Species Reserve. The Reserve surrounds the lake and connects it on the south to Lake Skinner. Figure 8.2 shows the DVL Recreation/Education Area. Each of the components is briefly described below.

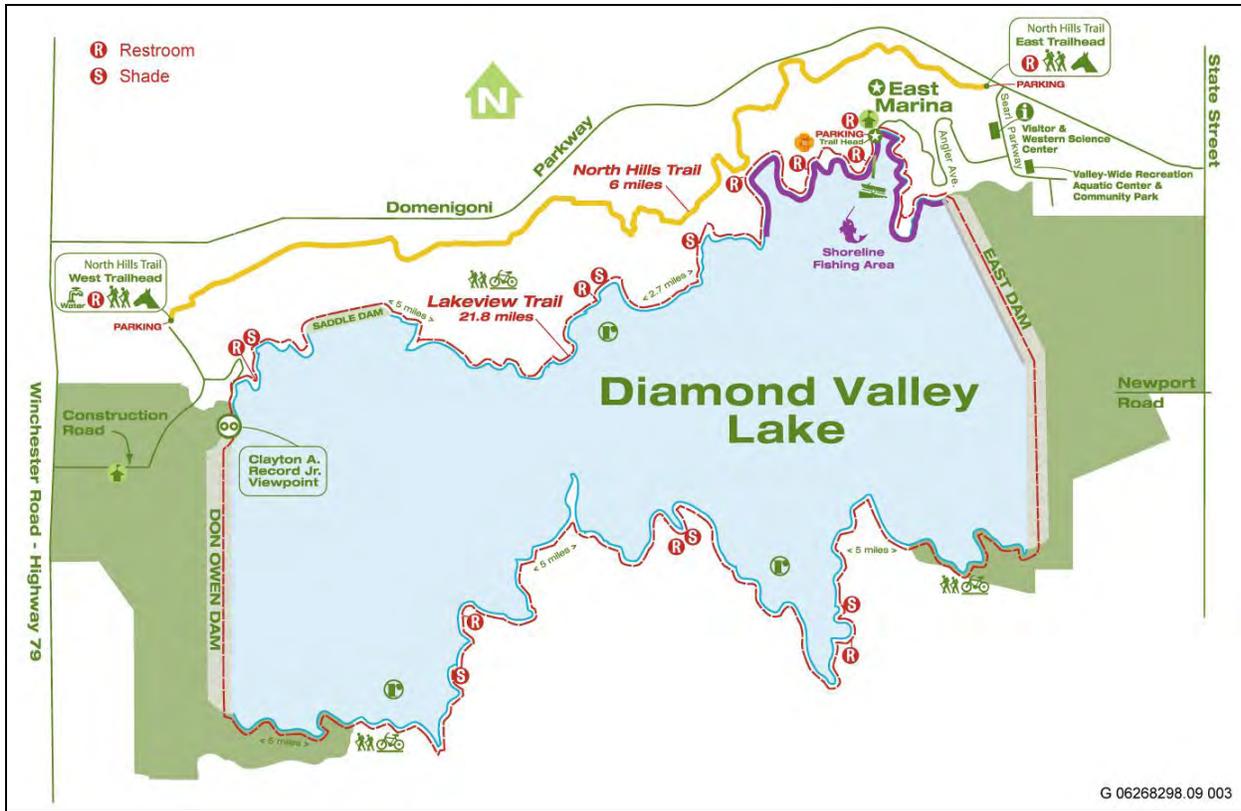


Figure 8.2. Diamond Valley Lake Recreation/Education Area

Diamond Valley Lake is a regional storage reservoir that holds enough water to meet the area’s emergency and drought needs for 6 months. The lake is an important component in MWD’s water supply plans for southern California. Although body contact with the water is prohibited, the lake has become an active and popular shoreline and boat fishing venue stocked with many varieties of coldwater (e.g., trout) and warmer water (e.g., bass) fish. MWD is establishing a substantial trail system that will allow visitors to hike and bike through the hills surrounding the reservoir, and eventually through the multispecies reserve. Currently open is the 21.8-mile Lakeview Trail for cyclists and hikers, the 5.9-mile North Hills Trail for hikers and equestrians, and a shorter looping hiking trail for viewing seasonal wildflowers located with the reserve. The City is working with MWD and other organizations to connect its trails to the Diamond Valley Lake trail system.

Diamond Valley Lake Park Specific Plan/East Recreation Area
 The Diamond Valley Lake Park Specific Plan provides for a variety of recreation-related land uses on approximately 538 acres located within the City of Hemet in the East Recreation Area. The specific land area is divided into six planning areas. As of 2010, only Planning Area 1 and approximately half of Planning Area 2 had been developed. A new land use plan may be proposed in the future for the undeveloped planning areas; however, the current vision is described below:



RECREATION AND TRAILS

- ❖ *Planning Area 1:* Consists of approximately 22 acres and includes the visitor center, the Western Science Center museum and research facility, and park entry signage.
- ❖ *Planning Area 2:* Consists of an 85-acre regional park operated by Valley-Wide and named the Diamond Valley Lake Community Park. Approximately 40 acres have been developed, including an aquatic center and other recreational amenities as described in Table 8.1.
- ❖ *Planning Area 3:* Plans include a recreation lake (body contact) and day-use park encompassing approximately 266 acres in the center of the specific plan area.
- ❖ *Planning Area 4:* Plans designate approximately 58 acres for additional recreation-related uses such as campgrounds, lodges, a golf course, restricted commercial, an expansion of Diamond Valley Lake Community Park, parking, or similar uses.
- ❖ *Planning Area 5:* Plans envision a 40-acre outdoor education facility oriented toward youth and intended to provide a camplike environment for groups of young people.
- ❖ *Planning Area 6:* Plans for the approximately 34-acre area include recreational-related uses such as a golf course, restricted commercial, a special events area, campgrounds, and hiking trails.

West Recreation Area This area is located between Winchester Road and the west dam face outside of the City's current jurisdictional boundaries. MWD is considering a number of potential uses for this currently undeveloped area including regional recreational uses such as campgrounds, hiking and cycling trails, restricted commercial, and renewable energy production. There is also an existing area developed with equipment and utilities supporting the operation of the lake/reservoir.

Southwestern Riverside County Multi-Species Reserve The reserve consists of 14,000 acres surrounding and connecting Diamond Valley Lake with Lake Skinner via the 2,500-acre Dr. Roy E. Shipley Reserve purchased by MWD as partial mitigation for the project. A portion of the reserve is located within the DVL Recreation/Education Area: it surrounds the lake and extends to approximately 100 feet above the Lakeview Trail and includes a 500 and 1,000 foot wide wildlife corridor at the base of the West and East Dam, respectively. The reserve is cooperatively managed by MWD, the U.S. Fish and Wildlife Service, the California Department of Fish and Game, the Riverside County Regional Park and Open-Space District, and the Riverside County Habitat Conservation Agency. Trail systems or other means of public access require the approval of each of these agencies, but present an opportunity for passive recreation and the interpretation of natural resources that are unique to Hemet and western Riverside County. The reserve is home to at least eight types of habitat and up to 16 sensitive bird, animal, and plant species. Three types of habitat dominate: Riverside coastal sage scrub, nonnative grasslands, and chaparral.



Smaller habitats include coast live oak woodland, southern willow scrub and live oak, and cottonwood willow riparian forests.

8.3.4 RECREATIONAL SERVICES

Recreational services in Hemet are currently shared between the City, Valley-Wide, and Hemet Youth Baseball. Facilities and services offered and managed in the City by the three organizations are outlined below:

Simpson Center The James Simpson Memorial Center and Senior Wing is a neighborhood center that has been operated by the City since 1978. The center offers a variety of services and activities including blood pressure checks, immunizations, education about nutrition, support groups, a blood bank, a paralegal, AARP mature driving classes, and senior resource and referral. Additional activities are exercise classes, movies, crafts, games that provide opportunities for interaction and fun, and beginning in 2011, a veteran’s resource center. In 2011, the City entered into a contract with the YMCA to run the programs at the Center and expand services and programs for all age groups.



Dancing on Recycled Tires at Simpson Center

Hemet Youth Sports The City, with assistance from Valley-Wide, developed a dozen baseball fields at Brubaker Park. The City continues to maintain the fields. Hemet Youth Baseball provides the scheduling and the management of the fields. Other youth sports organizations, such as the American Youth Soccer Organization (AYSO) also operate in the valley and provide programs at city park and school facilities.

Classes and Excursions Valley-Wide offers a variety of classes and sports activities to Hemet residents at its regional park facility and at the four parks it operates in Hemet. Residents may also participate in excursions offered by Valley-Wide.

Hemet Police Activities League Hemet Police Activities League (PAL) is a joint program with Valley-Wide dedicated to building the bond between “cops and kids.” Hemet PAL offers a variety of activities by providing video games, a movie room, a computer, board games, pool and ping pong tables, field trips, and a boxing program. Police department employees provide the supervision and leadership.



Four Seasons Golf Course

Coordination and management of services and facilities between the three organizations is a constantly evolving effort. Jurisdictional authority and management of parks and recreational services is an issue that will be addressed in the City’s park and recreation master plan.

8.3.5 OTHER PARK AND RECREATION FACILITIES

In addition to public parks and special use parks, there are other public and private recreational amenities in the City that enrich the quality of life of residents and visitors, as noted below.



RECREATION AND TRAILS

Golf Courses There are nine golf courses in the Planning Area: four nine-hole courses and five 18-hole courses (Table 8.3). The courses serve the retirement community and the increasing number of younger residents moving to the area. Additionally, the public courses are components of country/golf clubs that provide enhanced amenities such as driving ranges, golf shops, restaurant facilities, and banquet facilities. The location of each of the golf courses is shown in Figure 8-1.

Table 8.3
Golf Courses in the Hemet Area

Name	Location	Type	Holes
Arroyo Fairways	42751 E. Florida Avenue	Private	9
Colonial Country Club	601 N. Kirby Street	Private	18
Diamond Valley Country Club	31220 Sage Road	Public	18
Echo Hills Golf Course (closed 2010)	545 E. Thorton Avenue	Private	9
Hemet Golf Club	7375 World Cup Avenue	Public	18
Hemet West Mobile Estates	5001 W. Florida Avenue	Private	9
Panorama Village Golf Course	1401 Teakwood Place	Private	9
Seven Hills Golf Course	1537 S. Lyon Avenue	Public	18
Soboba Springs Country Club	1020 Soboba Road, San Jacinto	Public	18

Private Parks and Amenities Private parks and recreational amenities are generally located within a planned community or subdivision, are owned and operated by a homeowners association or other private entity, and are geared toward the interests of the residents. Golf, putting greens, shuffleboard facilities, pools, community centers, and passive open space are common examples of amenities. Communities with private amenities include Peppertree, Sweeny Ranch, Seven Hills, and Willowwalk.

School Facilities The Hemet Unified School District provides recreational uses at each of its schools such as ball fields and playgrounds. The City has both current and potential park facilities located adjacent or close to schools. Opportunities exist to expand the joint use of school-city facilities to create additional or better designed parks and recreational amenities to better serve the community.

Parkways and Trails The City has adopted development standards for scenic highway parkways, applied to specified streets within the City. The scenic highway parkways have wide, landscaped setbacks and meandering sidewalks that provide a pleasant location for walking, jogging, or biking. Existing and proposed trail systems are further addressed in Section 8.4.

8.3.6 PARKLAND NEEDS AND SERVICE AREAS

By initiative in 1988 (Measure C), the City established a park ratio of 5.0 acres of developed parkland for every 1,000 residents. The City has met this standard citywide with the provision of regional parks. However, a



community is best served when there are numerous mini, neighborhood and community parks serving residents within walking distance of their homes, generally a radius of one-half to 2 miles. A shortage of public neighborhood and community parkland coverage exists throughout the City and Planning Area. In addition, the size and design of the community parks is insufficient to adequately meet the community needs of a younger population. Parkland coverage in the unincorporated areas of Riverside County east of the City is also deficient, which means that these residents are relying on City parks to serve their park and recreational needs, placing further pressure on park maintenance and service.

The neighborhood and community parkland acreage shortage has caused selected facilities and parks to be overused. Additionally, as the demographics in the City change and lifestyles evolve, park facilities need to be regularly refurbished to meet the needs and choices of residents. For example, younger families increase the need for play grounds, sports fields, rollerblading and skateboarding facilities, and rock climbing equipment. Ideally, parks and public spaces should be multigenerational and serve the needs of all ages. Valley-Wide is looking for a site in the Hemet area to construct a skate park or “skateable art” area. Skateable art is a small area incorporated into an existing park or green belt that serves as both an attractive amenity and a safe venue for skating.

Park and Recreation Master Plan To address the parkland shortages and evolving parkland needs, periodically updating the City's park and recreation master plan is necessary. Issues to be considered in the master plan update include:

- ❖ establishing priorities for the allocation of limited resources,
- ❖ establishing a plan showing how the balance of park types will be met in accordance with the park standard,
- ❖ creating park designs that meet changing demographics,
- ❖ incorporating water conservation standards, the preservation of significant natural resources, and a tree replacement policy,
- ❖ identifying financing mechanisms,
- ❖ exploring the use of joint use facilities with the Hemet Unified School District,
- ❖ determining appropriate service coordination with Valley-Wide,
- ❖ recognizing that community members and organizations have a tradition of volunteerism and could be considered as a potential resource to offset financial and staffing constraints in the development and maintenance of specific park or trail areas, and



RECREATION AND TRAILS

- ❖ evaluating the best administrative structure for parks and recreation within the City including establishing an implementation system for ongoing and future projects and programs.

8.4 OFF-ROAD TRAILS

The Hemet area is rich with existing and potential recreation trails for walking, jogging, biking, and horseback riding. The value and strengths of a community-based trail system include:

- ❖ promoting Hemet's identity as a location for outdoor activities and a community that values health and fitness;
- ❖ providing opportunities to link with the Riverside County Regional Trail System and the Diamond Valley Lake trail system, including the proposed "Pines to Vines" trail concept that links the Idyllwild mountain community to Temecula Wine Country;
- ❖ endorsing exercise and fitness by offering a positive approach to avoid inactivity and obesity, particularly for young residents;
- ❖ encouraging the preservation of open space and rural areas for safe and accessible recreational activity;
- ❖ offering practical and natural connections to the Ramona Bowl, Simpson Park, Diamond Valley Lake, and Salt Creek;
- ❖ cultivating appreciation of the natural setting and environmental beauty of the Hemet area; and
- ❖ fostering community involvement in the support, development, and maintenance of the trail system to reduce the costs to the public sector and ensure its viability.

8.4.1 OFF-ROAD TRAILS BY CLASSIFICATION

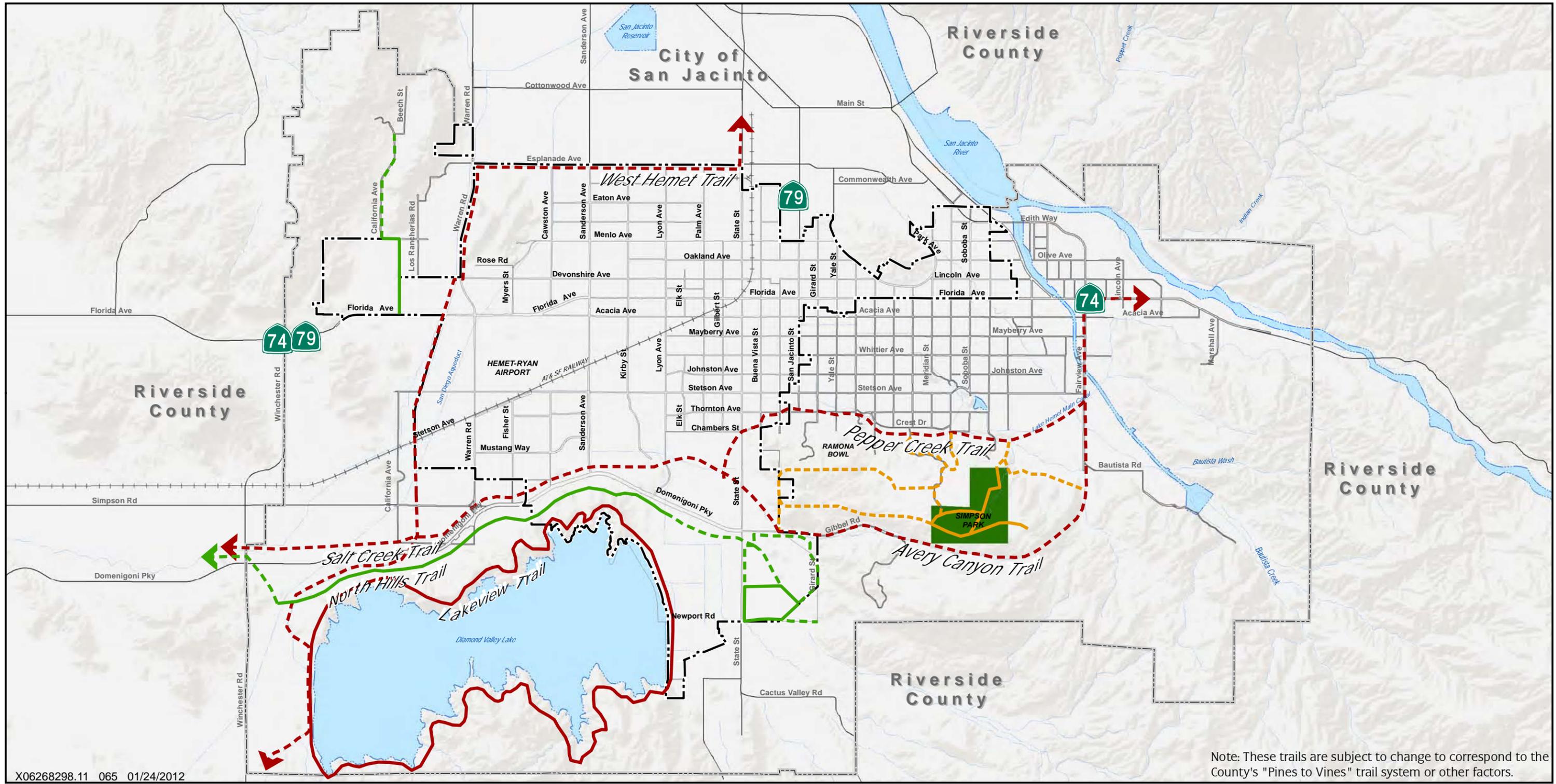
The off-road recreational trails in the Hemet area are classified below by use. On-road bicycle trails that are frequently located next to or on the outer edge of roadways are a component of the Circulation Element (Chapter 4); therefore, are not discussed in this element. They are, however, often integrated into the off-road recreation trail system and serve as important cycling commuter routes to shopping, schools, and parks.

Open Space Trails Open space trails are unpaved trails located primarily in the Santa Rosa hills and Simpson Park for recreational hiking and mountain bike riding. The trails are generally 2–4 feet wide with 2-foot buffers on either side as described in Table 8.4. Local cyclists have mapped some of the 11 miles of trails in the hillsides. These trails would link to the Riverside County regional trail system and the City trail system to enable nonvehicular access.



**Table 8.4
Master Plan for Off-Road Trails in the Hemet Area**

Location	Status in 2010	Open Space	Equestrian	Multi-Use	Description
City Trails					
Salt Creek Trail	Planned			X	Off-road trail that runs along Salt Creek and connects to the County Regional Trail System on the west and Pepper Creek Trail on the east. Phase 1 is a two-lane paved bikeway. Phase 2 is an adjacent pedestrian trail. No equestrian trail.
Pepper Creek Trail	Planned			X	Off-road trail that runs along Pepper Creek and connects to Salt Creek Trail on the west and the County Regional Trail System on the east.
Avery Canyon Trail	Planned			X	On-road trail that runs along Gibbel Road through Avery Canyon and connects to Salt Creek Trail on the west and the County Regional Trail System on the east.
West Hemet Trail	Planned			X	Off-road and on-road trail that connects to the City of San Jacinto at State Street, runs along Esplanade Avenue to Warren Avenue, south along Warren Avenue, around the west side of Diamond Valley Lake and south toward the City of Murrieta.
Simpson Park and Santa Rosa Hills Trails	Partially Completed	X			Unpaved trails for hiking and mountain cycling in a primarily open space area with views of the surrounding mountains and lakes.
California Street Trail	Partially Completed		X		Trail runs north along California Street from Florida Avenue into Reinhardt Canyon.
McSweeney Farms Trail	Partially Completed		X		Trail runs through and around the existing McSweeney Farms subdivision with plans to connect to the North Hills Trail.
Diamond Valley Lake Trails					
North Hills Trail	Partially Completed		X		The 2.5 mile trail runs south of Domenigoni Parkway from the western side of the reservoir to Searl Parkway. There are trailhead facilities at each end of the trail. Future plans connect it to the McSweeney subdivision on the east and the County regional equestrian trail on the west.
Lakeview Trail	Completed			X	The 21.8-mile Lakeview Trail circumvents DVL for pedestrians and cyclists.
Wildflower Trail	Varies; Seasonal	X			The wildflower trail is a seasonal series of loop hiking trails located within the Reserve. It is not shown on Figure 8.3.
Reserve Trails	Under Discussion	X			Trail through the Multi-Species Reserve to Skinner Lake. It is not shown on Figure 8.3.
Riverside County Trails					
Riverside County Regional Trail System. Planned trails to the Hemet Area include: 1 Bautista Canyon Trail 2 "Pines to Vines" Trail 3 West Hemet Trails	Partially Completed			X	Existing and planned trail system that functions as a regional connector designed to interface with local and community trail systems across the County from Idyllwild to the Temecula wineries and other points of interest. Consists of Class 1 (off-road), Class 2 (on-road, striped lane), and Class 3 (on-road, shared use) trails. These trails are not shown on Figure 8.3



Note: These trails are subject to change to correspond to the County's "Pines to Vines" trail system or other factors.

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LEGEND

- - - Multi-Use (Future)	 Hemet City Boundary
— Multi-Use	 Planning Area
- - - Equestrian (Future)	 Street
— Equestrian	 Railroad
- - - Open Space (Future)	 Creek/Canal
- - - Open Space	 River/Lake

Sources:
Census Tiger Line Data 2005
ESRI 2010

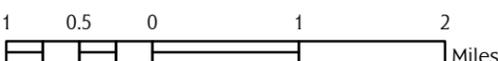




Figure 8.3
RECREATIONAL TRAILS
Hemet General Plan



Backside Recreational 8.3 Trails Map



RECREATION AND TRAILS



Open Space Trail in Simpson Park

Multiple Use Trails Multiple use off-road trails are designed to allow walkers, joggers, and bicycle riders to share the trail. These trails are generally built in phases, as funding permits, with the highest demand use being accommodated first. Phase 1 of the proposed Salt Creek Trail is being designed as a two-way bicycle trail on a separate right-of-way to enable its linkage to the proposed Riverside County Regional Trail System. Phase 2 is an adjacent pedestrian path. Tables 8.4 and 8.5 describe the location and design standards for the trails, respectively.

Equestrian Trails Equestrian trails are trails specifically designed for use by horseback riders. In the Hemet area, equestrian trails are located along California Street and the Four Seasons community into Reinhardt Canyon, at Diamond Valley Lake (North Hills Trail), and at the McSweeney Farms subdivision located on the east side of State Street, south of Domenigoni Parkway, as described in Tables 8.4 and 8.5 and shown in Figure 8.3. Equestrian trails are generally separated from jogging trails for safety and maintenance reasons. MWD maintains trailhead facilities at both ends of the 2.5 mile North Hills Trail.

Table 8.5 Suggested Standards for Trail Development			
Standard	Open Space	Equestrian	Multi-Use
Minimum Width (one-way)	2-4 feet	8 feet	--
Minimum Width (two-way)	–	10 feet	8–15 feet
Surface	Unpaved; minimize erosion	Hard-packed; no paving	Hardened: concrete, asphalt, or decomposed granite
Shoulder	0–2 feet	2 feet	2 feet



Equestrian Trail at the Four Seasons Community

Riverside County Regional Trail System Riverside County established a new trail classification, Class 1 Bike Path/Regional Trail (Combination Trail) that functions to describe a regional connector trail that links all of the major water bodies in western Riverside County and makes taking advantage of this system for long one-way or loop-type trips easier for long-distance users. The new classification will include a combination of existing and new linkages, easements, and connections. This type of trail is designed to interface with local and community trail systems across the County, allowing local access to a regional system. The regional trail will eventually connect Idyllwild to the Temecula wineries to Lake Elsinore to Riverside to Oak Glen and other regional destinations and linkages. The City's trail system is designed to link to the Riverside County Regional Trail System.

Table 8.4 outlines the master plan for off-road trails in the City and Planning Area. The trails are also mapped in Figure 8.3 with linkages shown to the Riverside County Regional Trail System, the City's trail system, and the Diamond Valley Lake trail system.



8.4.2 OFF-ROAD TRAIL DESIGN STANDARDS

Suggested standards for off-road trail development are shown in Table 8.5. Trail design standards will be further considered in the City's update to the park and recreation master plan. The multi-use trails are intended to be incorporated into the Riverside County Regional Trail System; therefore, standards will be modified accordingly. On-road bicycle standards are established in the Circulation Element (Chapter 4).



GOALS AND POLICIES

RECREATION AND TRAILS

GOAL RC-1	Provide an appropriate range of active and passive parkland facilities to meet park acreage standards and the recreational needs of residents.
----------------------	--

POLICIES

- RC-1.1 Diversity of Parks Develop a high-quality network of parks and open spaces that meet the needs of families, young adults, adults, seniors, children, and disabled individuals.

- RC-1.2 Park Standard Require adequate open space in new development for both passive and active recreation. Achieve and maintain a standard of 5 acres of parkland per 1,000 residents in the City.

- RC-1.3 Park Distribution Develop, upgrade, and rehabilitate parks in a manner to ensure neighborhood needs are met by neighborhood parks, community needs by community parks, and citywide needs by regional parks.

- RC-1.4 Park Prioritization Prioritize the acquisition and development of parks and recreational facilities in neighborhoods where a shortage of parkland exists.

- RC-1.5 Conversion of Marginal Land Require the utilization and maintenance of stormwater basins and undevelopable areas of any project (e.g., utility easements, undersized lots) for recreational uses such as tot lots, picnic areas, community gardens, or passive open space, as feasible.

- RC-1.6 Park and Recreation Master Plan Maintain a comprehensive park and recreation master plan that identifies park, recreation, and trail needs and requirements. The master plan shall also identify an administrative system for ongoing programs and maintenance, promote a hierarchy of parks, establish an allocation plan showing how a balance of park types will be achieved, establish types, locations, and development standards for recreational trails, and identify potential financing mechanisms.



**GOAL
RC-2**

Increase the amount and diversity of recreation areas and facilities within the City through the development process, multi-agency partnerships, and the use of creative funding strategies.

POLICIES

- RC-2.1 Development Standards Require developers of new residential developments to provide on-site recreational amenities commensurate with the size of the project or contribute in-lieu fees for the development of facilities in accordance with the nexus standard.
- RC-2.2 Concurrent Development Require that development of recreation facilities occur concurrent with other residential development in an area.
- RC-2.3 Quimby Act Continue to implement the Quimby Act to provide park dedication and in-lieu fees for community recreational facilities.
- RC-2.4 Specific Plan Requirement Require a parks and recreation component in specific plans for new residential developments that:
- ❖ identifies public and private park sites in accordance with approved service standards;
 - ❖ defines park types, design guidelines, landscape standards, and user demand;
 - ❖ integrates parks with neighborhood centers and schools;
 - ❖ physically links parkland to residential areas and facilities through an integrated system of green spaces and the City's off-road and on-road trail system;
 - ❖ defines design standards and programming needs consistent with the demographic trends of the City; and
 - ❖ incorporates principles of energy, water, and natural resources conservation.
- RC-2.5 Acquiring or Accepting Parkland Establish the following criteria for acquiring or accepting parkland and recreational facilities:
- ❖ the City's need based on current and projected user demands,
 - ❖ the proximity of existing recreation and sports facilities,



RECREATION AND TRAILS

- ❖ the preservation of natural resources and historic and cultural areas,
 - ❖ the capability of the proposed site to accommodate the recreational needs of the population being served with a minimum of 5 acres,
 - ❖ the capability of the proposed site to accommodate energy and water conservation principles, and
 - ❖ the commitment of the developer to ensure the park is completed (e.g., a master developer bond).
- RC-2.6 Benefit Assessment Districts Promote the creation of benefit assessment districts and property owner associations for park and trail development and maintenance.
- RC-2.7 Diamond Valley Lake Recreation Area Coordinate with the Metropolitan Water District of Southern California, Valley-Wide Recreation and Park District, and Riverside County to encourage development of a comprehensive program for recreation and to support commercial facilities at Diamond Valley Lake.
- RC-2.8 Community Facilities Integrate community facilities such as community centers, auditoriums, day care centers, and other public and quasi-public uses into or adjacent to park facilities, as appropriate.
- RC-2.9 Joint Use Agreements Pursue joint use agreements with the Hemet Unified School District, Valley-Wide Recreation and Park District, and Metropolitan Water District of Southern California to address the provision of park facilities, the type and use of facilities, liabilities, and other jurisdictional and user responsibilities.
- RC-2.10 Partnerships Establish partnerships with private sector agencies and groups to facilitate private investment in parks and facilities, and with public sector agencies such as Valley-Wide Recreation and Park District, the Hemet Unified School District, sports organizations, the Metropolitan Water District of Southern California, Riverside County, and the City of San Jacinto to promote joint sponsorship of facilities, activities, events, and projects.
- RC-2.11 Funding Sources Pursue all forms of federal, state, county, corporate, private foundation and endowment support, volunteer groups, and partnerships with Valley-Wide Recreation and Park District, sports organizations, and Metropolitan Water District of Southern California, to assist in the acquisition, development, programming, operations, and maintenance of park and recreation facilities to insure long term fiscal sustainability of recreation facilities.



GOAL RC-3 Create and maintain a parkland system that is identifiable, safe, and accessible to all users.

POLICIES

- RC-3.1 **Park Siting** Situate community parks along major arterials and ensure adequate parking. Site neighborhood parks in high visibility areas on local or collector streets within the neighborhoods they serve and foster pedestrian access.
- RC-3.2 **Park Design** Design new parks and facilities consistent with modern safety and accessibility design codes and practices.
- RC-3.3 **Anti-Crime Design** Design park and recreation facilities and restrooms to discourage the potential for illicit and illegal activities.

GOAL RC-4 Design and manage a parkland system that is compatible with adjacent land uses.

POLICIES

- RC-4.1 **Park Design** Design new parks and redesign existing parks to ensure that site activities, such as sports fields, nighttime lighting and parking areas, do not adversely affect adjacent land uses.
- RC-4.2 **Accessibility** Provide well-designed and easily accessible linkages to pedestrian and bike trails to encourage park users to access the park by nonvehicular means.
- RC-4.3 **Historical Structures** Consider the use of the park system to preserve structures of historical significance by acquiring, siting, and reusing in an appropriate manner at a public park or recreation facility.

GOAL RC-5 Design and manage a parkland system that respects the features of the natural environment and incorporates conservation features into park design and operations.

POLICIES

- RC-5.1 **Open Space Corridors** Maintain open space corridors containing watercourses, riparian habitat, floodplains, wetlands, grasslands, and other natural resource areas as integral components of an open space system that is part of a continuous community.



RECREATION AND TRAILS

- RC-5.2 Open Space Buffers Provide open space buffer land in areas where development or recreational uses abuts important or ecologically sensitive natural resource areas in order to protect those resources and reduce potential adverse impacts from development.
- RC-5.3 Environmentally Sensitive Design and Landscaping Require that new parks be sited and developed in an environmentally sensitive manner with drought-tolerant landscaping, recycled water for irrigation, and natural drainage courses that recharge groundwater.
- RC-5.4 Conservation Areas Develop passive recreational facilities in conservation areas for natural resources (e.g., Simpson Park and the vernal pool complex), including nature interpretation areas, bird watching, wildlife photography areas, and similar facilities, where such activities can be reasonably provided in accordance with established environmental protections and habitat agreements.
- RC-5.5 Sustainable Recreation Promote water, energy, and resource conservation and best practices in the design, operation, and maintenance of new and existing parks, trails, and recreational facilities.
- RC-5.6 Replacement Trees Maintain an attractive and comfortable park environment by replacing any mature tree removed from a park setting with a California-friendly or shade tree of similar size and shape or with smaller trees at a 2:1 ratio, as reasonably feasible.

GOAL RC-6

Establish and maintain a public trail system that provides residents and visitors with safe, useable, and attractive hiking, cycling, and equestrian opportunities, linking areas within the City.

POLICIES

- RC-6.1 Trail Development Develop and maintain an off-road trail system in open space areas, greenways, and conservation corridor areas that provide recreational opportunities while protecting significant plant and animal species and other environmental resources.
- RC-6.2 Development Requirement Require new development to provide trails in accordance with the City's recreation and park master plan, specific plan requirements, and the policies of the General Plan.
- RC-6.3 Trail Design and Connections Design trails for a variety of uses: open space, equestrian, multiple use, and bicycle,



as conditions allow. Require that trail designs integrate with the existing and planned Riverside County Regional Trail System and the Diamond Valley Lake Trail System, as appropriate.

- RC-6.4 Trail Safety and Maintenance Work with Riverside County, Diamond Valley Lake (i.e., the Metropolitan Water District of Southern California), hiking and cycling organizations, and other interested parties to maintain the trail system for safety and enjoyment.
- RC-6.5 Simpson Park Promote the use of Simpson Park as a regional off-road cycling venue and consider year-round access as safety and fire hazard conditions permit.
- RC-6.6 Partnerships and Funding Opportunities Facilitate partnerships with other agencies, organizations, and volunteer groups to secure grants, donations, and funding for the design, implementation, and maintenance of trail systems.

Attachment 8 – Appraisal of Property 11

APPRAISAL OF REAL PROPERTY

PAL Building

Industrial Building and Excess Land
401 N. Juanita St.
Hemet, California 92545



PREPARED FOR:

John Jansons
Redevelopment & Economic Development Manager
City of Hemet
445 E Florida Avenue
Hemet, CA 92543

EFFECTIVE DATE OF THE APPRAISAL:

May 26, 2011

REPORT FORMAT:

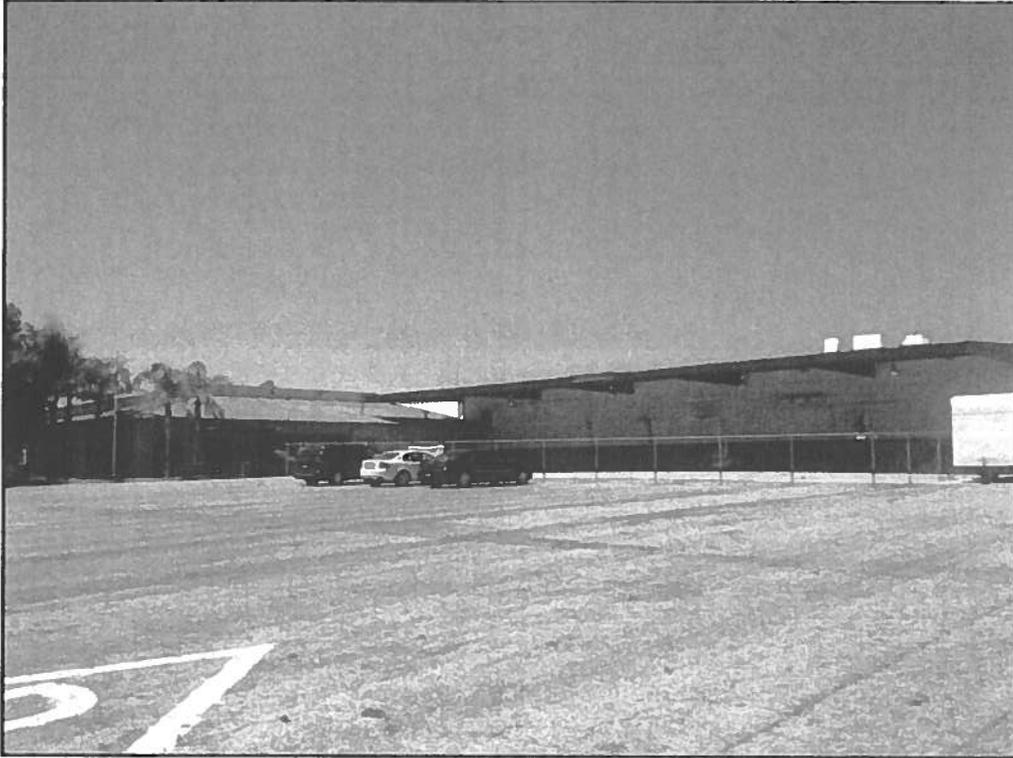
Self-Contained

IRR - ORANGE COUNTY

File Number: 129-2011-0108

INTEGRA Realty Resources

Local Expertise...Nationally



**PAL Building
401 N. Juanita St.
Hemet, California**

June 7, 2011

John Jansons
Redevelopment & Economic Development Manager
City of Hemet
445 E Florida Avenue
Hemet, CA 92543

SUBJECT: Market Value Appraisal
PAL Building and Excess Land
401 N. Juanita St.
Hemet, Riverside County, California 92545
Integra Orange County File No. 129-2011-0108

Dear Mr. Jansons:

Integra Realty Resources – Orange County is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The client for the assignment is City of Hemet, and the intended use is for asset valuation purposes.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the self-contained report option of Standards Rule 2-2 of USPAP. Accordingly, this report contains all information significant to the solution of the appraisal problem.

The subject is an industrial property improved with one building containing 18,180 square feet of gross leasable area. The improvements were constructed in 1975 and are 100% owner occupied as of the effective appraisal date. The site area is 4.06 acres or 176,854 square feet. As will be discussed later in this report, the subject property has excess land. We have allocated 118,534 SF of land area to the building improvements resulting in 58,050 SF of excess land.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	May 26, 2011	\$1,215,000

IRR.

John Jansons
City of Hemet
June 7, 2011
Page 2

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. None

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - ORANGE COUNTY



Steve Calandra, MAI
Certified General Real Estate Appraiser
CA Certificate # AG027877
Telephone: 949-709-7200, ext. 237
Email: scalandra@irr.com

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PART ONE

Property Name	PAL Building
Address	401 N. Juanita St. Hemet, California 92545
Property Type	Industrial Building with Excess Land
Owner of Record	City of Hemet
Tax ID	443-140-003
Land Area	4.06 acres; 176,854 SF
Gross Building Area	18,180 SF
Percent Leased	NA
Year Built; Year Renovated	1940's or 1950's; Unknown
Zoning Designation	M2, General Manufacturing
Highest and Best Use - As if Vacant	Industrial or Commercial Use
Highest and Best Use - As Improved	Continued industrial use
Exposure Time; Marketing Period	9 to 12 months; 9 to 12 months
Effective Date of the Appraisal	May 26, 2011
Date of the Report	June 7, 2011
Property Interest Appraised	Fee Simple
Market Value Indications	
Cost Approach	Not Used
Sales Comparison Approach	\$1,100,000
Income Capitalization Approach	\$900,000
Reconciled	\$1,000,000
Value of Excess Land	\$215,000
Market Value Conclusion	\$1,215,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Hemet may use or rely on the information, opinions, and conclusions contained in the report. The summary shown above is for the convenience of City of Hemet, and therefore it is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. None

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

Attachment 9 – Lease Agreements and Amendments

LEASE OF PUBLIC FIRE STATION AND AGREEMENT FOR AIR MEDICAL TRANSPORT SERVICES

This Lease of Public Fire Station and Agreement for Air Medical Transport Services ("Agreement"), is made and entered into this 1st day of May, 2010 by and between CITY OF HEMET, a California general law city and municipal corporation, (hereafter "Landlord") and AIR METHODS, a California corporation (hereafter "Tenant").

RECITALS

A. Landlord operates a full time fire department providing fire and emergency life service response within the boundaries of the City of Hemet. Landlord desires to increase the emergency services available within the City through establishing a relationship with Tenant and securing Tenant's location and operation of a air medical helicopter and crew within the City.

B. Tenant desires to base a fully staffed 24/7 air medical helicopter at Hemet-Ryan Airport and to domicile the crew (consisting of at least 1 pilot, 1 flight nurse, and 1 flight paramedic) at the Property, and within 180 days begin the Helicopter Parking permitting and constructing process on the Property and relocate its air medical helicopter to that location.

C. Under this Agreement, Landlord will lease Property to Tenant to domicile its crew and to operate its helicopter. Tenant will locate its helicopter and crew within the City and provide air medical services in cooperation and coordinate with the City of Hemet Fire Department within the City of Hemet.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises and agreements made herein, the parties do hereby enter into this Agreement on the following terms and conditions:

1. **Lease and Description of Property.** Landlord hereby leases to Tenant the following described property pursuant to the terms and conditions described herein: a specific portion of that real property (more particularly described on Attachment "A" "Legal Description"), as depicted on Attachment "B" "Helicopter Parking Area" and Attachment "C" "Fire Station Diagram."

Whenever the terms "Property" or "Premises" are used in this Agreement, such terms shall refer to the property described in Attachments "B" and "C", including all improvements on or to it.

2. **Term and Termination.** This Agreement shall commence on May 1, 2010, and shall continue to April 30, 2012 ("Term"), unless extended or sooner terminated as provided in this Agreement. This Agreement may be terminated by either party for any reason upon sixty (60) days' prior written notice to the other party.

2.1 **Further Obligations.** Upon expiration or termination of this Agreement, as hereinabove provided, neither party shall have any further obligation hereunder, except for obligations occurring prior to the date of termination and

obligations, promises, or covenants herein which expressly extend beyond the Term of this Agreement.

3. **Rent.** On the first day of the Term, and on the first day of each month thereafter, Tenant shall pay rent to Landlord in advance in the amount of three thousand seven hundred fifty dollars (\$3750.00) per month. Rent shall be payable at the Landlord's address or at such other place as Landlord may designate in writing. Monthly installments of Rent for any partial calendar month during the Term shall be prorated on a 30 day month basis.

4. **Option to Extend Agreement.** Tenant shall have the option to extend the Agreement for up to five (5) separate one (1) year extensions of the Term, provided that Tenant is not in default at the time required for Tenant's exercise of the option, a rental amount for the option period has been negotiated and agreed upon by the parties in advance of the expiration of Term, and the other terms and conditions of the Agreement remain the same. Tenant shall give notice to Landlord of his or her intent to exercise this option at least sixty (60) days prior to the expiration of this Agreement.

5. **Landlord Obligations.**

5.1. **Utilities.** Landlord shall furnish, at Landlord's cost, all utilities reasonably necessary for the Premises, including electricity, heating, air conditioning, water, and sewer, as well as refuse removal, and general grounds maintenance.

5.2. **Helicopter Parking Area.** Landlord shall provide an area of the Property, as depicted on Attachment "B" to this Agreement, for Tenant to construct a helicopter parking area ("Parking Area") for Tenant's sole and exclusive use. Tenant shall have the right to construct, at Tenant's sole cost and expense, the Parking Area. Landlord shall permit Tenant, at Tenant's sole cost and expense, to connect into all existing utilities on the Property. Landlord shall use best efforts to assist or obtain all applicable permits or licenses required for the construction and operation of the Parking Area, and shall execute and deliver any and all additional papers, documents and other assurances, and shall do any and all acts and things reasonably necessary in connection with Tenant's right to construct the Parking Area and to carry out the intent of this Section.

Prior to the Term, Landlord shall provide access to the Property sufficient for Tenant to construct the Parking Area. Such construction shall be conducted so as not to interfere with Landlord's operation of the Premises. During the period of such construction, the indemnity and insurance provided to Landlord from Tenant set forth in Sections 6.11 and 14 hereof shall be in full force and effect.

Landlord shall own all of the Parking Area improvements constructed hereunder. Further, at Landlord's election to be made in writing provided to Tenant within 30 days of the expiration of the Term or the termination of this Agreement, Tenant shall, at its sole cost and expense, demolish the Parking Area improvements and restore said area to its condition prior to construction of said improvements.

5.3. **Tenant Access.** Tenant and Tenant's officers, agents, employees, and licensees (collectively, "Tenant's Representatives") shall be permitted to use 24-hours a day and 365 days a year the Premises for landing and departure of

Tenant's aircraft, loading, unloading and transport of patients by aircraft or ground units, housing of Tenant's air crews, refueling parking and maintenance of the aircraft, parking of Tenant's Representatives' personal motor vehicles, training, administration, and storage related to the aircraft or Tenant's air crew, and any other lawful purposes associated with operating the aircraft or providing air or ground transport of patients. If the Property is gated, then Tenant and Tenant's Representatives shall have keys, codes or other security cards or instruments to gain 24-hour access to the Property and Premises.

5.4. **Tenant Quarters.** Landlord shall provide private and separate sleeping quarters in the Building ("Sleeping Quarters") for up to three (3) people at any one time for the exclusive use of Tenant's Representatives, as designated from time to time by Landlord's Fire Chief or his/her designee.

5.5. **Tenant Common Area Rights.** Landlord grants to Tenant and Tenant's Representatives the non-exclusive right throughout the Term to use the Common Areas (as hereinafter defined) in common with Landlord. The Common Areas are defined as those areas and facilities on the Property provided for the general use and convenience of the occupants of the Property, including, without limitation, kitchen, dining room, showers, restrooms, entryways, lobbies, elevators, service corridors, service areas, and trash disposal facilities.

5.6. **Tenant Mechanic/Maintenance Needs.** Landlord shall provide secured space for a mechanic designated by Tenant to house necessary tools and equipment to maintain aircraft. Additionally, an electrical source and water supply will be made accessible to aircraft on the Parking Area, as depicted on Attachment "B" attached to this Agreement. Tenant shall bear all expense of extending electrical and water service to the Parking Area. Landlord shall permit Tenant to use, park and maintain a fuel truck of reasonable capacity to refuel aircraft. It is expressly understood, however, that except for the act or omissions of Landlord, or Landlord's officers, agents, employees, subcontractors and any other person or persons under Landlord's direct supervision and control, Landlord assumes no liability for injuries to persons or damage to property caused by or resulting from the operation, repairing or servicing of aircraft.

6. **Tenant's Obligations.**

6.1. **Commencement of Service.** Tenant, shall locate its air medical helicopter at Hemet-Ryan Airport, domicile the necessary crew on the Property, and commence full operations within thirty (30) days or less of the Effective Date of this Agreement.

6.2. **Emergency Air Medical Service.** Tenant shall provide emergency air medical services, including without limitation provision of critical care nurses, paramedics, and air transport to tertiary care centers within Southern California. The cost of such services shall be set by separate arrangements between Air Methods and service recipients. Landlord acknowledges that Tenant may provide emergency air medical services outside of the City of Hemet and within the region as determined by Tenant. At its sole cost and expense Tenant shall obtain and maintain in good standing any federal, state, and/or county licenses and or certificates as may be required for its operations and as may be required of its employees.

6.3. **Education and Training.** Tenant, at its sole cost and expense, shall ensure that its personnel have and maintain all required education, training, and certification, and continuing education obligations. Tenant shall coordinate its educational resources with the continuing education needs of Landlord's Fire Department and provide, at not cost to Landlord, the following training and re-certification: (i) basic CPR; advance life support; (ii) pediatric advance life support; (iii) pre-hospital trauma life support; (iv) basic and advanced airway lab; and (v) skills lab. In addition, Tenant will provide, at no cost to Landlord, access to adult and pediatric Human Patient Simulator (HPS) together with a trained HPS instructor.

6.4. **Community Outreach.** Tenant recognizes the value of community outreach for life safety organizations. As determined appropriate by Tenant or as requested by Landlord, Tenant will attend local health fairs, support special standby events, and participate in other community events.

6.5. **Cooperation.** Tenant agrees to collaborate with Landlord's Fire Department to bring ALS to the community. This may take, at Tenant's determination, the form of sharing protocols, providing training and education, assisting in development of a QA plan, providing ride along opportunities, and coordinating with Mercy Air Services medical directors. Tenant agrees to work as a partner with Landlord to provide support and activities that benefit the health and healthcare of the citizens and the community. In times of emergency Tenant may provide, at its discretion, to Landlord transportation of key city personnel, equipment, and medical supplies necessary for addressing the emergency.

6.6. **Tenant Communication Needs.** Tenant, at its sole cost and expense, shall provide for the installation and use on the Premises of separate lines and facilities for all of its communication needs, including, but not limited to, telephones, dispatch and other systems. Landlord shall provide reasonable access for such communication facilities, provided that Tenant's installation and/or maintenance and operation of said facilities shall not interfere with Landlord's operation of its communication systems.

6.7. **Tenant Paid Fees and Taxes.** Tenant shall pay (i) any fee, license fee, license tax, business license fee, commercial rental tax, levy, charge, assessment, penalty or tax imposed by any taxing authority against the Property and the Premises due to Tenant's operations allowed hereunder and any increase in Landlord's insurance premiums related to Tenant's operations allowed hereunder. Landlord shall pay the cost of all natural gas, heat, light, power, sewer service, water, refuse disposal and other utilities and services supplied to the Property and the Premises.

6.8. **Aircraft Licensing and Maintenance.**

6.8.1. Tenant shall, at Tenant's sole cost and expense, obtain all licenses and/or permits from any and all governmental entities having jurisdiction over Tenant's operation of the aircraft at, from and to the Premises prior to the commencement of the Term.

6.8.2. Tenant shall maintain aircraft in good order and repair to comply with all applicable F.A.A. maintenance and repair requirements and all applicable

federal, state, and local statutes, ordinances, policies and protocols for aircraft operation, maintenance and repair.

6.9. **Quarters and Common Areas.** Tenant's Representatives shall maintain their Sleeping Quarters in a clean condition. Tenant's Representatives will restore the Common Areas to a clean condition after Tenant's Representatives' use of the Common Areas.

6.10. **Parking Area.** Tenant, at its sole cost and expense, shall be solely responsible to construct, maintain, and operate the Parking Area in compliance with all applicable governmental statutes, regulations, rules and protocols.

6.11. **Furniture and Equipment.** Tenant shall replace or repair any furniture, fixtures or equipment damaged by Tenant's personnel.

6.12. **Personnel Issues.** Tenant and Landlord shall cooperate in a diligent manner to resolve any personnel problems which may occur during the Term involving Tenant's and Landlord's personnel. City's Fire Chief in charge of the Premises shall possess final authority to resolve an such dispute.

6.13. **New Facilities.** In the event Landlord develops new facilities on the Premises and/or modifies existing facilities located thereon, Tenant and its personnel shall conduct its operations thereon in a manner which reasonably minimizes the impact on such activities by Landlord.

6.14. **Operating Requirements.** Tenant shall fully comply with all applicable provisions of law and other rules and regulations of any and all governmental authorities related to licensure, regulation and operation of the aircraft, interfacility transfers of patients by air and any applicable protocols developed by the state, county and local governments.

6.15. **Tenant's Use.** The Premises shall be used by Tenant only as a professional office, domicile and Helicopter Parking Area in which Tenant engages in the practice of air medical service, standby and associated business activities on approval by Landlord. Tenant agrees not to commit or permit any act to be performed on the Property or any omission to occur which will be in violation of any statute, regulation, or ordinance of any governmental body. Tenant agrees not to commit or permit any act to be performed on the Property or any omission to occur which will increase the insurance rate on the building or which will be in violation of any insurance policy carried on the Property by Landlord. Tenant shall not disturb other occupants of the building by making any undue noise or otherwise and shall not do or permit to be done in or about the building anything which would be a nuisance or dangerous to other occupants or visitors. Tenant will not use, store, keep, or permit any hazardous, toxic, explosive, or flammable substances on the Property without the express written consent of Landlord.

6.16. **Indemnification.** Except as to the acts or omissions of Landlord, Landlord's officers, agents, employees, subcontractors and any other person or persons under Landlord's direct supervision and control, Tenant shall defend, indemnify and hold Landlord and its officers, agents, or employees harmless from and against all losses and expenses (including costs and attorneys' fees), damages, claims, actions or causes of

action in any way connected with or arising out of Tenant's occupancy and/or use of the Premises to the maximum extent permitted by law.

6.17. **Hazardous Materials.** Tenant, at Tenant's sole cost and expense, will comply with the requirements of all governmental regulations and all public liability, fire and other policies of insurance covering the Premises in any way relating to or connected with the treatment, production, storage, handling, transfer, processing, transporting, use, disposal, and release of hazardous substances, or toxic matter ("Restricted Activities"). Tenant will be solely responsible for and will defend, indemnify, and hold Landlord and its agents, successors, and assigns harmless from and against all claims, actions, damages, liabilities, and expenses (including attorneys' fees) arising out of or in connection with the (1) Restricted Activities by Tenant or Tenant's Representatives and (2) the removal, cleanup, and restoration work and materials necessary to return the Parking Area to its condition prior to the Restricted Activities. Tenant's obligations will survive the expiration or termination of this Agreement.

7. **Vehicle Parking.** Tenant and Tenant's employees and patients shall have the right in common with other tenants to the use of the parking lots as are designated by Landlord, for the purpose of parking their motor vehicles to the extent reasonably necessary in connection with the Tenant's use of the Premises. Unless Landlord determines otherwise, such right of use shall be without any additional charge and on a first come, first served basis.

8. **Landlord's Access.** Landlord, Landlord's employees, and its agents shall have access to the Property at all times for the purpose of inspection, cleaning, repairing, altering, or improving the Property or to exhibit the Property to prospective tenants, purchasers or others. Nothing in this paragraph shall be interpreted as requiring Landlord to perform any act independent of the requirements of the other provisions of this Agreement.

9. **Warranties of Title and Quiet Possession.** Landlord warrants that it has the full right to make this Agreement subject to the terms of this Agreement, and Tenant shall have quiet and peaceable possession of the Premises during the Term of this Agreement as against the acts of all parties claiming title to, or a right to possession of, the Property.

10. **Assignment and Subletting.** Tenant may not assign or transfer this Agreement or any interest in this Agreement or any portion of this Agreement without the prior written consent of Landlord in each instance. Tenant may not sublet the Premises or any part of the Premises without the prior written consent of Landlord in each instance. This provision shall apply to any assignment, transfer, or sublease of this Agreement or of the Premises, whether by voluntary act, operation of law or otherwise. Landlord shall not unreasonably withhold consent to assign. No assignment, transfer, or sublease shall release Tenant of his or her obligations under this Agreement.

11. **Landlord May Assign.** Landlord's rights to assign this Agreement are and shall remain unqualified. No assignment by Landlord shall release Landlord of any of its obligations under this Agreement for any time prior to the date of assignment.

12. **Fire or Other Casualty.** If fire or other casualty renders the Premises untenable, this Agreement shall terminate immediately and any prepayment of rent shall

be refunded pro rata by Landlord; subject to the limitation that, if the Premises can be repaired within ninety (90) days from the date of such event, then, at Landlord's option, by notice in writing to Tenant, mailed within thirty (30) days of the event which rendered the Premises untenable, this Agreement shall remain in full effect, but the rent for the period shall be abated until the Premises are repaired. The rent abatement provided in this paragraph shall not apply if the cause of the casualty or destruction was due to the careless or willful acts of Tenant, or of Tenant's employees, agents, or family members.

13. **Rules and Regulations.** Landlord may, from time to time, promulgate rules and regulations regarding the Premises and the building, in which it is situated, including the common areas and the use thereof. Tenant and Tenant's employees, agents, invitees, and licensees shall comply with all such rules and regulations as are so promulgated.

14. **Insurance.** Tenant shall provide, at Tenant's expense, general liability coverage with respect to the Premises and Tenant's business in amounts and through insurers satisfactory to Landlord. Tenant shall, at Landlord's request, provide satisfactory documentation of such insurance coverage and agrees to notify Landlord in writing within five (5) days of any cancellation, non-renewal, termination, limitation, or modification affecting the insurance coverage required in this paragraph. Tenant shall maintain, at Tenant's cost, insurance on the contents of the Premise that are owned by Tenant. Tenant shall indemnify Landlord and hold it harmless from any and all liability, loss, damage, and expense, including attorneys' fees and court costs that may be claimed against Landlord or Landlord's property, arising in any manner from the business of Tenant or from the use, occupancy or operation of the Premises by Tenant, or by Tenant's employees, agents, contractors, invitees, licensees or anyone for whose acts Tenant is responsible or resulting from any breach of this Agreement by Tenant.

15. **Surrender.** On the last day of the Term of this Agreement or upon earlier termination, Tenant shall surrender the Premises in good condition and repair, reasonable wear and tear excepted. Tenant shall, at his or her expense, remove all personal property owned by Tenant from the Premises, and any property not removed shall be deemed abandoned. All alterations, additions, and fixtures, which have been made or installed by either Landlord or Tenant, shall remain as Landlord's property and shall be surrendered with the Premises.

16. **Holding Over.** Tenant shall have no right to hold-over.

17. **Default of Tenant.** A default by Tenant under this Agreement shall occur if any of the following occur, but a default is not limited to the following:

17.1. Any one or more rent payments due from Tenant to Landlord shall be and remain unpaid in whole or in part after they are due and payable;

17.2. Tenant fails to provide insurance as required by this Agreement and the default continues for more than ten (10) days after notice from Landlord;

17.3. Tenant violates or defaults in any of the other covenants, agreements, stipulations, or conditions herein and such violation or default shall continue for a period of thirty (30) days after written notice from Landlord of such violation of default;

17.4. If Tenant shall become insolvent, make and assignment for the benefit of his or her creditors, or if a receiver is appointed for Tenant;

17.5. If any guarantor of this Agreement shall become insolvent, make an assignment for the benefit of its creditors, if a receiver is appointed for the guarantor, files a voluntary bankruptcy proceeding or has an involuntary bankruptcy petition against the guarantor which is not dismissed within one hundred twenty (120) days; or

17.6. Abandonment of the Property by Tenant (any absence by Tenant for more than seven (7) days without notice to Landlord shall be presumed to be abandonment).

18. **Landlord's Remedies Upon Tenant's Default.** In the event of any default on the part of the Tenant, Landlord shall have the right to exercise any other right or remedy that it has, according to law, and, in addition, Landlord may resume possession of the Premises and release the same for the remainder of the Term thereof, for the account of the Tenant; but the Tenant shall nevertheless be liable to the Landlord for any rental payments provided for herein for the remaining portion of the Term and all expenses, including court costs, attorney fees' and related costs occasioned by the default of the Tenant, less the net rentals received from other parties for the use of the said Premises. Nothing in this paragraph shall be interpreted to release Tenant from any liability for any indemnification provided to Landlord under this Agreement for any occurrence or omission prior to the date of termination of this Agreement.

19. **Default of Landlord.** Landlord shall not be deemed to be in default under this Agreement until Tenant has given Landlord written notice specifying the nature of the default and until Landlord fails to cure such default within thirty (30) days after receipt of such notice or within such reasonable time thereafter as may be necessary to cure such default where such default is of such a character as to reasonably require more than thirty (30) days to cure.

20. **Waiver of Subrogation.** Each party hereto does hereby remise, release, and discharge the other party hereto and any officer, agent, employee or representative of such party, of and from any liability whatsoever hereafter arising from loss, damage, or injury caused by fire or other casualty for which insurance (permitting waiver of liability and containing a waiver of subrogation) is carried by the injured party at the time of such loss, damage or injury to the extent of any recovery by the injured party under such insurance.

21. **Personal Property at Tenant's Risk.** All personal property including fixtures kept, stored, or maintained on the Property shall be so kept, stored, or maintained at the sole risk of Tenant.

22. **Construction Liens.** Tenant hereby agrees that he or she will not permit or allow any construction, mechanic's, or materialmen's liens to be placed on Landlord's interest in the Premises during the Term hereof. Notwithstanding the previous sentence, however, in the event that any such lien shall be so placed on Landlord's interest, Tenant shall take all steps necessary to see that it is removed within thirty (30) days of its being filed; provided, however, that Tenant may contest any such lien, provided Tenant first post a surety bond in favor of and insuring Landlord in an amount sufficient to remove the lien pursuant to the terms of the California Lien Law.

23. **No Partnership, Joint Venture or Principal/Agent Relationship Created.** Nothing in this Agreement shall be interpreted as creating a partnership, joint venture, or relationship of principal and agent between the parties.

24. **Cumulative Rights.** No right or remedy given in this Agreement to Tenant or Landlord is intended to be exclusive of any other right or remedy hereof provided by law. Each right and each remedy shall be cumulative and in addition to every other right or remedy given in this Agreement now or hereafter existing at law or in equity or by statute.

25. **Subordination.** This Agreement shall be subordinate to any mortgage, trust deed, or other security instrument hereafter now on or placed on the Property by Landlord. Tenant shall execute and deliver to Landlord all instruments necessary or required to evidence such subordination, and if Tenant fails to do so, Tenant hereby appoints Landlord as its attorney in fact to execute such documents as may be required to accomplish such subordination.

26. **Miscellaneous.**

Notice. Any notice required to be given by this Agreement shall be sufficient if in writing and personally delivered to the addressee or, if mailed, by United States mail, first class, postage prepaid, to

Landlord:

City of Hemet Fire Department
510 E. Florida Ave.
Hemet, CA 92543

Tenant:

Contracts
Air Methods Corporation
7301 So. Peoria St.
Englewood, Colorado 80112

27. **Successors and Assigns.** This Agreement shall be binding on and shall inure to the benefit of the parties to this Agreement and their respective assigns, executors, heirs, personal representatives, and successors.

28. **Amendment.** No amendment of this Agreement shall be valid unless it is in writing and signed by the parties, and unless it specifies the nature and extent of the amendment.

29. **Severable Provisions.** Each provision, section, sentence, clause, phrase, and word of this Agreement is intended to be severable. If any provision, section, sentence, clause, phrase, or word hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement, unless to do so would materially and substantially impair the rights or duties of the parties.

30. **Entire Agreement.** This Agreement contains the entire understanding of the parties hereto with respect to the transactions contemplated herein and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

31. **Duplicate Originals.** This Agreement may be executed in several originals, but all copies shall be only one Agreement.

32. **Captions, Headings, or Titles.** All captions, headings, or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement as a limitation of the scope of the particular paragraphs or sections to which they apply.

33. **Waiver.** Any waiver by any party of default of any other party of this Agreement shall not affect or impair any right arising from any subsequent default. No custom or practice of the parties which varies from the terms of this Agreement shall be a waiver of any parties' right to demand exact compliance with the terms of this Agreement.

34. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the state of California.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement in duplicate on the date set forth below the respective names.

CITY OF HEMET FIRE DEPARTMENT

By: 
Eric McBride, Mayor

Date: May 11, 2010

AIR METHODS CORPORATION

By: 
Its: Sr. Vice President

Date: April 26, 2010

By: 
Its: Secretary/Treasurer

Date: 4/26/10

ATTEST:


Sarah McComas, City Clerk

APPROVED AS TO FORM:


Eric S. Vail, City Attorney

ATTACHMENT "A"
(Legal Description)

EXHIBIT "A"

APN 456-020-007

That portion of the southeast quarter of Section 18, Township 5 South, Range 1 West, San Bernardino Meridian, being more particularly described as follows:

COMMENCING at the point of intersection of the northerly right-of-way line of Stetson Avenue (30 foot half width) with the westerly right-of-way line of Cawston Avenue (25 foot half width) as shown on Record of Survey on file in Book 53 of Records of Survey at Page 15 thereof, Records of Riverside County, California;

Thence North 00° 01' 33" West, along the westerly right-of-way line of said Cawston Avenue, a distance of 69.00 feet to the point of intersection with the northerly line of that certain parcel of land conveyed to the Riverside County Flood Control and Conservation District by deed recorded February 21, 1995 as instrument number 053157. Official Record of Riverside County, California, and the **TRUE POINT OF BEGINNING**.

Thence continuing North 00° 01' 33" West, along said westerly right-of-way line, a distance of 497.89 feet, to the point of intersection with a line parallel with and distant 40.00 feet southeasterly as measured at right angles to the southeasterly line of that certain parcel of land shown as Parcel 4210-11 on Record of Survey on file in Book 55 at Pages 69 through 77, inclusive thereof, Official Records of Riverside County, as conveyed to the Riverside County Flood Control and Conservation District by deed recorded September 24, 1975 as instrument number 134705, Official Records of Riverside County, California;

Thence South 66° 21' 20" West, along said parallel line, a distance of 676.87 feet;

Thence South 00° 01' 33" East, a distance of 227.78 feet to a point on the northerly line of said parcel of land conveyed to Riverside County Flood Control and Conservation District by deed recorded February 21, 1995 as instrument number 053157, Official Records of Riverside County, California;

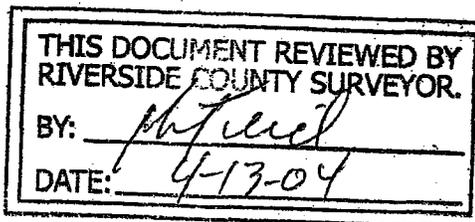
Thence North 89° 52' 29" East, along said northerly line, a distance of 620.17 feet to the **TRUE POINT OF BEGINNING**.

Contains 5.166± acres (gross).

See Exhibit "B" attached hereto and made a part hereof.

Frederick A. Elliott

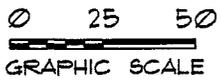
MWE/lgm
LEGAL/807-16A (4/02/2004)



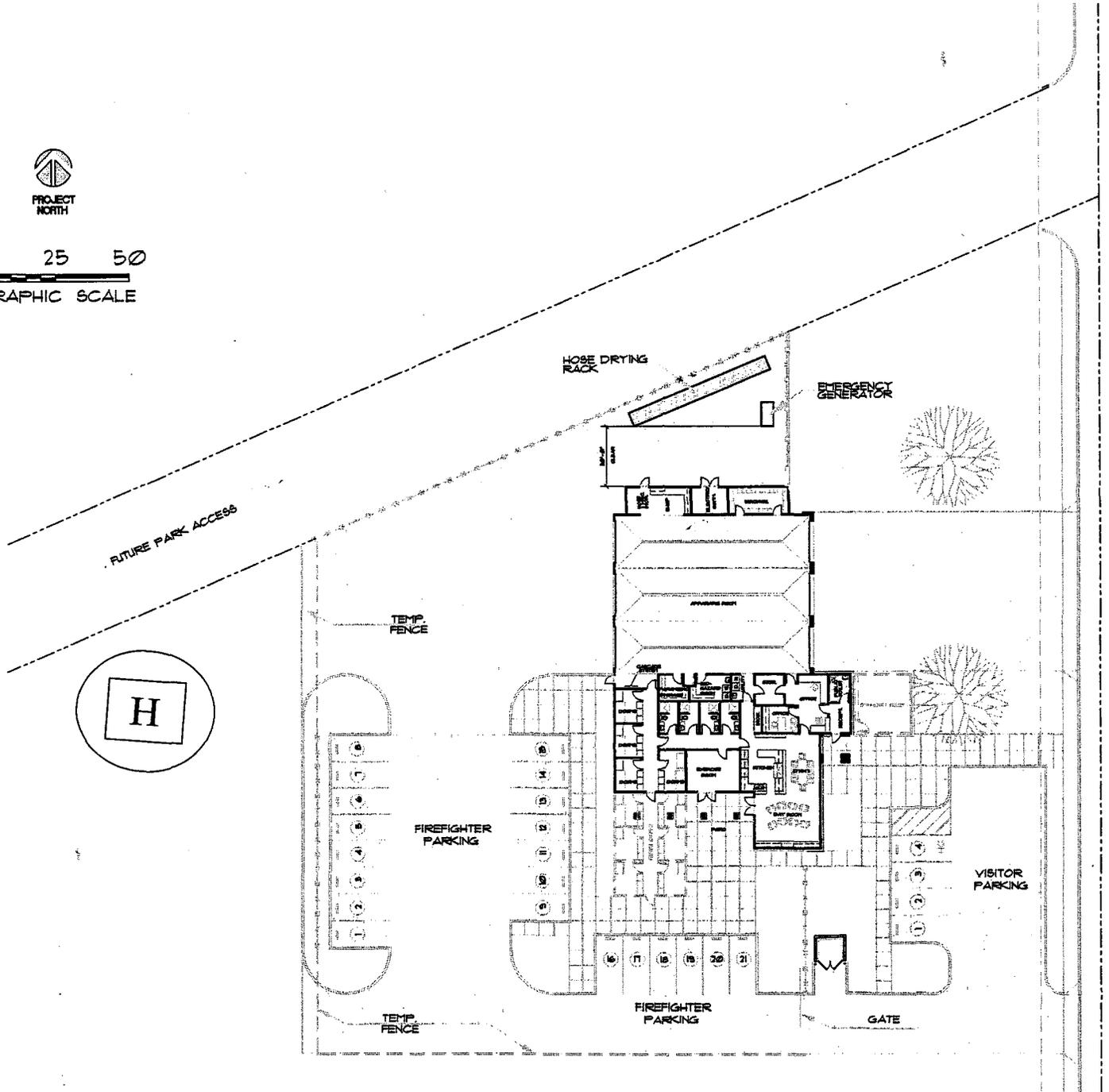
ATTACHMENT "B"
(Helicopter Parking Area)

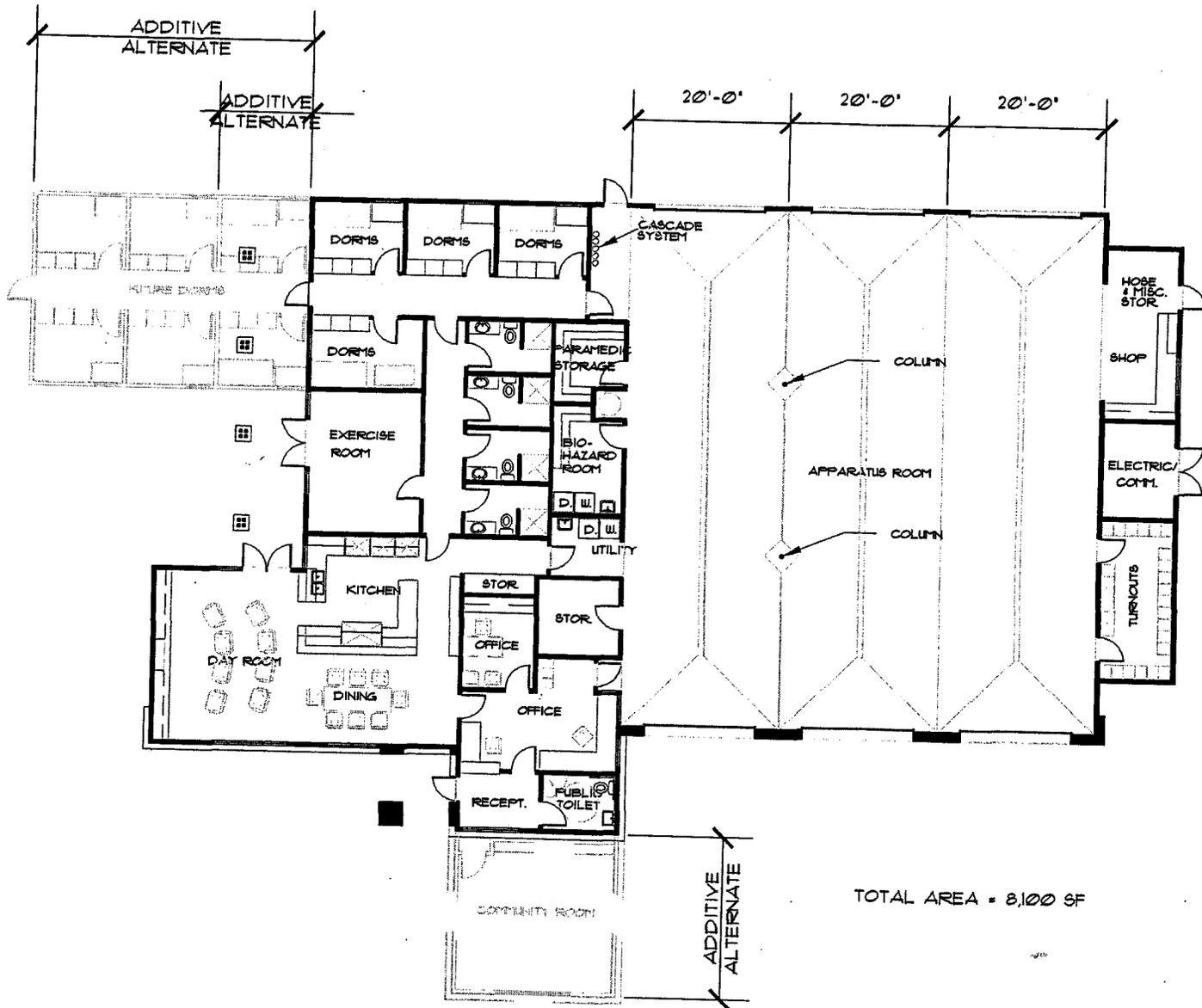


PROJECT
NORTH



GRAPHIC SCALE





ATTACHMENT C"
(Fire Station Diagram)



The Exclusive Airborne Healthcare Company...Since 1980



Air Methods Corporation
Denver/Centennial Airport
NASDAQ/NMS: AIRM

February 8, 2010

Fire Chief Matt Shobert
City of Hemet
510 East Florida Ave.
Hemet, CA 92543

Dear Chief Shobert

This communication shall serve as a Letter of Intent by the Air Methods Corporation, through its wholly owned subsidiary Mercy Air Service, Inc., to place a fully operational EMS helicopter in the City of Hemet in conjunction and cooperation with the City of Hemet Fire Department.

Specifically:

- operational at Hemet immediately (currently) during daytime hours
- operational at Hemet 24 hours per day, 7 days per week within 30 days or less of approval and executed agreement by City of Hemet and Fire Department or as soon as suitable overnight quarters can be secured.
- aircraft to meet all Riverside County, State and Federal requirements for use in EMS
- base to be permitted by Riverside County and a component of Riverside County's helicopter response plan
- staffed by a FAA licensed pilot, California licensed registered nurse, Riverside County licensed paramedic and certified Airframe and Powerplant mechanic.
- located at Hemet-Ryan airport initially with intention of future relocation to a pad adjacent to Station 4 once a permanent or temporary authorized helicopter landing zone can be constructed
- crew to be ultimately domiciled at Station 4 with compensation to the City of Hemet at commercial or industry standard lease rates through a lease agreement with Mercy Air Service, Inc.
- Mercy Air Service will participate in continuing education and training with City Fire and EMS staff and assist in the process of obtaining paramedic level services
- Mercy Air will work with the City of Hemet Fire Department to promote public safety to all the citizens of the City of Hemet

- Mercy Air offers multiple aircraft in Southern California affording unmatched back up and redundancy in the region.
- Mercy Air is fully accredited by CAMTS (Commission on Accreditation of Medical Transport Systems) and has been a provider of air medical services in California since 1989.
- Mercy Air current rate structure is comprised of:
 - \$14,637.86 base rate
 - \$ 143.97 laden mile (capped at \$12,500)

Air Methods Corp and Mercy Air Service is excited to work with the City of Hemet the Hemet Fire Department in designing an emergency medical helicopter service that meets the needs of the community and the surrounding region. Please do not hesitate to contact me directly or our local management with any questions or concerns and with 'next steps' in this process.

Best regards,



Gordon Hildebrant
Western Regional Vice President
Air Methods Corp
719.339.1109 C
719.282.2736 O
717.282 9765 F
ghildebrant@airmethods.com

cc David Dolstein
Senior Vice President, Air Methods Corp

**FIRST AMENDMENT TO
AGREEMENT FOR
AIR MEDICAL TRANSPORT SERVICES**

by and between

the

CITY OF HEMET

and

AIR METHODS CORPORATION

Dated May 17, 2012

**FIRST AMENDMENT TO LEASE OF PUBLIC FIRE STATION
AND AGREEMENT FOR
AIR MEDICAL TRANSPORT SERVICES**

This First Amendment to Lease for Air Medical Transport Services (“First Amendment”), which is dated for reference as indicated on the cover page, is hereby entered into by and between the CITY OF HEMET, a California general law city (“Landlord”), and AIR METHODS, a California Corporation (“Tenant”), as follows:

RECITALS

- A. Landlord and Tenant entered into a Lease Agreement for air medical transport service on May 1, 2010 (“Agreement”). Under this Agreement, Air Methods is to provide an air medical helicopter and crew within the City of Hemet. Landlord will lease Property to Tenant to domicile its crew and to operate its helicopter.
- B. The Term of Lease is for two (2) years. The initial term ended on April 30, 2012. The term may be extended by the mutual agreement of the parties memorialized in writing.
- C. This First Amendment formally amends and extends this Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment, which modifies and amends the Agreement as follows:

1. **AMENDMENT.** The Agreement is hereby modified and amended as follows:

1.1 **Extension of Term.** Landlord and Tenant agree to extend the Term of the Lease Agreement defined in Section “2. Term and Termination” of the Agreement, to April 30, 2013, pursuant to Section “4.0 Option to Extend Agreement” of the Agreement.

1.2 **No Change to Rent.** There shall be no change in the amount of rent.

2. **GENERAL PROVISIONS.**

2.1 **Remainder Unchanged.** Except as specifically modified and amended in this First Amendment, the Agreement remains in full force and effect and binding upon the parties.

2.2 **Integration.** This First Amendment consists of pages 1 through 3 inclusive, which constitute the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this First Amendment.

2.3 **Effective Date.** This First Amendment shall not become effective until the date it has been formally approved by the Landlord and executed by the appropriate authorities of the Landlord and Tenant.

2.4 **Applicable Law.** The laws of the State of California shall govern the interpretation and enforcement of this First Amendment.

2.5 **References.** All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this First Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Agreement on the date and year first written above.

CITY OF HEMET

By: _____
Brian Nakamura, City Manager

ATTEST:

By: _____
Sarah McComas, City Clerk

APPROVED AS TO FORM:

By: _____
Eric S. Vail, City Attorney

AIR METHODS CORPORATION

AIR METHODS CORPORATION

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

**SECOND AMENDMENT TO
AGREEMENT FOR
AIR MEDICAL TRANSPORT SERVICES**

by and between

the

CITY OF HEMET

and

AIR METHODS CORPORATION

Dated April 1, 2013

**SECOND AMENDMENT TO LEASE OF PUBLIC FIRE STATION
AND AGREEMENT FOR
AIR MEDICAL TRANSPORT SERVICES**

This Second Amendment to Lease for Air Medical Transport Services ("Second Amendment"), which is dated for reference as indicated on the cover page, is hereby entered into by and between the CITY OF HEMET, a California general law city ("Landlord"), and AIR METHODS, a California Corporation ("Tenant"), as follows:

RECITALS

- A. Landlord and Tenant entered into a Lease Agreement for air medical transport service on May 1, 2010 ("Agreement"). Under this Agreement, Air Methods is to provide an air medical helicopter and crew within the City of Hemet. Landlord will lease Property to Tenant to domicile its crew and to operate its helicopter.
- B. The Term of Lease is for two (2) years. The initial term ended on April 30, 2012. The term may be extended by the mutual agreement of the parties memorialized in writing.
- C. The First Amendment extended the term through April 30, 2013.
- D. This Second Amendment formally amends and extends this Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this Second Amendment, which modifies and amends the Agreement as follows:

1. **AMENDMENT.** The Agreement is hereby modified and amended as follows:

- 1.1 **Extension of Term.** Landlord and Tenant agree to extend the Term of the Lease Agreement defined in Section "2. Term and Termination" of the Agreement, to April 30, 2014, pursuant to Section "4.0 Option to Extend Agreement" of the Agreement.
- 1.2 **No Change to Rent.** There shall be no change in the amount of rent which is \$3,750 per month.

2. **GENERAL PROVISIONS.**

- 2.1 **Remainder Unchanged.** Except as specifically modified and amended in this Second Amendment, the Agreement remains in full force and effect and binding upon the parties.
- 2.2 **Integration.** This Second Amendment consists of pages 1 through 3 inclusive, which constitute the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the

parties with respect to all or any part of the transaction discussed in this Second Amendment.

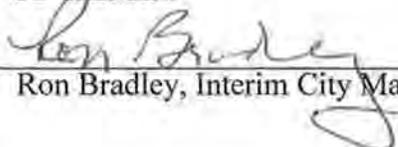
2.3 **Effective Date.** This Second Amendment shall not become effective until the date it has been formally approved by the Landlord and executed by the appropriate authorities of the Landlord and Tenant.

2.4 **Applicable Law.** The laws of the State of California shall govern the interpretation and enforcement of this Second Amendment.

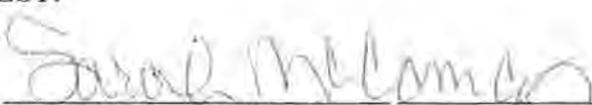
2.5 **References.** All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this Second Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this Second Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to the Agreement on the date and year first written above.

CITY OF HEMET

By: 
Ron Bradley, Interim City Manager

ATTEST:

By: 
Sarah McComas, City Clerk

APPROVED AS TO FORM:

By: 
Eric S. Vail, City Attorney

AIR METHODS CORPORATION

By: 

Name: Kevin Stanhope

Title: RVP

AIR METHODS CORPORATION

By: 

Name: Trent J. Carma

Title: CFU

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On MAY 2, 2008 before me, M. KLUSMAN NOTARY, personally appeared KEVIN SANDHORN, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *M. Klusman*



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE OFFICER <hr/> TITLE(S)	<hr/> TITLE OR TYPE OF DOCUMENT
<input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED <input type="checkbox"/> <input type="checkbox"/> GENERAL <input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER _____	<hr/> NUMBER OF PAGES
<hr/>	<hr/> DATE OF DOCUMENT

SIGNER IS REPRESENTING:
 (NAME OF PERSON(S) OR ENTITY(IES))

 SIGNER(S) OTHER THAN NAMED ABOVE

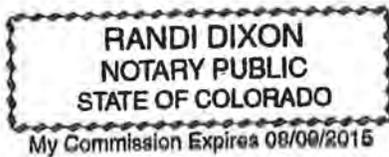
STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged and signed before me this **30th day of May, 2013** by **Trent Carman**, Chief Financial Officer of Air Methods Corporation a Delaware corporation, on behalf of the corporation.

Witness my hand and official seal.



Notary



TEMPORARY LEASE OF PUBLIC PROPERTY

This Lease of Hemet Fire Station No. 5 ("Agreement"), is made and entered into this ___ day of May, 2012 by and between **CITY OF HEMET**, a California general law city and municipal corporation, (hereafter "Landlord") and **AMERICAN MEDICAL RESPONSE**, a California Corporation (hereafter "Tenant.")

RECITALS

A. Landlord operates a full time fire department providing fire and emergency life service response within the boundaries of the City of Hemet. Landlord desires to increase the emergency services available within the City by leasing a portion of currently vacant Fire Station No. 5 to Tenant for Tenant's location and operation of an emergency medical response and medical transport crew and related equipment within the City.

B. Under this Agreement, Landlord will lease Property to Tenant to domicile its crew and equipment. Tenant will provide emergency medical services in cooperation and coordinate with the City of Hemet Fire Department within the City of Hemet.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises and agreements made herein, the parties do hereby enter into this Agreement on the following terms and conditions:

1. **Lease and Description of Property.** Landlord hereby grants to Tenant a non-exclusive lease of that public facility commonly known as Hemet Fire Station No. 5, located at 120 North Hemet Street, Hemet, California, which is more particularly described on Attachment "A," hereinafter known as the ("Premises"). Landlord reserves to itself the right to use and occupy those portions of the Premises not expressly leased to Tenant and all common areas.

2. **Term and Termination.** This Agreement shall commence on May 22, 2012, and shall continue until October 23, 2012 ("Expiration Date") unless extended or sooner terminated as provided in this Agreement. This period shall be known as the ("Term").

2.1. **Termination.** This Agreement shall expire on the Expiration Date. The Agreement may be earlier terminated by either party for any reason upon thirty (30) days' prior written notice to the other party.

2.2 **Further Obligations.** Upon expiration or termination of this Agreement, as hereinabove provided, neither party shall have any further obligation hereunder, except for obligations occurring prior to the date of termination and obligations, promises, or covenants herein which expressly extend beyond the Term of this Agreement.

3. **Rent.** On the first day of the Term, Tenant shall pay to Landlord rent for the entire Term, in advance, in the amount of one thousand eight hundred

dollars (\$1,800). In the event that the Term is extended, the parties shall negotiate a new rental rate.

4. **Landlord Obligations.**

4.1. **Utilities.** Landlord shall furnish, at Landlord's cost, all utilities reasonably necessary for the Premises, including electricity, heating, air conditioning, water, and sewer, as well as refuse removal, and general grounds maintenance.

4.2. **Tenant Access.** Tenant and Tenant's officers, agents, employees, and licensees (collectively, "Tenant's Representatives") shall be permitted to use the Premises 24-hours a day and 365 days a year.

4.3. **Tenant Quarters.** Landlord will provide Tenant with the exclusive use of two bedrooms and one bathroom on the Premises ("Tenant's Quarters") as indicated on Attachment "A". Landlord reserves for itself the exclusive use of the master bedroom and master bathroom on the Premises.

4.4. **Tenant Common Area Rights.** Landlord grants to Tenant and Tenant's Representatives the non-exclusive right throughout the Term to use the Common Areas, as indicated on Attachment "A", in common with Landlord. The Common Areas are defined as those areas and facilities on the Premises provided for the general use and convenience of the occupants of the Premises, including, without limitation, kitchen, dining room, entryways, lobbies, elevators, service corridors, service areas, and trash disposal facilities.

4.5. **Parking.** Landlord will make available to Tenant non-exclusive parking spaces (i) in front of the apparatus bay for parking of two (2) ambulances and/or paramedic vehicles as indicated on Attachment "A", and (ii) adjacent to the Tenant's Quarters in the common parking areas indicated on Attachment "A" for Tenant's crew and guests.

5. **Tenant's Obligations.**

5.1. **Tenant's Use of the Premises.** Tenant's use of the Premises shall comply with the following:

5.1.1. Emergency Medical Service & Medical Transport. Tenant shall utilize the Premises for the routine provision of the normal and customary emergency medical service and medical transport services that Tenant currently provides within the City. Landlord acknowledges that Tenant may provide emergency medical services and medical transport services outside of the City and within the region, as determined by Tenant. City and Tenant anticipate that Tenant will staff the Premises with at least one ambulance crew on a full time basis.

5.1.2. Limitations of Use. Tenant agrees not to commit or permit any act to be performed on the Premises, or Landlord's underlying or surrounding real property, or any omission to occur which will be in violation of any statute, regulation, or ordinance of any governmental body. Tenant agrees not to commit or permit any act to be performed on the Premises, or Landlord's underlying or surrounding real property, or any omission to occur which will increase the insurance rate on the Premises, or Landlord's underlying or

surrounding real property, or which will be in violation of any insurance policy carried on the Premises, or Landlords underlying or surrounding real property, by Landlord. Tenant shall not disturb other occupants of the Premises by making any undue noise or otherwise and shall not do or permit to be done in or about the building anything which would be a nuisance or dangerous to other occupants or visitors. Tenant will not use, store, keep, or permit any hazardous, toxic, explosive, or flammable substances on the Premises, or Landlords underlying or surrounding real property, without the express written consent of Landlord.

5.2. Tenant Communication Needs. Tenant, at its sole cost and expense, may provide for the installation and use on the Premises of separate lines and facilities for all of its communication needs, including, but not limited to, telephones, dispatch and other systems. Landlord shall provide reasonable access for such communication facilities, provided that Tenant's installation and/or maintenance and operation of said facilities shall not interfere with Landlord's operation of its communication systems.

5.3. Tenant Paid Fees and Taxes. Tenant shall pay (i) any fee, license fee, license tax, business license fee, commercial rental tax, levy, charge, assessment, penalty or tax imposed by any taxing authority against the Property and the Premises due to Tenant's operations allowed hereunder and any increase in Landlord's insurance premiums related to Tenant's operations allowed hereunder. Landlord shall pay the cost of all natural gas, heat, light, power, sewer service, water, refuse disposal and other utilities and services supplied to the Property and the Premises.

5.4. Quarters and Common Areas. Tenant's personnel shall maintain the Tenant's Quarters in a neat and clean condition meeting the requirements of the City Fire Chief. Tenant's personnel will restore the Common Areas to a clean condition after their use of the Common Areas. Tenant may not modify the Tenant's Quarter's or Common Areas, or any other portion of the Premises, without the prior written consent of Landlord.

5.5. Maintenance and Repairs. Tenant shall be responsible for all routine maintenance of the Tenant Quarters and Common Areas. Tenant shall repair any damage or undue wear and tear caused by Tenant's personnel on the Premises. Tenant shall replace or repair any furniture, fixtures or equipment damaged by Tenant's personnel.

5.6. Personnel Issues. Tenant's personnel shall conduct themselves in a manner that is consistent with Tenant's Operational Guide: Guide # 1000 "Conduct and Behavior" and Guide # 3900 "Visitors at Station/Comfort Areas," collectively incorporated herein by reference as Attachment "B".

5.7. Vehicle & Premises Security. Tenant shall be responsible for the security of its own vehicles and security of the Premises and shall maintain such security in compliance with Tenant's Operational Guide: Guide 4000 "Station/Vehicle Security" attached hereto and incorporated herein by reference as Attachment "B".

5.8. New Facilities. In the event Landlord develops new facilities on the Premises and/or modifies existing facilities located thereon, Tenant and its

personnel shall conduct its operations thereon in a manner which reasonably minimizes the impact on such activities by Landlord.

5.9. **Operating Requirements.** Tenant shall fully comply with all applicable provisions of law and other rules and regulations of any and all governmental authorities related to licensure, regulation and operation of privately provided emergency medical services and emergency medical transport of persons and any applicable protocols developed by the state, county and local governments.

5.10. **Indemnification.** Except as to the acts or omissions of Landlord, Landlord's officers, agents, employees, subcontractors and any other person or persons under Landlord's direct supervision and control, Tenant shall defend, indemnify and hold Landlord and its officers, agents, or employees harmless from and against all losses and expenses (including costs and attorneys' fees), damages, claims, actions or causes of action in any way connected with or arising out of Tenant's occupancy and/or use of the Premises to the maximum extent permitted by law.

5.11. **Hazardous Materials.** Tenant, at Tenant's sole cost and expense, will comply with the requirements of all governmental regulations and all public liability, fire and other policies of insurance covering the Premises, or Landlord's underlying or surrounding real property, in any way relating to or connected with the treatment, production, storage, handling, transfer, processing, transporting, use, disposal, and release of hazardous substances, or toxic matter ("Restricted Activities"). Tenant will be solely responsible for and will defend, indemnify, and hold Landlord and its agents, successors, and assigns harmless from and against all claims, actions, damages, liabilities, and expenses (including attorneys' fees) arising out of or in connection with the (1) Restricted Activities by Tenant or Tenant's Representatives and (2) the removal, cleanup, and restoration work and materials necessary to return the Premises, or Landlord's underlying or surrounding real property, to its condition prior to the Restricted Activities. Tenant's obligations will survive the expiration or termination of this Agreement.

6. **Landlord's Access.** Landlord, Landlord's employees, and its agents shall have access to the Property at all times for the purpose of inspection, cleaning, repairing, altering, or improving the Premises and Landlord's underlying or surrounding property or to exhibit the Premises, or Landlord's underlying or surrounding real property, to prospective tenants, purchasers or others. Nothing in this paragraph shall be interpreted as requiring Landlord to perform any act independent of the requirements of the other provisions of this Agreement.

7. **Warranties of Title and Quiet Possession.** Landlord warrants that it has the full right to make this Agreement subject to the terms of this Agreement, and Tenant shall have quiet and peaceable possession of the Premises during the Term of this Agreement as against the acts of all parties claiming title to, or a right to possession of, the Property.

8. **Assignment and Subletting.** Tenant may not assign or transfer this Agreement or any interest in this Agreement or any portion of this Agreement without the prior written consent of Landlord in each instance. Tenant may not sublet the Premises or any part of the Premises without the prior written consent of Landlord in each instance. This provision shall apply to any assignment,

transfer, or sublease of this Agreement or of the Premises, whether by voluntary act, operation of law or otherwise. Landlord shall not unreasonably withhold consent to assign. No assignment, transfer, or sublease shall release Tenant of his or her obligations under this Agreement.

9. **Landlord May Assign.** Landlord's rights to assign this Agreement are and shall remain unqualified. No assignment by Landlord shall release Landlord of any of its obligations under this Agreement for any time prior to the date of assignment.

10. **Fire or Other Casualty.** If fire or other casualty renders the Premises untenantable, this Agreement shall terminate immediately; subject to the limitation that, if the Premises can be repaired within ninety (90) days from the date of such event, then, at Landlord's option, by notice in writing to Tenant, mailed within thirty (30) days of the event which rendered the Premises untenantable, this Agreement shall remain in full effect, but the rent for the period shall be abated until the Premises are repaired. The rent abatement provided in this paragraph shall not apply if the cause of the casualty or destruction was due to the careless or willful acts of Tenant, or of Tenant's employees, agents, or family members.

11. **Rules and Regulations.** Landlord, by and through its Fire Chief, may, from time to time, promulgate rules and regulations regarding the Premises and the building, in which it is situated, including the common areas and the use thereof. Tenant and Tenant's employees, agents, invitees, and licensees shall comply with all such rules and regulations as are so promulgated.

12. **Insurance.** Tenant shall provide, at Tenant's expense, general liability coverage with respect to the Premises and Tenant's business in amounts and through insurers satisfactory to Landlord. Tenant shall, at Landlord's request, provide satisfactory documentation of such insurance coverage and agrees to notify Landlord in writing within five (5) days of any cancellation, non-renewal, termination, limitation, or modification affecting the insurance coverage required in this paragraph. Tenant shall maintain, at Tenant's cost, insurance on the contents of the Premise that are owned by Tenant. Tenant shall indemnify Landlord and hold it harmless from any and all liability, loss, damage, and expense, including attorneys' fees and court costs that may be claimed against Landlord or Landlord's property, arising in any manner from the business of Tenant or from the use, occupancy or operation of the Premises by Tenant, or by Tenant's employees, agents, contractors, invitees, licensees or anyone for whose acts Tenant is responsible or resulting from any breach of this Agreement by Tenant.

13. **Surrender.** On the last day of the Term of this Agreement or upon earlier termination, Tenant shall surrender the Premises in good condition and repair, reasonable wear and tear excepted. Tenant shall, at his or her expense, remove all personal property owned by Tenant from the Premises, and any property not removed shall be deemed abandoned. All alterations, additions, and fixtures, which have been made or installed by either Landlord or Tenant, shall remain as Landlord's property and shall be surrendered with the Premises.

14. **Holding Over.** Tenant shall have no right to hold-over.

15. **Default of Tenant.** A default by Tenant under this Agreement shall occur if any of the following occur, but a default is not limited to the following:

15.1. Tenant fails to provide insurance as required by this Agreement and the default continues for more than ten (10) days after notice from Landlord;

15.2. Tenant violates or defaults in any of the other covenants, agreements, stipulations, or conditions herein and such violation or default shall continue for a period of thirty (30) days after written notice from Landlord of such violation of default;

15.3. If Tenant shall become insolvent, make an assignment for the benefit of his or her creditors, or if a receiver is appointed for Tenant;

15.4. If any guarantor of this Agreement shall become insolvent, make an assignment for the benefit of its creditors, if a receiver is appointed for the guarantor, files a voluntary bankruptcy proceeding or has an involuntary bankruptcy petition against the guarantor which is not dismissed within one hundred twenty (120) days; or

15.5. Abandonment of the Property by Tenant (any absence by Tenant for more than seven (7) days without notice to Landlord shall be presumed to be abandonment).

16. **Landlord's Remedies Upon Tenant's Default.** In the event of any default on the part of the Tenant, Landlord shall have the right to exercise any other right or remedy that it has, according to law, and, in addition, Landlord may resume possession of the Premises and release the same for the remainder of the Term thereof, for the account of the Tenant; but the Tenant shall nevertheless be liable to the Landlord for any rental payments provided for herein for the remaining portion of the Term and all expenses, including court costs, attorney fees' and related costs occasioned by the default of the Tenant, less the net rentals received from other parties for the use of the said Premises. Nothing in this paragraph shall be interpreted to release Tenant from any liability for any indemnification provided to Landlord under this Agreement for any occurrence or omission prior to the date of termination of this Agreement.

17. **Default of Landlord.** Landlord shall not be deemed to be in default under this Agreement until Tenant has given Landlord written notice specifying the nature of the default and until Landlord fails to cure such default within thirty (30) days after receipt of such notice or within such reasonable time thereafter as may be necessary to cure such default where such default is of such a character as to reasonably require more than thirty (30) days to cure.

18. **Waiver of Subrogation.** Each party hereto does hereby remise, release, and discharge the other party hereto and any officer, agent, employee or representative of such party, of and from any liability whatsoever hereafter arising from loss, damage, or injury caused by fire or other casualty for which insurance (permitting waiver of liability and containing a waiver of subrogation) is carried by the injured party at the time of such loss, damage or injury to the extent of any recovery by the injured party under such insurance.

19. **Personal Property at Tenant's Risk.** All personal property including fixtures kept, stored, or maintained on the Property shall be so kept, stored, or maintained at the sole risk of Tenant.

20. **No Partnership, Joint Venture or Principal/Agent Relationship Created.** Nothing in this Agreement shall be interpreted as creating a partnership, joint venture, or relationship of principal and agent between the parties.

21. **Cumulative Rights.** No right or remedy given in this Agreement to Tenant or Landlord is intended to be exclusive of any other right or remedy hereof provided by law. Each right and each remedy shall be cumulative and in addition to every other right or remedy given in this Agreement now or hereafter existing at law or in equity or by statute.

22. **Subordination.** This Agreement shall be subordinate to any mortgage, trust deed, or other security instrument hereafter now on or placed on the Property by Landlord. Tenant shall execute and deliver to Landlord all instruments necessary or required to evidence such subordination, and if Tenant fails to do so, Tenant hereby appoints Landlord as its attorney in fact to execute such documents as may be required to accomplish such subordination.

23. **Miscellaneous.**

Notice. Any notice required to be given by this Agreement shall be sufficient if in writing and personally delivered to the addressee or, if mailed, by United States mail, first class, postage prepaid, to

Landlord:

Fire Chief
City of Hemet Fire Department
510 E. Florida Ave.
Hemet, CA 92543

Tenant:

Operations Manager
American Medical Response
208 E. Devonshire Ave.
Hemet, CA 92543

24. **Successors and Assigns.** This Agreement shall be binding on and shall inure to the benefit of the parties to this Agreement and their respective assigns, executors, heirs, personal representatives, and successors.

25. **Amendment.** No amendment of this Agreement shall be valid unless it is in writing and signed by the parties, and unless it specifies the nature and extent of the amendment.

26. **Severable Provisions.** Each provision, section, sentence, clause, phrase, and word of this Agreement is intended to be severable. If any provision, section, sentence, clause, phrase, or word hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement, unless to do so would materially and substantially impair the rights or duties of the parties.

all prior agreements and understandings between the parties with respect to such subject matter.

28. **Duplicate Originals.** This Agreement may be executed in several originals, but all copies shall be only one Agreement.

29. **Captions, Headings, or Titles.** All captions, headings, or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement as a limitation of the scope of the particular paragraphs or sections to which they apply.

30. **Waiver.** Any waiver by any party of default of any other party of this Agreement shall not affect or impair any right arising from any subsequent default. No custom or practice of the parties which varies from the terms of this Agreement shall be a waiver of any parties' right to demand exact compliance with the terms of this Agreement.

31. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the state of California.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement in duplicate on the date set forth below the respective names.

CITY OF HEMET

By: _____
Brian Nakamura, City Manager

Date: _____

AMERICAN MEDICAL RESPONSE

By: _____
Thomas M. Entee
Its: President General Manager

Date: 5/30/2012

By: _____
Its: Vice President/Secretary/Treasurer
Date: _____ JM

ATTEST:

Sarah McComas, City Clerk

APPROVED AS TO FORM:

Eric S. Vall, City Attorney

**FIRST AMENDMENT TO
AGREEMENT FOR
EMERGENCY MEDICAL RESPONSE
AND MEDICAL TRANSPORT CREW**

by and between the

CITY OF HEMET

and

AMERICAN MEDICAL RESPONSE

Dated June 11, 2013

**FIRST AMENDMENT TO LEASE PUBLIC FIRE STATION
AND AGREEMENT FOR
EMERGENCY MEDICAL RESPONSE
AND MEDICAL TRANSPORT CREW**

This First Amendment to Lease Public Fire Station ("First Amendment") and Agreement for Emergency Medical Response and Medical Transport Crew, which is dated for reference as indicated on the cover page, is hereby entered into by and between the CITY OF HEMET, a California general law city ("Landlord"), and AMERICAN MEDICAL RESPONSE, a California Corporation ("Tenant"), as follows:

RECITALS

- A. Landlord and Tenant entered into a Lease Agreement for operation of an emergency medical response and medical transport crew and related equipment within the City of Hemet, on May 8, 2012 ("Agreement"). Under this Agreement, American Medical Response is to provide emergency medical services in cooperation and coordinate with the City of Hemet Fire Department within the City of Hemet.
- B. The initial term ended on October 23, 2012. The term may be extended by the mutual agreement of the parties memorialized in writing.
- C. This First Amendment formally amends and extends this Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment, which modifies and amends the Agreement as follows:

1. **AMENDMENT.** The Agreement is hereby modified and amended as follows:
 - 1.1 **Extension of Term.** Landlord and Tenant agree to extend the Term of the Lease Agreement defined in Section "2. Term and Termination" of the Agreement, to June 30, 2014.
 - 1.2 **No Change to Rent.** There shall be no change in the amount of rent.
2. **GENERAL PROVISIONS.**
 - 2.1 **Remainder Unchanged.** Except as specifically modified and amended in this First Amendment, the Agreement remains in full force and effect and binding upon the parties.
 - 2.2 **Integration.** This First Amendment consists of pages 1 through 3 inclusive, which constitute the entire understanding and agreement of the

parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this First Amendment.

- 2.3 **Effective Date.** This First Amendment shall not become effective until the date it has been formally approved by the Landlord and executed by the appropriate authorities of the Landlord and Tenant.
- 2.4 **Applicable Law.** The laws of the State of California shall govern the interpretation and enforcement of this First Amendment.
- 2.5 **References.** All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this First Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Agreement on the date and year first written above.

CITY OF HEMET

By: Ron Bradley
Ron Bradley, Interim City Manager

ATTEST:

By: Sarah McComas
Sarah McComas, City Clerk

APPROVED AS TO FORM:

By: Eric S. Vail
Eric S. Vail, City Attorney

AMERICAN MEDICAL RESPONSE

By: Jack Hansen Jr
Name: JACK HANSEN, JR
Title: OPERATIONS MANAGER

AMERICAN MEDICAL RESPONSE

By: Rodney L. Parr
Name: Rodney L. Parr
Title: Administrative Sup

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside }

On June 11, 2009 before me, Sarah J. McComas, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Rodney L. Parr

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sarah J. McComas

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

MONTH-TO-MONTH RENTAL AGREEMENT
126 South Carmalita Street, City of Hemet

This Month-to-Month Rental Agreement (the "Agreement") is entered into as of March 15, 2012, by and between the CITY OF HEMET, a municipal corporation, (the "Landlord"), and ALMA LUNA, a Sole Proprietorship (the "Tenant"), who agree as follows:

RECITALS

This Agreement is made with reference to the following facts and circumstances:

(a) Landlord is the owner of certain land which is improved with a building containing approximately 658 square feet of area and commonly known as 126 South Carmalita Street, Hemet, California 92543 (the "Premises"). A site plan showing the Premises is set forth on attached Exhibit "A".

(b) Tenant operates a beauty salon on the Premises and desires to continue renting the Premises from Landlord for these purposes.

(c) Tenant acknowledges that Landlord, a public entity, is in the process of planning and determining the ultimate appropriate public use of the larger parcel of which the Premises is an integral part, and that Landlord considers use of the Premises by Tenant as short-term, interim use, which Landlord may require to be discontinued at any time on thirty (30) days notice.

(d) On this basis, Landlord and Tenant now desire to enter into this month-to-month rental agreement for the Premises on the terms and conditions set forth herein.

OPERATIVE PROVISIONS

Now, Therefore, in consideration of the promises made and recited herein and for other consideration the receipt and value of which is hereby acknowledged, the parties do hereby enter into this Agreement as follow:

1. Demise. Subject to the terms and conditions set forth in this Agreement, Landlord rents to Tenant and Tenant rents from Landlord the Premises.

2. Term. The term of this Agreement commences on March 15, 2012 and continues thereafter month-to-month until terminated by one of the parties by providing the other party with a notice of termination thirty (30) days before the intended termination date.

(a) Quite Enjoyment. Subject to the payment and performance by Tenant of its obligations under this Agreement, Tenant shall have the use and enjoyment of the Premises during the entire term of this Agreement free from disturbance by Landlord.

(b) Survival of Obligations. Tenant acknowledges that it is currently in possession of the Premises on a month-to-month basis as a holdover tenant, on the terms and conditions set forth in the previous lease agreement between the parties. Tenant further acknowledges that Tenant's month-to-month tenancy is being terminated and replaced by this Agreement. Notwithstanding the termination of Tenant's month-to-month tenancy (including without limitation, obligations of indemnity and insurance) under the prior lease agreement, such obligations survive such termination.

3. Use; Compliance with Laws.

(a) The Premises may only be used by Tenant for the operation of a beauty salon business and all business purposes reasonably related thereto and for no other purpose.

(b) Tenant agrees that its use of the Premises will at all times be in strict compliance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction, and Tenant, at its sole cost and expense, agrees to comply with all such laws, rules and regulations relating to Tenant's use of the Premises, including, without limitation, all laws, rules and regulations relating to the use, generation, storage or release of hazardous materials. In addition to Tenant's other obligations of indemnity under this Agreement, Tenant agrees to indemnify, protect, defend (by counsel reasonably satisfactory to Landlord) and hold Landlord and its officials, officers, agents and employees, and each of them, harmless from and against all claims, losses, liabilities, actions, judgments, costs and expenses (including reasonable attorneys' fees and costs) which they, or any of them, may suffer or incur arising from or relating to the use, generation, storage or release by Tenant, its agents, employees, contractors, guests or invitees of any hazardous materials in, on or about the Premises.

(c) "**Hazardous Materials**" shall mean any and all of the following:

(i) any substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or for which liability arises for misuse, pursuant to the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901, et seq.; the Toxic Substances Control Act, 15 U.S.C.S. § 2601, et seq.; the Clean Water Act, 33 U.S.C. §1251, et seq.; the Insecticide, Fungicide, Rodenticide Act, 7 U.S.C. § 136, et seq.; the Superfund Amendments and Reauthorization Act, 42 U.S.C. § 6901, et seq.; the Clean Air Act, 42 U.S.C. § 7401, et seq.; the Safe Drinking Water Act, 42 U.S.C. § 300f, et seq.; the Solid Waste Disposal Act, 42 U.S.C. §6901, et seq.; the Surface Mining Control and Reclamation Act, 30 U.S.C. § 1201, et seq.; the Emergency Planning and Community Right to Know Act, 42 U.S.C. § 11001, et seq.; the Occupational Safety and Health Act, 29 U.S.C. §§ 655 and 657; the Hazardous Waste Control Act, California Health and Safety Code ("H.&S.C.") § 25100, et seq.; the Hazardous Substance Account Act, H.&S.C. § 25330, et seq.; the California Safe Drinking Water and Toxic Enforcement Act, H.&S.C. § 25249.5, et seq.; the Underground Storage of Hazardous Substances, H.&S.C. § 25280, et seq.; the Carpenter-Presley-Tanner Hazardous Substance Account Act, H.&S.C. § 25300, et seq.; the Hazardous Waste Management Act, H.&S.C. §25170.1, et seq.; the Hazardous Materials Response Plans and Inventory, H.&S.C. § 25001, et

seq.; the Porter-Cologne Water Quality Control Act, Water Code § 13000, et seq., all as they may from time to time be amended;

(ii) any substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or for which liability for misuse arises pursuant to any other federal, state or local statute, law, ordinance, resolution, code, rule, regulation, order or decree due to its hazardous, toxic or dangerous nature;

(iii) any petroleum, crude oil or any substance, product, waste, or other material of any nature whatsoever which contains gasoline, diesel fuel or other petroleum hydrocarbons other than petroleum and petroleum products contained within regularly operated motor vehicles; and

(iv) polychlorinated biphenyls (PCB), radon gas, urea formaldehyde, asbestos and lead.

4. Rent. As rent for the Premises, Tenant agrees to pay to Landlord the sum of Five-Hundred, Twenty-Six dollars and 00/100 (\$526) per month. Rent is to be paid without demand in advance and without abatement, deduction or offset. The first installment of monthly rent, prorated to \$263 for the partial month of March 2012, is due on the date hereof along with any arrears accrued to Tenant. Subsequent installments are due and payable on the first day of each calendar month during the term of this Agreement. Rent for any partial calendar month at the end of the term of this Agreement will be prorated on a daily basis. Rent is payable to Landlord at its notice address set forth in this Agreement or at such other place as Landlord may designate by written notice to Tenant.

5. "AS-IS". Tenant acknowledges that it has been occupying the Premises and Tenant warrants and agrees that it is thoroughly familiar with the Premises and all aspects thereof, including, without limitation, the physical condition of the Premises, the zoning of the Premises and all other restrictions and limitations applicable to the Premises (whether or not of public record). Tenant acknowledges and agrees that the Premises are satisfactory to Tenant in all respects. **Tenant agrees that neither Landlord nor anyone acting on Landlord's behalf has made any representation or warranty of any kind or nature whatsoever respecting the condition of the Premises, their suitability for Tenant's use, or any other matter relating to the Premises (including, but not limited to, the environmental condition of the Premises) or this Agreement, and Tenant agrees that it is leasing the Premises and accepting the Premises in its "AS-IS CONDITION AND WITH ALL FAULTS".**

6. Maintenance.

(a) Throughout the term of this Agreement, Landlord will, at its sole cost and expense, maintain the foundations, exterior walls and roof (including structural components of the roof) of the Premises in good order, condition and repair (including the making of necessary replacements). Landlord will, at its sole cost and expense, also maintain the heating, ventilating and air conditioning system of the Premises and all unexposed portions of the plumbing, electrical and fire safety systems of the Premises in good order, condition and repair. Notwithstanding the foregoing or anything else in this Agreement to the contrary, if maintenance

or repair or any of the foregoing is necessary due to the negligence or willful misconduct of Tenant or any of its officers, agents, employees, contractors, servants, guests or invitees, then Tenant agrees to reimburse Landlord for the cost of such maintenance and repair. Except as provided in this Section 6(a), Landlord has no obligation respecting maintenance and repair of the Premises.

(b) Except for the obligations of Landlord under Section 6(a), Tenant will, at its sole cost and expense, maintain the Premises and all portions thereof in good order, condition and repair (including the making of necessary replacements). Tenant's obligations include, but are not limited to, the maintenance and repair of all floors and floor coverings, interior walls and wall coverings, exterior painting, interior and exterior doors, windows and plate glass, ceilings, light fixtures (including light bulbs), exposed plumbing and electrical facilities, and all electronic or other equipment, wiring and cabling installed by Tenant in the Premises.

7. Insurance.

(a) Landlord shall, at its sole cost and expense, maintain fire and extended coverage insurance on the Premises in such amount as Landlord shall deem appropriate, but in no event in a coverage amount less than the replacement value of the Premises.

(b) Tenant shall, at its sole cost and expense, maintain fire and extended coverage insurance on all of the personal property, trade fixtures and equipment located at the Premises in a coverage amount not less than the replacement value thereof.

(c) Landlord and Tenant shall, each at its own cost and expense, maintain a policy or policies of comprehensive general liability and property damage insurance with respect to the respective activities of each in, or associated with, the Premises, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit per occurrence. Landlord shall be listed as an additional insured on Tenant's policy or policies and all such policies will be primary and not contributing with the insurance which Landlord maintains, and the insurer providing Tenant's insurance must agree that such insurance will not be changed or cancelled except upon at least 10 days prior written notice to Landlord. Tenant will provide Landlord with copies of the policies of Tenant's required insurance or certificates evidencing such insurance upon execution of this Agreement and from time to time thereafter as reasonably requested by Landlord.

(d) Notwithstanding anything in this Agreement to the contrary, Landlord may, in its sole discretion, self-insure for all or any part of any insurance obligation required to be satisfied hereunder, and Landlord acknowledges, understands and agrees that if it should self-insure, it assumes personal liability should a loss which would otherwise be covered by insurance occur.

8. Indemnification. In addition to, and without limiting, Tenant's other obligations of indemnity under this Agreement, Tenant agrees to indemnify, protect, defend (by counsel reasonably satisfactory to Landlord) and hold Landlord and its officials, officers, agents and employees, and each of them, harmless from and against all claims, losses, liabilities, actions, judgments, costs and expenses (including reasonable attorneys' fees and costs) which they, or

any of them, may suffer or incur arising from or relating to (a) Tenant's use of the Premises, (b) any negligence, act or omission of Tenant, its officers, agents, employees, contractors, servants, guests or invitees in or about the Premises or (c) any default by Tenant under this Agreement.

9. Utilities. Tenant shall pay, before delinquency, all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant at the Premises during the term of this Agreement. If any utility or service provided to the Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's share of such charges. Tenant shall pay such amounts within 15 days after receipt of the invoice. Tenant acknowledges that the Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant agrees not to use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload or damage the electrical wiring circuits or other electrical systems associated with the Premises.

10. Taxes. Tenant shall pay before delinquency all real property taxes and assessments (both general and special) levied or assessed against the Premises during the term of this Agreement. Tenant shall promptly furnish Landlord with satisfactory evidence that such taxes and assessments have been paid. If any such taxes and assessments cover any period of time before the commencement or after the expiration of the term of this Agreement, Tenant's share of such taxes and assessments will be equitably prorated to cover only the period of time within the tax fiscal year this Agreement is in effect. Tenant shall also pay before delinquency all taxes levied or assessed against Tenant's trade fixtures, equipment and personal property (including the Furniture) located at the Premises or elsewhere. If Tenant fails to pay any taxes or assessments required to be paid by it under this Agreement, Landlord, at its option, may pay the same and Tenant agrees to reimburse Landlord therefor immediately upon demand. Tenant acknowledges that this Agreement may create a possessory interest subject to taxation and that Tenant may be subject to payment of any and all taxes levied on that possessory interest.

11. Alterations. Tenant agrees that it will not make any alterations or improvements to the Premises, or any portion of the Premises, without Landlord's prior written consent, which consent Landlord is under no obligation to give. If Landlord consents to the making of any alterations or improvements, Tenant agrees that such alterations or improvements will be made in strict compliance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction, will be performed in a good and workmanlike manner, and will be made in compliance with such other conditions as Landlord may require in connection with the granting of its consent. Tenant agrees that it will pay, when due, all claims for labor or materials furnished or alleged to have been furnished to or for Tenant at or for use on the Premises, which claims are or may be secured by any mechanics' or materialmen's lien against the Premises or any interest therein. All alterations and improvements made by Tenant shall, at Landlord's option and at Tenant's sole cost and expense, be removed from the Premises at the end of the term of this Agreement and the Premises restored to their condition prior to the making of such alterations or improvements.

12. Tenant's Property. All trade fixtures, equipment, machinery and personal property of Tenant located at the Premises will remain the property of Tenant during the term of this Agreement and may be removed by Tenant at any time and shall be removed by Tenant prior to

the expiration or other termination of the term of this Agreement. Tenant, at Tenant's cost and expense, must promptly repair all damage to the Premises occasioned by the removal of its trade fixtures, equipment, machinery and personal property.

13. Damage and Destruction. If the Premises or any portion thereof are damaged or destroyed by any casualty or other cause (whether or not insured), Landlord shall promptly repair such damage or destruction at Landlord's cost; provided, that if the damage or destruction was caused or contributed to by the negligence, acts or omissions of Tenant, its officers, agents, employees, contractors, servants, guests or invitees, Tenant shall be responsible to pay to Landlord an amount equal to the cost of repairs in excess of available insurance proceeds, if any, whether or not this Agreement is cancelled pursuant to the next proviso; provided, further, that if the cost of repairing or restoring the Premises exceeds one month's rent or if the repairs and restorations would require more than one month to complete once commenced, then either Landlord or Tenant may cancel this Agreement upon the giving of written notice to the other. Upon any cancellation of this Agreement pursuant to the provisions of this Section, all proceeds of insurance shall be the sole property of Landlord, and Tenant shall have no right or interest therein. If this Agreement is not cancelled, rent and other charges payable by Tenant shall be abated proportionally (up to 100% thereof) in the same ratio as the unusable floor area of the Premises bears to the total floor area thereof; provided, that if the damage or destruction was caused or contributed to by the negligence, acts or omissions of Tenant, its officers, agents, employees, contractors, servants, guests or invitees, Tenant shall not be entitled to any abatement of rent or other charges.

14. Condemnation. If all or any part of the Premises is taken under the power of eminent domain, or pursuant to a sale under threat thereof, this Agreement shall terminate as of the date the condemning authority takes possession. Such termination will be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority. Notwithstanding the foregoing or anything else in this Agreement to the contrary, in no event shall Tenant be entitled to any award on account of so-called "bonus value," it being agreed that any such award shall be the sole property of Landlord.

15. Assignment. Tenant may not assign this Agreement nor sublet all or any part of the Premises without first obtaining Landlord's prior written consent, which consent will not be unreasonably withheld. Any dissolution, merger, consolidation, or other reorganization of Tenant, or the sale or other transfer of 25% or more of the voting capital stock of Tenant, or the sale of 50% or more of the assets of Tenant, shall be deemed an assignment requiring Landlord's prior written consent as provided above.

16. Default. The occurrence of any one or more of the following shall constitute a default by Tenant:

- (a) Vacation or abandonment of the Premises by Tenant.

(b) Failure by Tenant to make payment of rent or any other payments required to be made by Tenant hereunder within 5 days after the date when due.

(c) Failure by Tenant to keep and maintain any of the insurance required to be kept and maintained by Tenant under this Agreement.

(d) Failure by Tenant to observe or perform any of the covenants or provisions of this Agreement, other than as provided in subsections (b) and (c) above, when such failure continues for a period of 30 days after written notice of such failure is given by Landlord to Tenant; provided, that if the nature of Tenant's failure is such that more than 30 days are reasonably required for its cure, then Tenant will not be deemed to be in default if Tenant commences such cure within said 30 day period and thereafter diligently prosecutes such cure to completion.

17. Remedies. If Tenant is in default, then, in addition to all other rights and remedies which Landlord may have at law or in equity, Landlord has the following rights and remedies which are not exclusive but are cumulative:

(a) Landlord can, with or without terminating this Agreement, reenter the Premises and remove all property and persons therefrom, and any such property may be removed and stored in a public warehouse or elsewhere at the cost and for the account of Tenant. If Landlord elects to reenter or shall take possession of the Premises pursuant to legal proceedings or pursuant to any notice provided by law, and if Landlord has not elected to terminate this Agreement, Landlord may either recover all rent as it becomes due under this Agreement or relet the Premises or any part or parts thereof for such term or terms and upon such provisions as Landlord may deem advisable and will have the right to make repairs to and alterations of the Premises. No reentry or taking possession of the Premises by Landlord is to be construed as an election to terminate this Agreement unless a written notice of such intention is given to Tenant by Landlord. Notwithstanding any reletting without termination by Landlord because of Tenant's default, Landlord may at any time after such reletting elect to terminate this Agreement because of such default. If Landlord elects to relet the Premises without terminating this Agreement, then rent received by Landlord therefrom will be applied as follows:

(i) First, to any indebtedness from Tenant to Landlord other than rent due from Tenant;

(ii) Second, to all costs and expenses, including, without limitation, for maintenance, repairs or alterations, incurred by Landlord in connection with reletting the Premises; and

(iii) Third, to the payment of rent due and unpaid under this Agreement and the residue, if any, will be held by Landlord and applied in payment of future rent as the same may become due and payable under this Agreement and to any damages and other amounts which Landlord is otherwise entitled to under this Agreement. Should that portion of such rent received from such reletting during any month, which is applied to the payment of rent hereunder, be less than the rent payable hereunder during that month by Tenant, then Tenant agrees to pay such

deficiency to Landlord immediately upon demand. In no event will Tenant be entitled to any excess rent received by Landlord from such reletting.

(b) Landlord can terminate Tenant's right to possession of the Premises at any time. No act by Landlord other than giving written notice to Tenant will terminate this Agreement. Acts of maintenance, efforts to relet the Premises, or the appointment of a receiver on Landlord's initiative to protect Landlord's interest under this Agreement shall not constitute a termination of Tenant's right to possession. On termination, Landlord has the right to recover from Tenant:

(i) The worth, at the time of the award, of the unpaid rent that had been earned at the time of termination of this Agreement;

(ii) The worth, at the time of the award, of the amount by which the unpaid rent that would have been earned after the date of termination of this Agreement until the time of award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided;

(iii) The worth, at the time of the award, of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided; and

(iv) Any other amount, and court costs, necessary to compensate Landlord for all detriment proximately caused by Tenant's default.

"The worth, at the time of the award," as used in (i) and (ii) of this subsection (b), is to be computed by allowing interest at the maximum rate an individual is permitted by law to charge. "The worth, at the time of the award," as referred to in (iii) of this subsection (b), is to be computed by discounting the amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus 1%.

(c) Landlord can have a receiver appointed to collect rent and conduct Tenant's business. Neither the filing of a petition for the appointment of a receiver nor the appointment itself shall constitute an election by Landlord to terminate this Agreement.

(d) Without waiving the default, Landlord can, at its sole option, pay such sums and/or take such actions as are necessary in Landlord's reasonable judgment in order to cure the default, and all sums expended or incurred by Landlord in connection therewith, together with interest thereon at the maximum rate permitted by law, shall be paid by Tenant to Landlord immediately on demand.

18. Late Payment. Rent and other amounts not paid by Tenant when due under this Agreement shall bear interest at the rate of ten percent (10%) per annum from the date due until the date paid.

19. Landlord Entry. Landlord and its authorized representatives shall have the right upon reasonable prior written notice to Tenant to enter all portions of the Premises for any of the following purposes: (a) to determine whether the Premises are in good condition and whether Tenant is complying with its obligations under this Agreement; (b) to inspect the Premises; and

(c) to post notices of nonresponsibility. Notwithstanding the foregoing to the contrary, Landlord and its authorized representatives shall have the right to enter the Premises at any time, and without notice to Tenant, where an emergency situation necessitates such entry. No exercise by Landlord of its rights under this Section shall entitle Tenant to any damages for any injury or inconvenience occasioned thereby or to any abatement of rent or other amounts payable under this Agreement.

20. Surrender of Premises. Upon the expiration or other termination of the term of this Agreement, Tenant agrees to surrender possession of the Premises and the Furniture, and every party thereof, to Landlord in good order, condition and repair, ordinary wear and tear alone excepted. "Ordinary wear and tear" does not include any damage or deterioration that would have been prevented by good maintenance practice or by Tenant performing all of its obligations under this Agreement.

21. Signs. With Landlord's prior written consent, Tenant shall have the right to place on the Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Premises or its use as provided in this Agreement. Landlord, at Tenant's expense, shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Premises resulting from the removal of signs installed by Tenant.

22. Subordination; Estoppel Certificates.

(a) Upon the prior request of Landlord, Tenant will execute such reasonable instruments providing for the subordination of this Agreement to the lien of any mortgage or deed of trust, or the lien resulting from any other similar method of financing or refinancing, in force against the Premises (collectively, "Lien"), if any such instrument of subordination shall contain the agreement of the holder of such Lien to the following, which agreement may be conditioned upon this Agreement being in full force and effect and Tenant not being in default under this Agreement:

(i) No foreclosure of, deed given in lieu of foreclosure, or sale under such Lien, and no steps or procedures taken under such Lien shall disturb Tenant's right to possession of the Premises or affect any of Tenant's rights under this Agreement, and any resulting purchaser or other transferee of the Premises shall be subject to this Agreement and shall recognize Tenant's rights under this Agreement.

(ii) Tenant shall not be named in any foreclosure action or other proceeding related to the Lien.

(b) Tenant, in connection with any sale, transfer or hypothecation of Landlord's interest in the Premises, will, within twenty (20) days after receipt of written request from Landlord, execute, acknowledge and deliver to Landlord a certificate stating that this Agreement is unmodified and in full force and effect, or in full force and effect as modified and stating the modifications. The certificate shall also state the amount of rent, the dates to which rent has been paid in advance, and acknowledge that there are not any uncured defaults on the part of Landlord or

specifying such defaults if any are claimed, and shall state such other matters concerning this Agreement and the Premises as are reasonably requested.

23. Notices. Except as otherwise provided, all notices required or permitted to be given under this Agreement must be in writing and addressed to the parties at their respective notice addresses set forth below; provided, that notices to Tenant may also be effectively given in writing and addressed to Tenant at the Premises address. Notices must be given by personal delivery (including by commercial delivery service) or by first-class mail, postage prepaid. Notices will be deemed effectively given, in the case of personal delivery, upon receipt (or if receipt is refused, upon attempted delivery), and in the case of mailing, three (3) days following deposit into the custody of the United States Postal Service. The notice addresses of the parties are as follows:

If to Landlord: City of Hemet
 445 E. Florida Avenue
 Hemet, California 92543-2409
 Attention: City Manager

With a copy to:

Eric S. Vail, City Attorney
Burke, Williams & Sorensen, LLP
2280 Market Street, Suite 300
Riverside, California 92501-3629

If to Tenant: Alma Luna
 2194 Daisy Way
 Hemet, CA 92545

With a copy to:

Alma Luna, C/O Unicorn Beauty Salon
126 South Carmalita Street
Hemet, CA 92543

24. Waiver and Release of Benefits. Lessee acknowledges that upon expiration of the Term, including any extension thereof, or upon termination of any holdover tenancy (collectively "Expiration of Tenancy"), Lessee might be or become eligible to receive compensation, reimbursement, assistance, including, but not limited to, the fair market value of real and personal property, loss of goodwill, loss of profits, actual and reasonable expenses for moving a business, loss of tangible personal property as a result of moving the business, expenses incurred in searching for a replacement site for the business, expenses to reestablish the business at the new site, "in-lieu payments," and other such benefits (collectively "Benefits") under the California Relocation Assistance Act (Government Code §7260, *et seq.*), Title 25 of the California Code of Regulations, Article 1, § 19 of the California Constitution, the California Eminent Domain Law (Code of Civil Procedure §1230.010, *et seq.*), or other similar local, state,

or federal statute, ordinance, regulation, rule, or decisional law (collectively "Compensatory Laws"). Lessee further acknowledges that it has received full and fair compensation of all Benefits Lessee is or might be or might become entitled to recover from the City of Hemet and/or the Hemet Redevelopment Agency (collectively "City") as a result of, or in any way related to, Expiration of the Tenancy, City's acquisition of the Premises, and City's occupancy and possession of the Premises. Therefore, being fully informed of and understanding the acknowledgments made herein and of Lessee's rights or potential rights to Benefits under the Compensatory Laws, Lessee hereby expressly and unconditionally waives, and Releases the City from, any and all rights of Lessee to claim, demand, sue for, or receive any Benefits which Lessee is or might be or might become entitled to recover from the City as a result of, or in any way related to, Expiration of the Tenancy, City's acquisition of the Premises, and City's occupancy and possession of the Premises.

25. General.

(a) If either party is delayed in performing any obligation hereunder (other than the payment of money) due to acts of God, casualties, labor or material shortages, strikes, lockouts or other labor unrest, inclement weather, governmental regulations, or any other cause (whether similar or dissimilar to the foregoing, but excluding financial inability), the time for performing such obligation shall be extended for a period of time equal to the period of the delay.

(b) The acceptance by Landlord of any rental or other payments due hereunder with knowledge of the breach of any of the terms, covenants or provisions of this Agreement by Tenant shall not be construed as a waiver of any such breach. The acceptance at any time or times by Landlord of any sum less than that which is required to be paid by Tenant shall, unless Landlord specifically agrees otherwise in writing, be deemed to have been received only on account of the obligation for which it is paid, and shall not be deemed an accord and satisfaction notwithstanding any provisions to the contrary written on any check or contained in any writing transmitting the same.

(c) The titles to the sections of this Agreement are for convenience of reference only and are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement. Any exhibits attached to this Agreement are, however, a part of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to any otherwise governing principles of conflicts of law. In construing this Agreement, none of the parties to it shall have any term or provision construed against it solely by reason of its having drafted the same.

(d) Any provision of this Agreement that is invalid, illegal or unenforceable shall be ineffective to the extent of such invalidity, illegality or unenforceability without invalidating, diminishing or rendering unenforceable the rights and obligations of the parties under the remaining provisions of this Agreement.

(e) No term or provision of this Agreement may be amended, altered, modified or waived orally or by a course of conduct, but only by an instrument in writing signed by a duly authorized officer or representative of the party against which enforcement of such amendment,

alteration, modification or waiver is sought. Any amendment, alteration, modification or waiver shall be for such period and subject to such conditions as shall be specified in the written instrument effecting the same. Any waiver shall be effective only in the specific instance and for the specific purpose for which given.

(f) This Agreement and all exhibits attached to it constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements (whether written or oral) with respect to that subject matter.

(g) If either party hereto brings an action to enforce the terms hereof or declare rights hereunder, the prevailing party in such action, on trial or appeal, shall be entitled to reasonable attorneys' fees to be paid by the losing party as fixed by the court.

(h) Subject to the restrictions relating to assignment and subletting, this Agreement is binding on and inures to the benefit of the parties and their respective successors and assigns.

(i) Each party represents to the other that it has not engaged in any activity which could form the basis for a claim by any broker, agent or finder, for a real estate commission, brokerage fee, finder's fee, or other similar charge in connection with the negotiation and execution of this Agreement or the leasing of the Premises.

(j) This Agreement may be executed in counterparts, each of which is an original but all of which together constitute but one and the same instrument. Signature and acknowledgment pages of this Agreement may be detached from any counterpart and re-attached to any other counterpart of this Agreement which is identical in form hereto but having attached to it one or more additional signature and acknowledgment pages.

The parties have caused this Agreement to be duly executed by their respective duly authorized officers or representatives as of the date first set forth above.

CITY OF HEMET

By: _____
Brian Nakamura
City Manager

Attest:

Sarah McComas
City Clerk

Approved as to Form:

By: _____
Eric S. Vail, City Attorney

UNICORN BEAUTY SALON

By:  _____
Alma Luna
Sole Proprietor

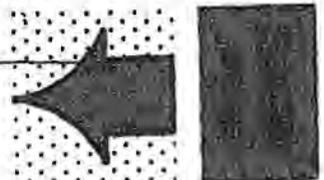
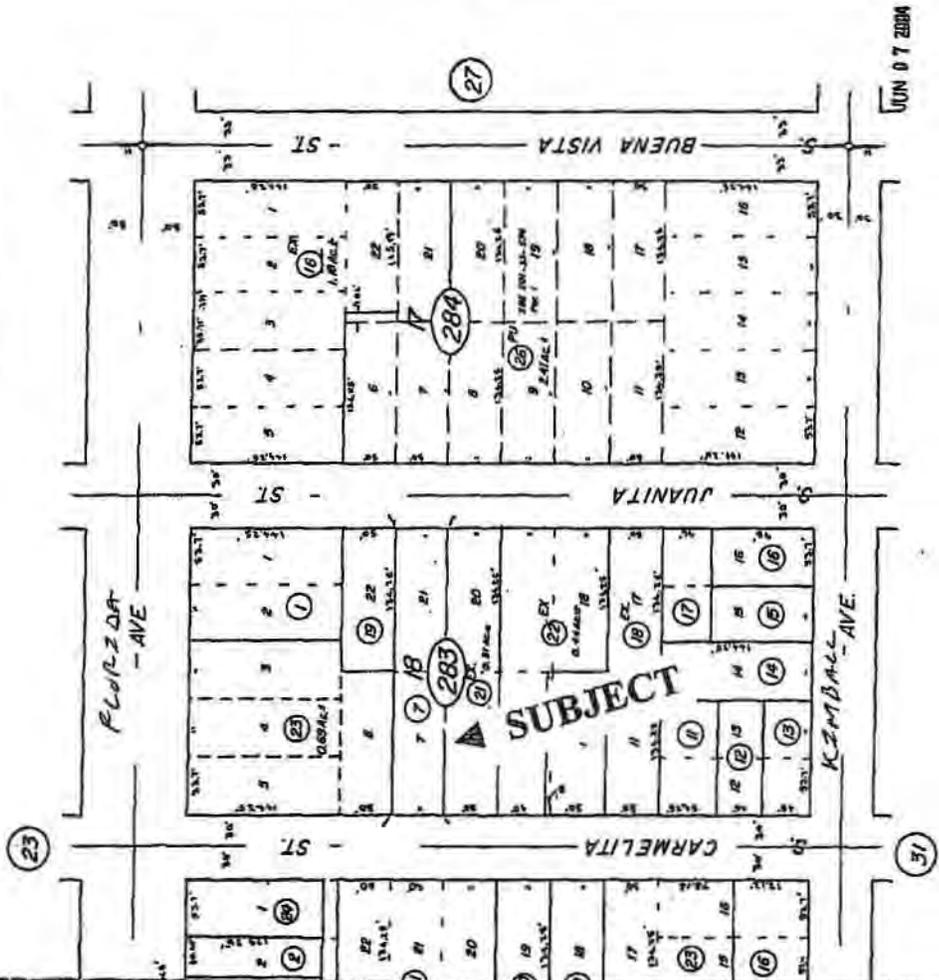


EXHIBIT "A"

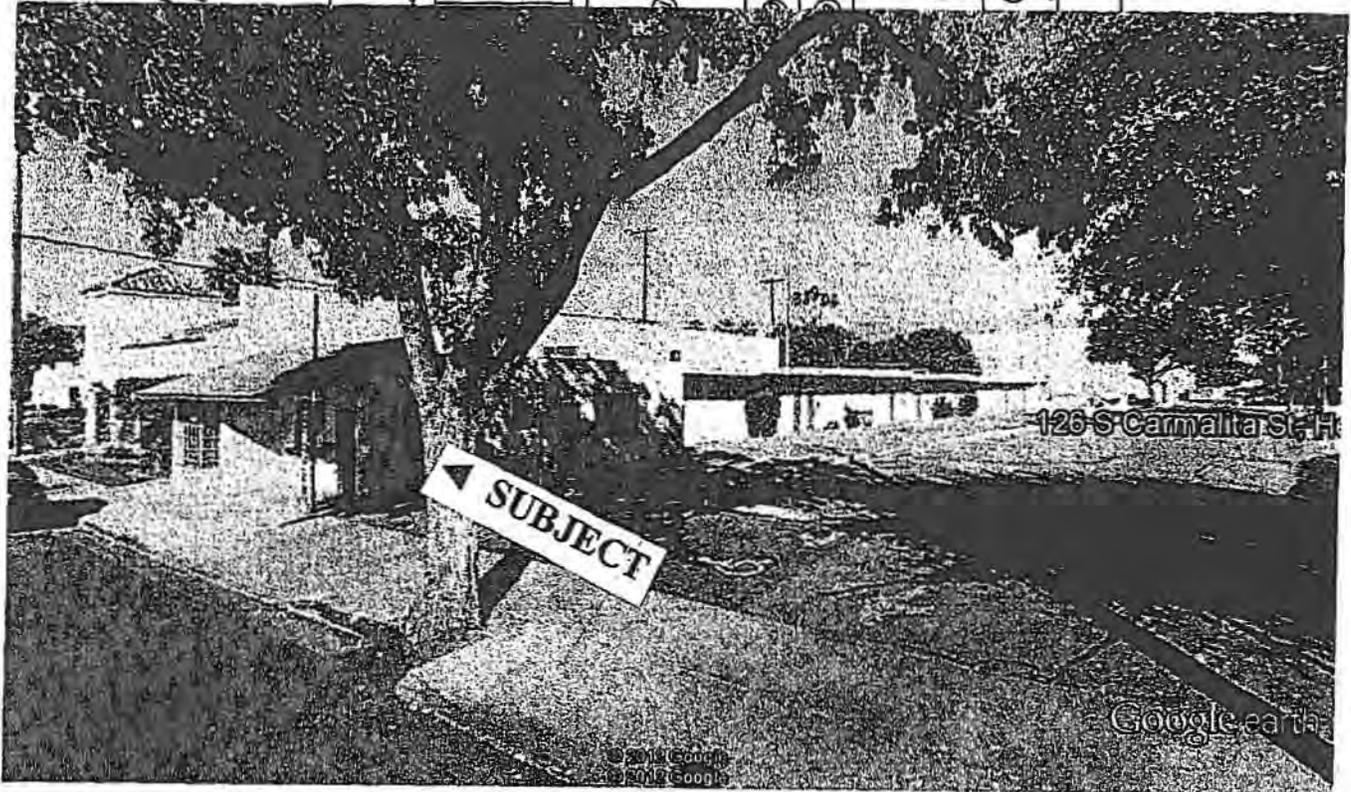
Site Plan

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

R. RO. SAN JACINTO VIEJO
N. 2 S.W. 4 SEC. 10, T3S, R. 1W. J



ASSESSOR'S MAP BK. 443 PG. 28
RIVERSIDE COUNTY, CALIF.



Google earth



Attachment 10 – Riverside County Transit Village Demonstration Projects Presentation

From Transit Station to

Transit Village

A Summary of Demonstration
Projects in Western Riverside
County

Karen Gulley

July 12, 2007





North Main Corona Station

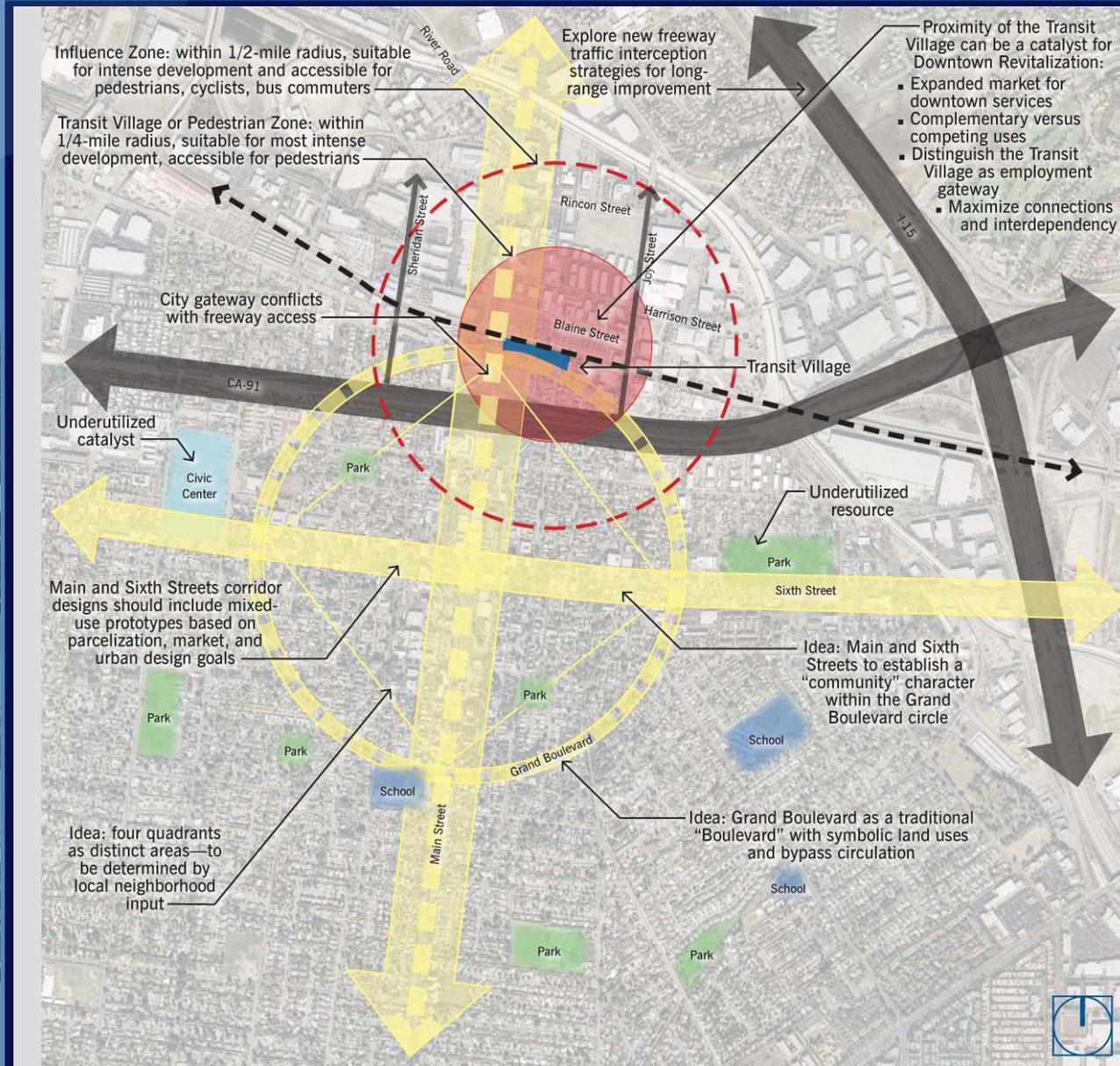


- Metrolink Lines**
- Ventura County Line
 - Antelope Valley Line
 - San Bernardino Line
 - Riverside Line
 - Orange County Line
 - Inland Empire-Orange County Line
 - 91 Line
 - Amtrak Pacific Surfliner
 - Proposed Lines
 - Terminus of Future Extensions
- Metro Lines**
- Metro Red Line
 - Metro Blue Line
 - Metro Green Line
 - Metro Gold Line
 - Proposed Metro Extensions



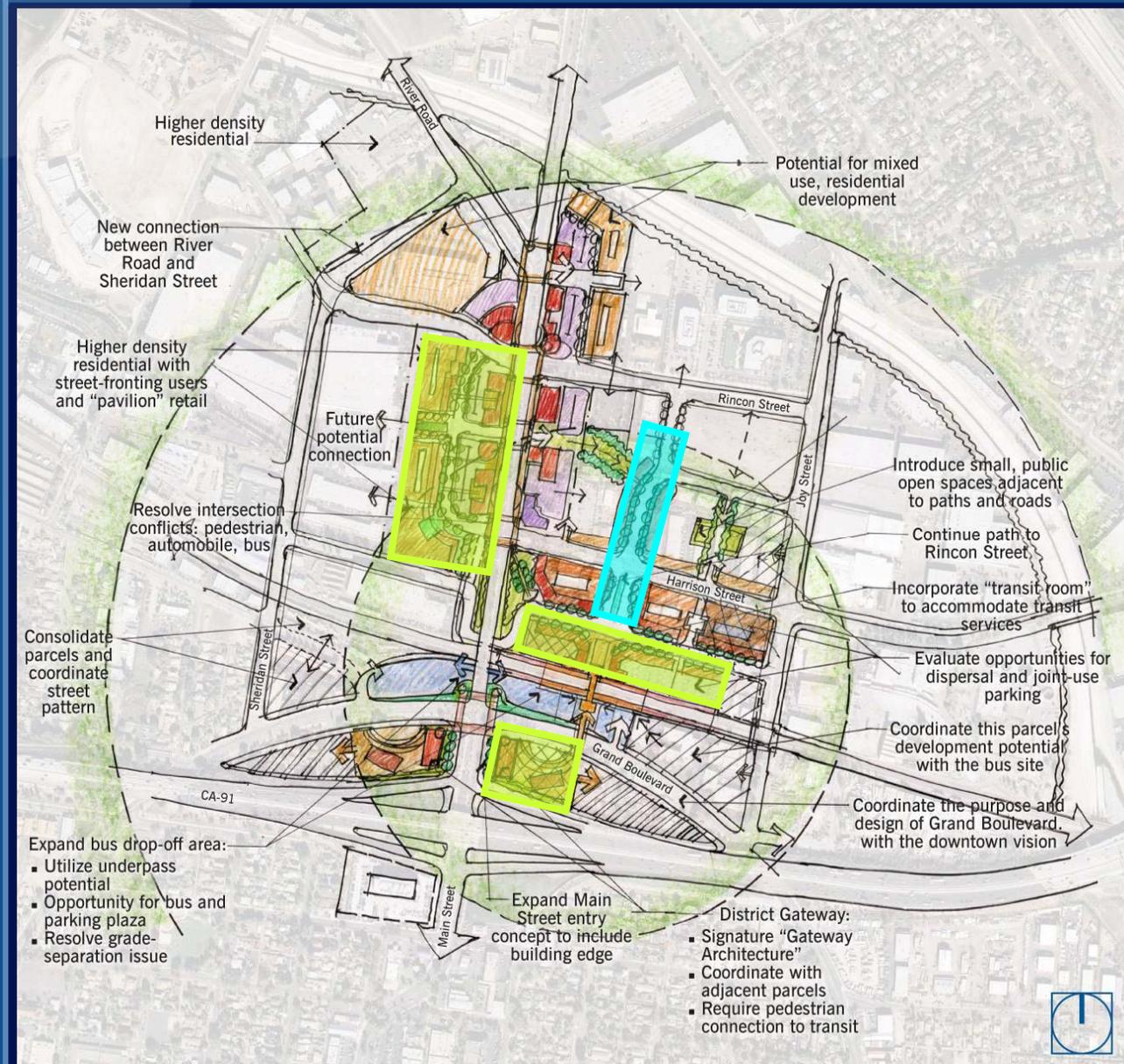
North Main Corona Station Transit-Oriented Development

Site Context and Existing Conditions



Land Use Design Concept

- Maximize connectivity and synergy with Downtown
- Build upon catalytic projects
- Evaluate joint use with transit parking
- Divert commuter park and ride traffic
- Add finer grain pedestrian/auto access
- Introduce small public open spaces

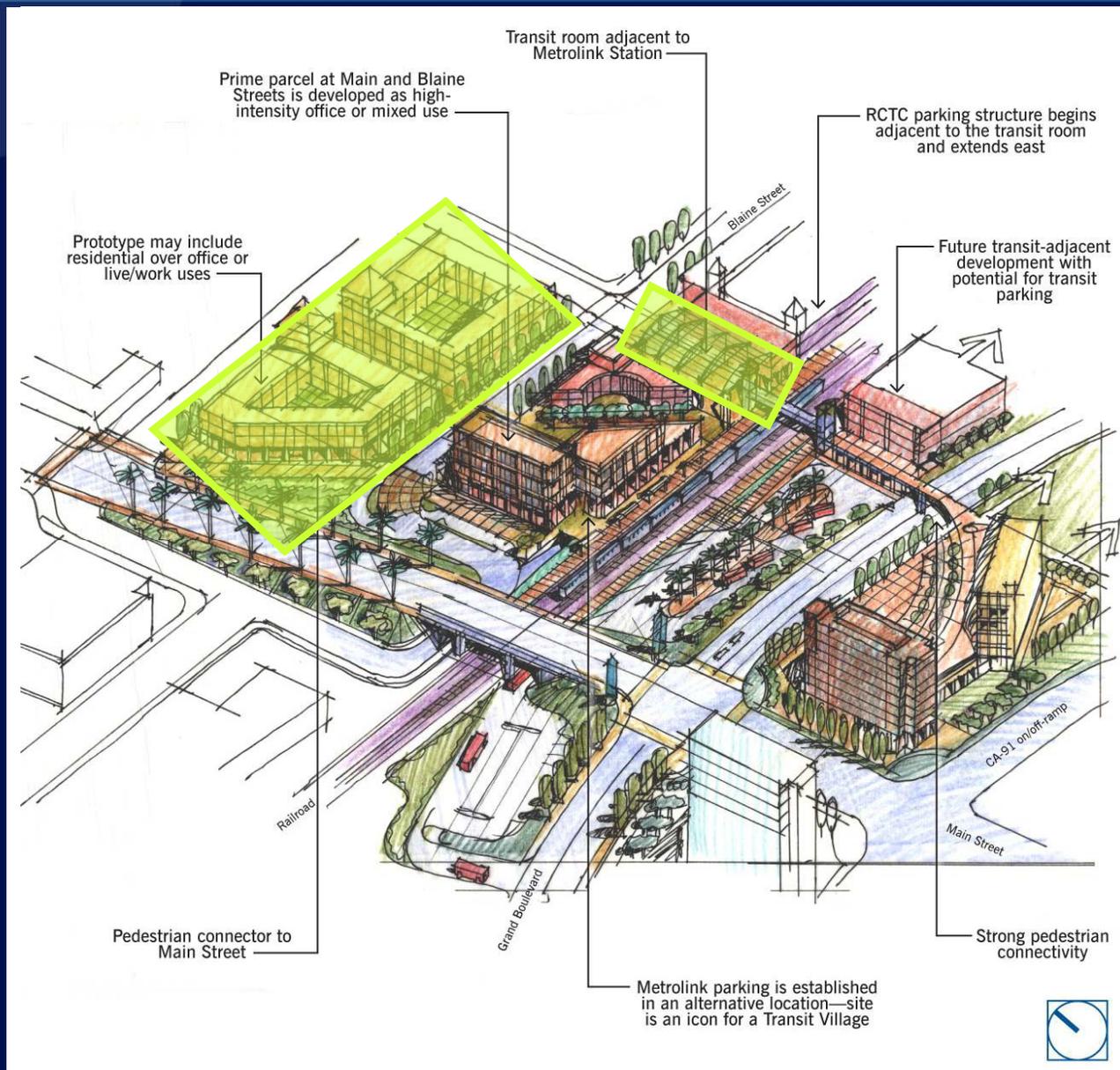




COMPASS
BLUEPRINT

North Main Corona Station Transit-Oriented Development

High-Intensity Vision of Transit Core





COMPASS
BLUEPRINT

North Main Corona Station Transit-Oriented Development

Transit Room Sections



Section of Transit Room looking south toward Metrolink Station



Section of Blaine Street looking west



Perris Station



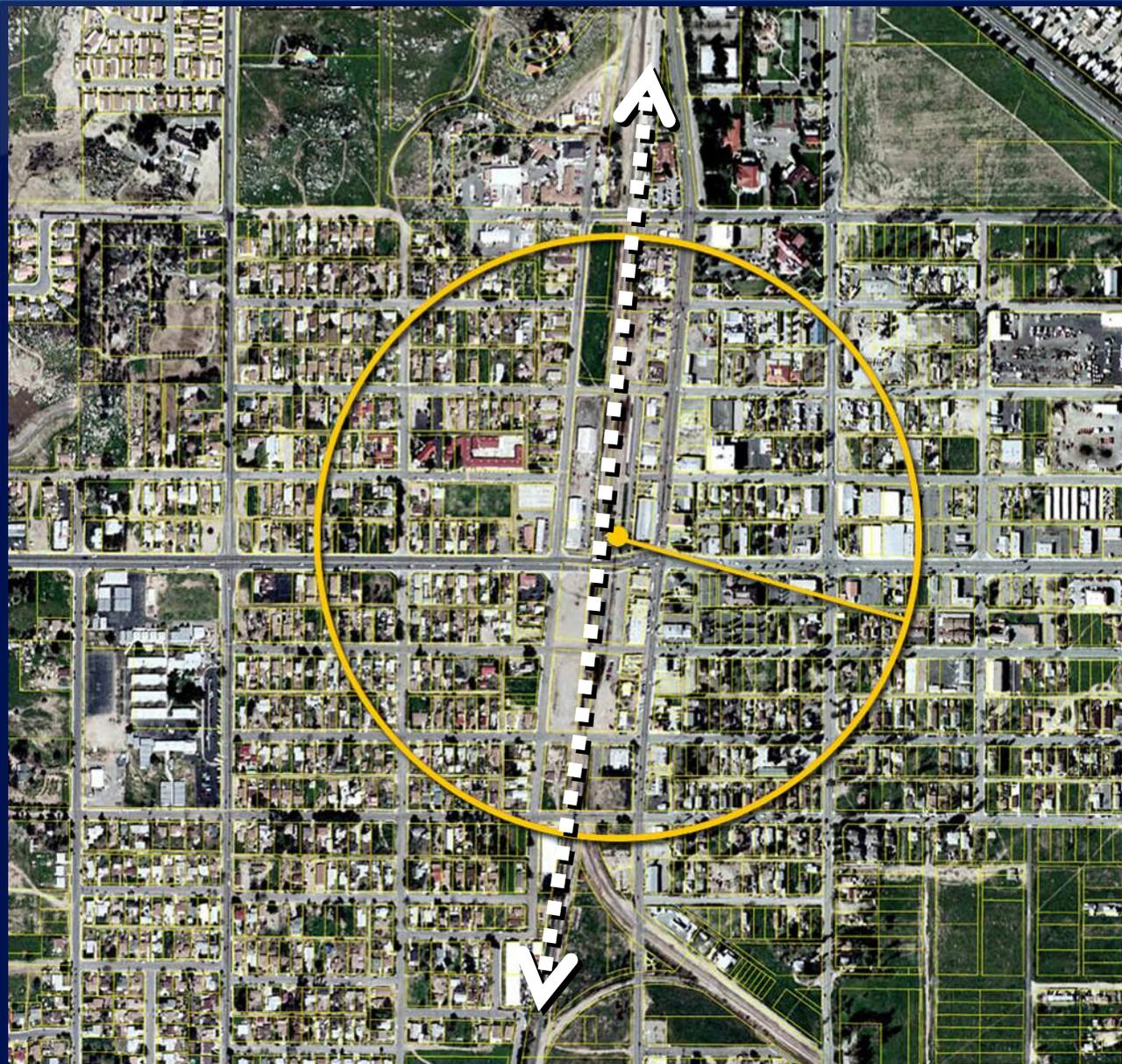
- Metrolink Lines**
- █ Ventura County Line
 - █ Antelope Valley Line
 - █ San Bernardino Line
 - █ Riverside Line
 - █ Orange County Line
 - █ Inland Empire-Orange County Line
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 - █ Proposed Lines
 - Terminus of Future Extensions
- Metro Lines**
- █ Metro Red Line
 - █ Metro Blue Line
 - █ Metro Green Line
 - █ Metro Gold Line
 - █ Proposed Metro Extensions

Site Context and Existing Conditions



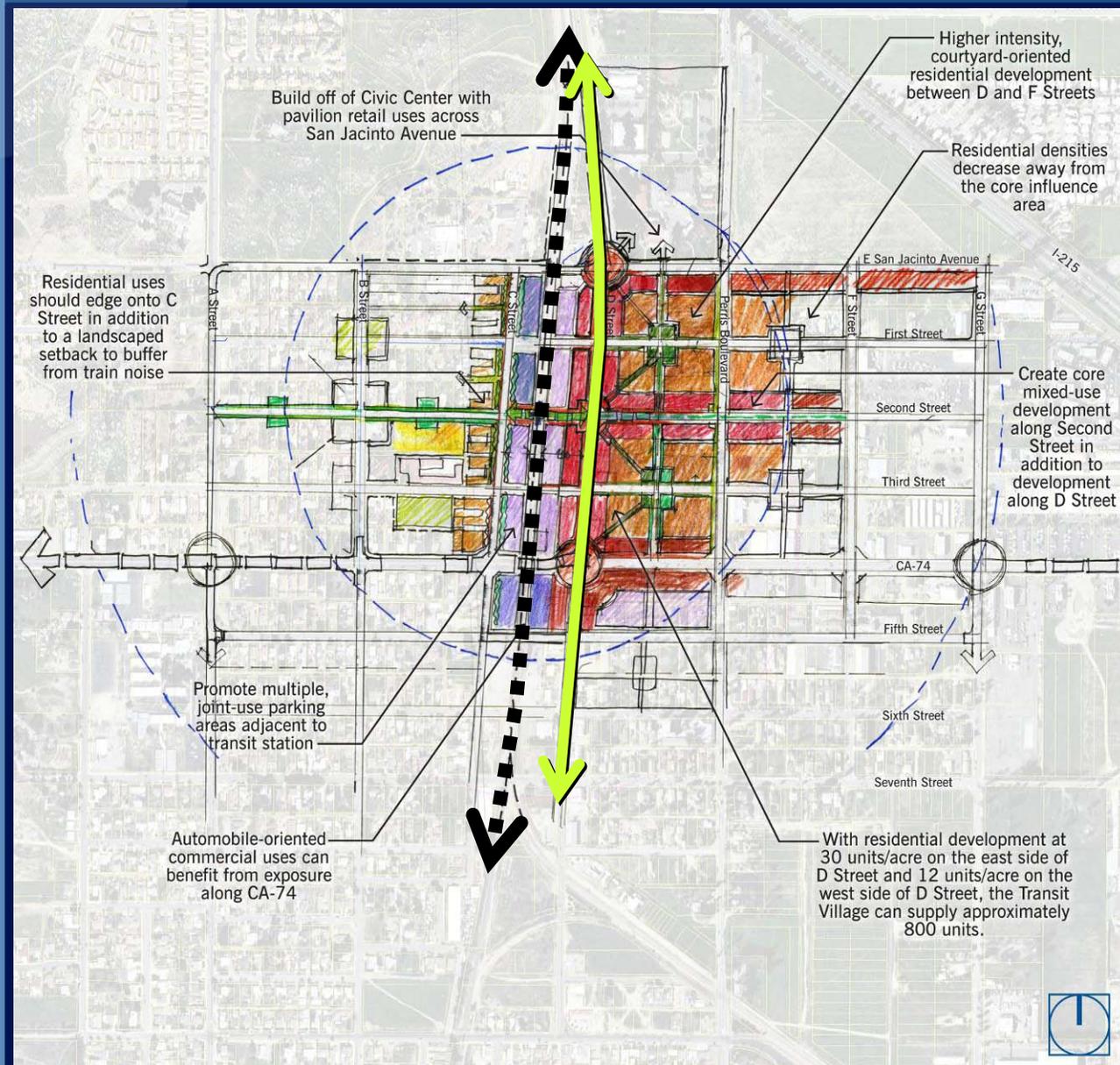
Perris Station
Transit-Oriented Development

COMPASS
BLUEPRINT



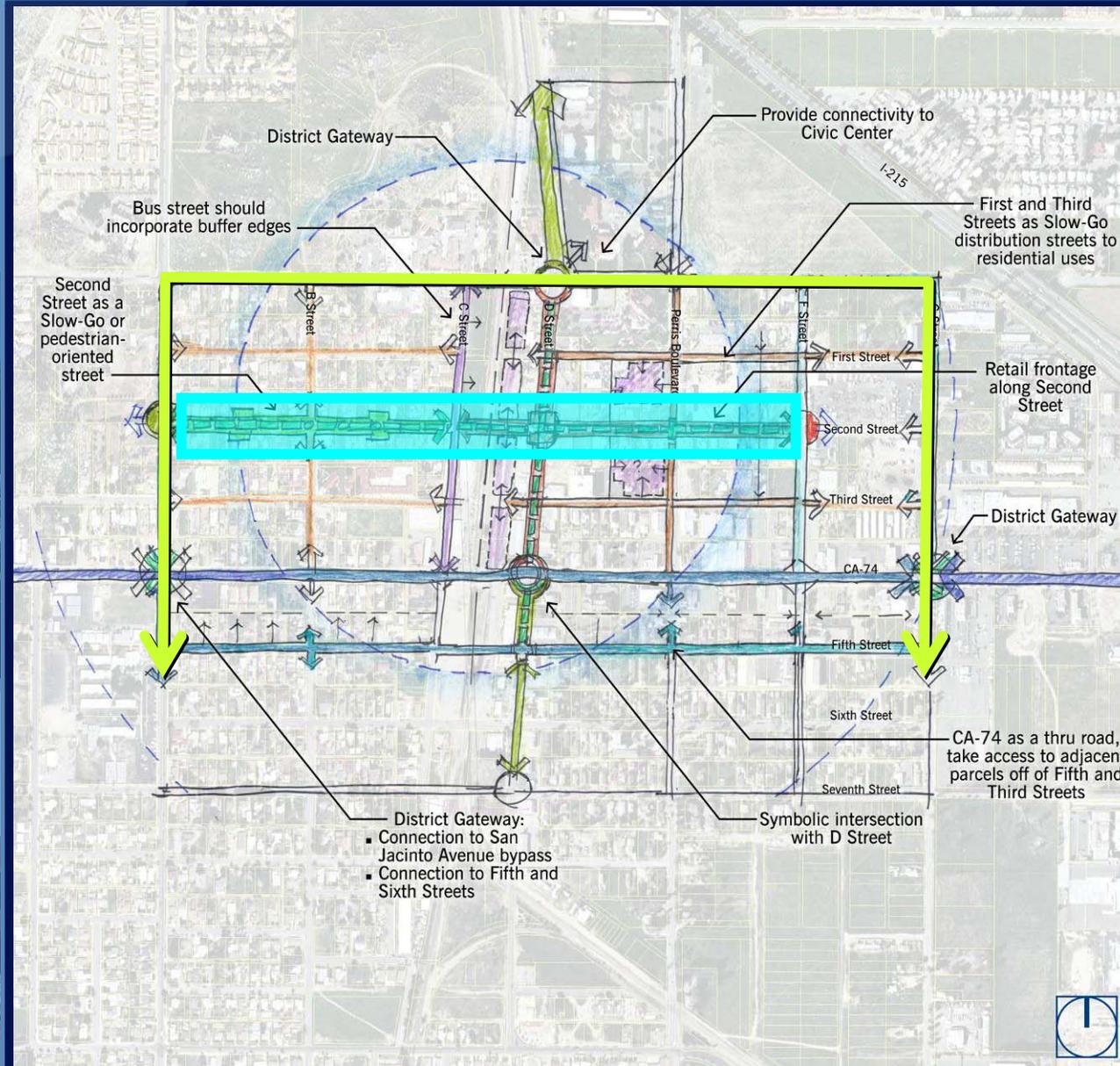
Land Use Design Concept

- Metrolink as catalyst for change
- Focus commercial activity
- Introduce pavilion retail
- Introduce new residential prototypes
- Truck bypass
- Pedestrian feeder streets



Circulation Design Concept

Perris Station
Transit-Oriented Development

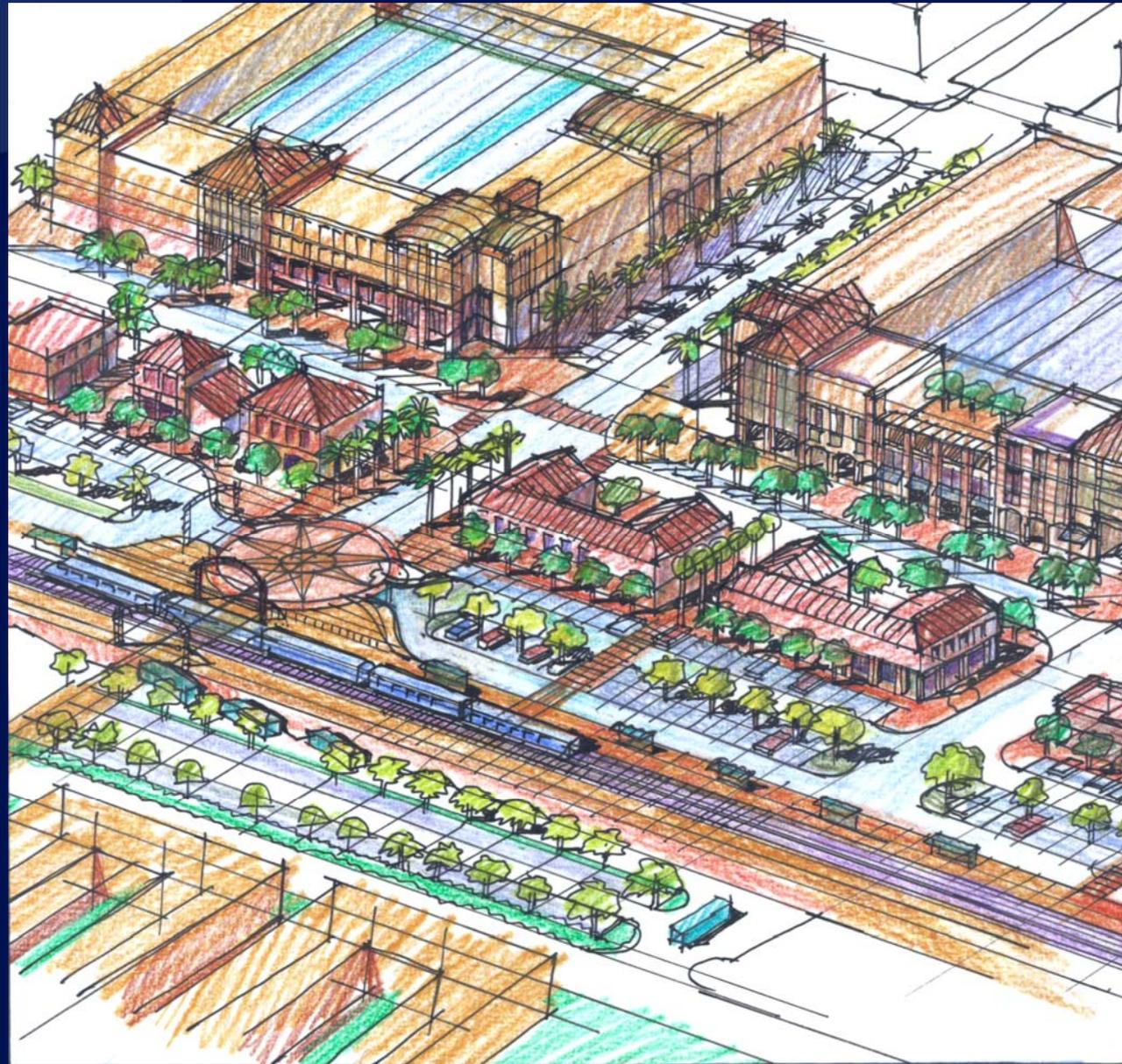


Transit Core Vision



COMPASS
BLUEPRINT

Perris Station
Transit-Oriented Development





Downtown Riverside Station



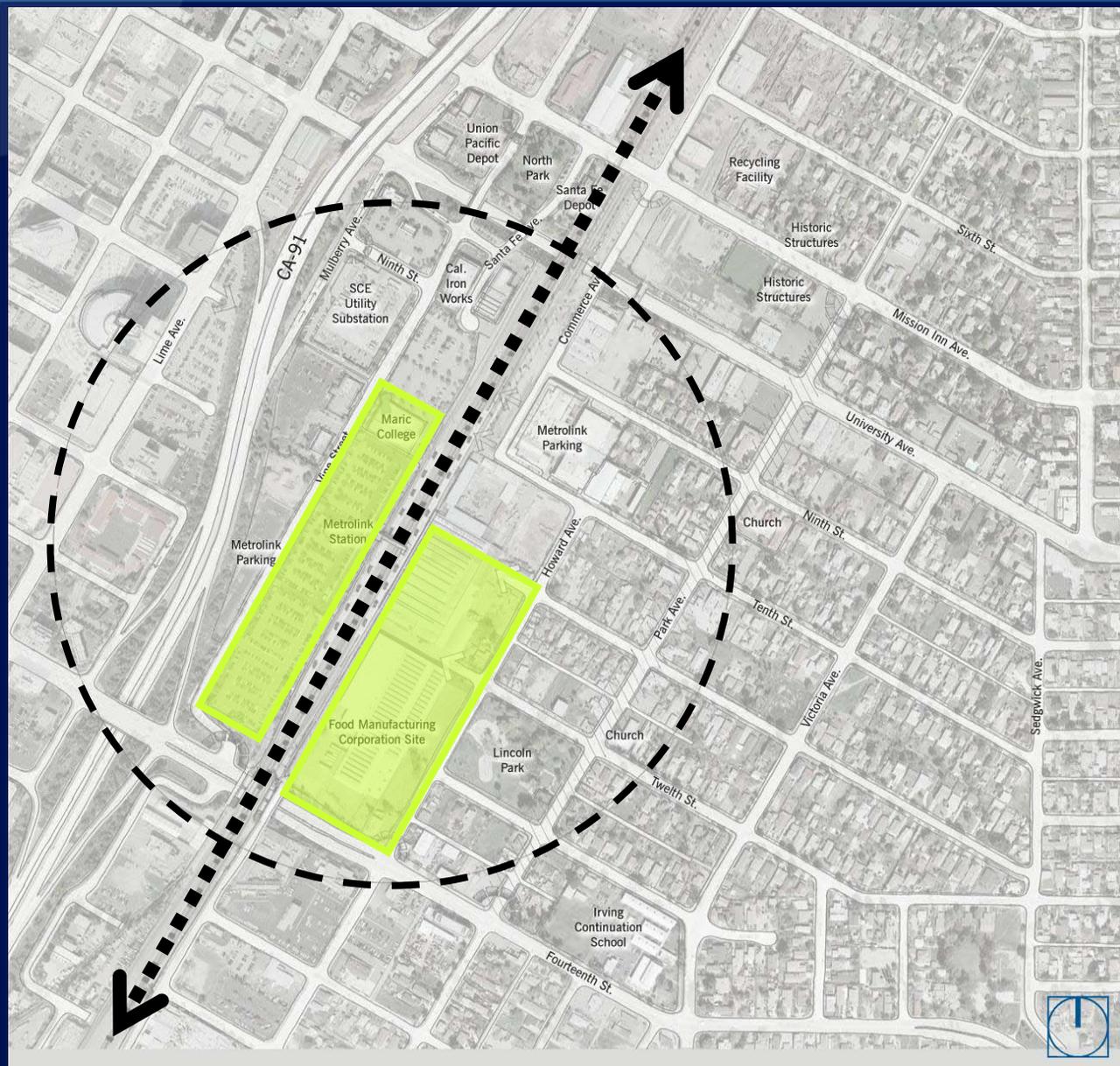
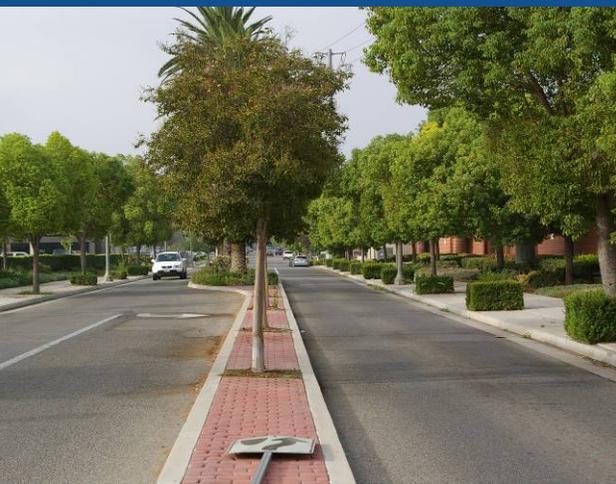
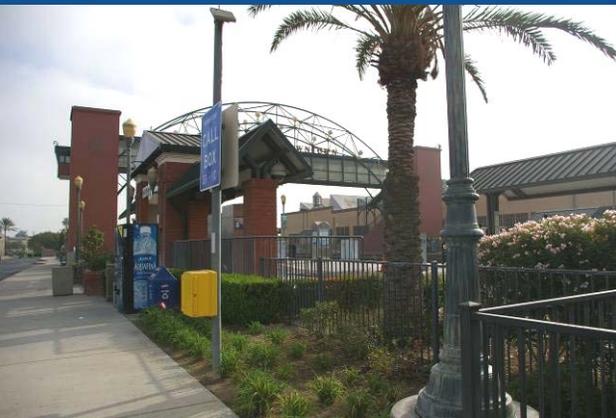
- Metrolink Lines**
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 - █ Antelope Valley Line
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 - █ Orange County Line
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 - █ Proposed Metro Extensions

Site Context and Existing Conditions



Downtown Riverside Station
Transit-Oriented Development

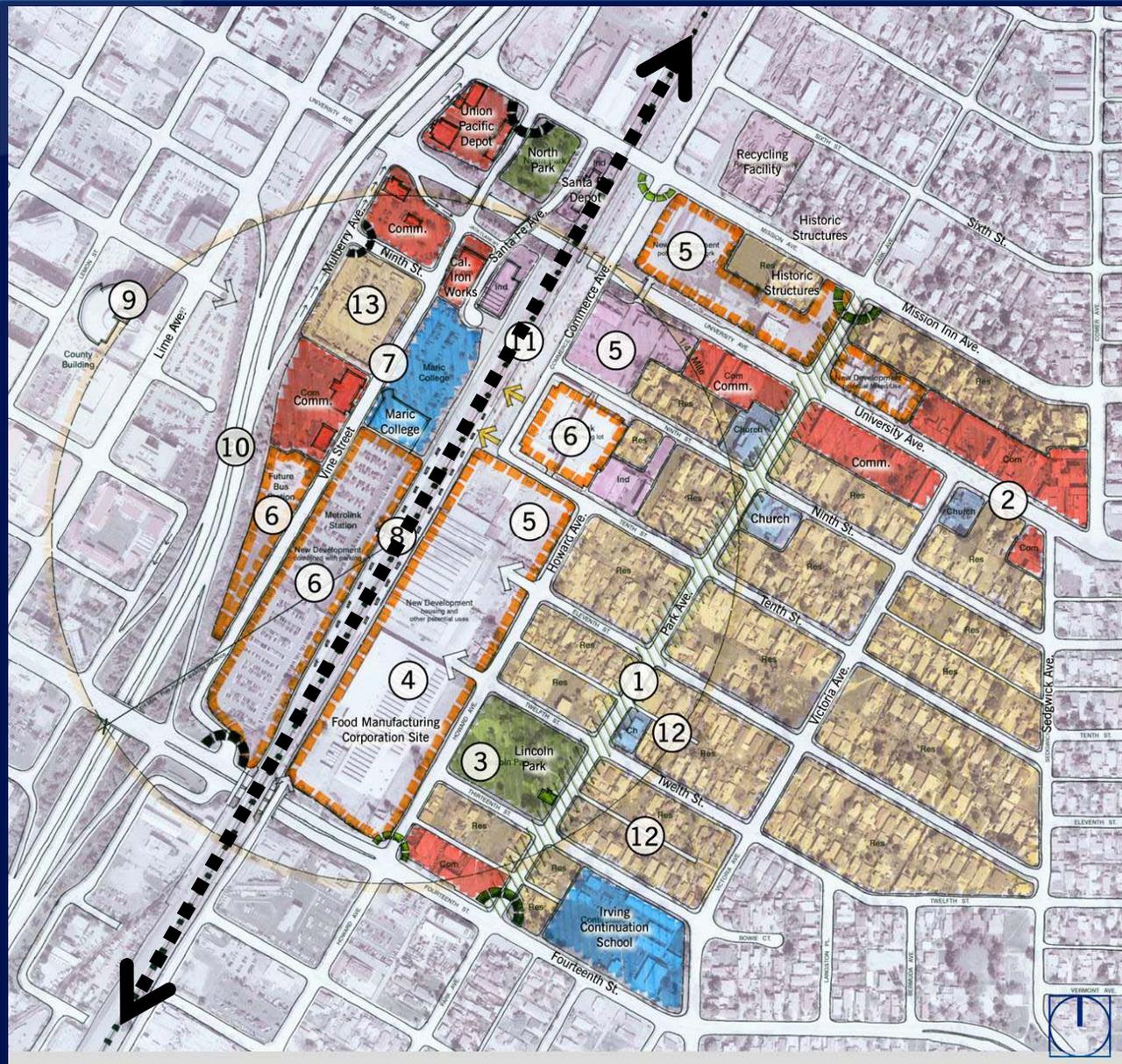
COMPASS
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Downtown Riverside Station Transit-Oriented Development

Opportunities & Constraints

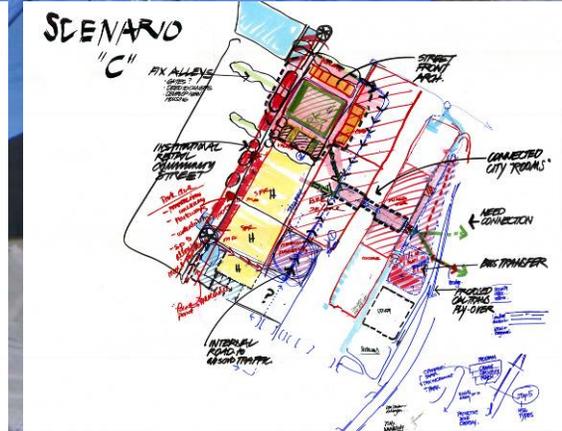
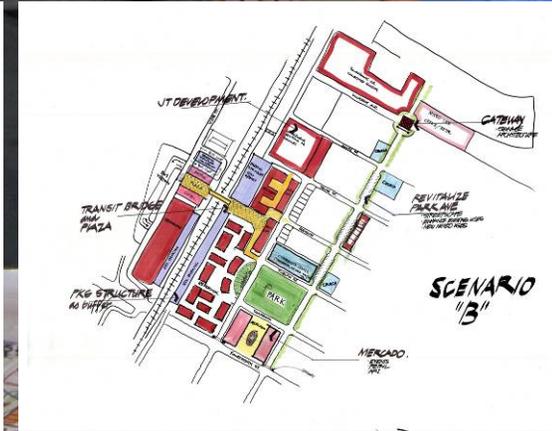
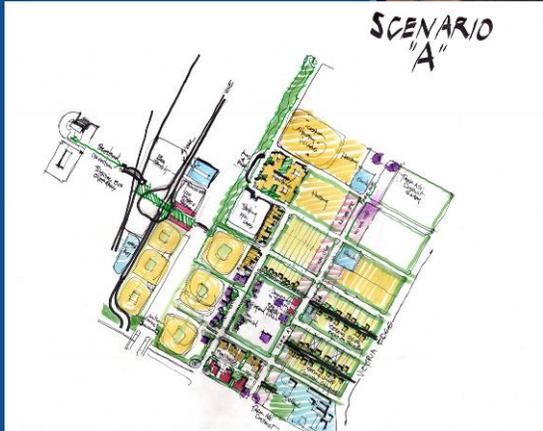




COMPASS
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Downtown Riverside Station Transit-Oriented Development

Two Day Design Charrette

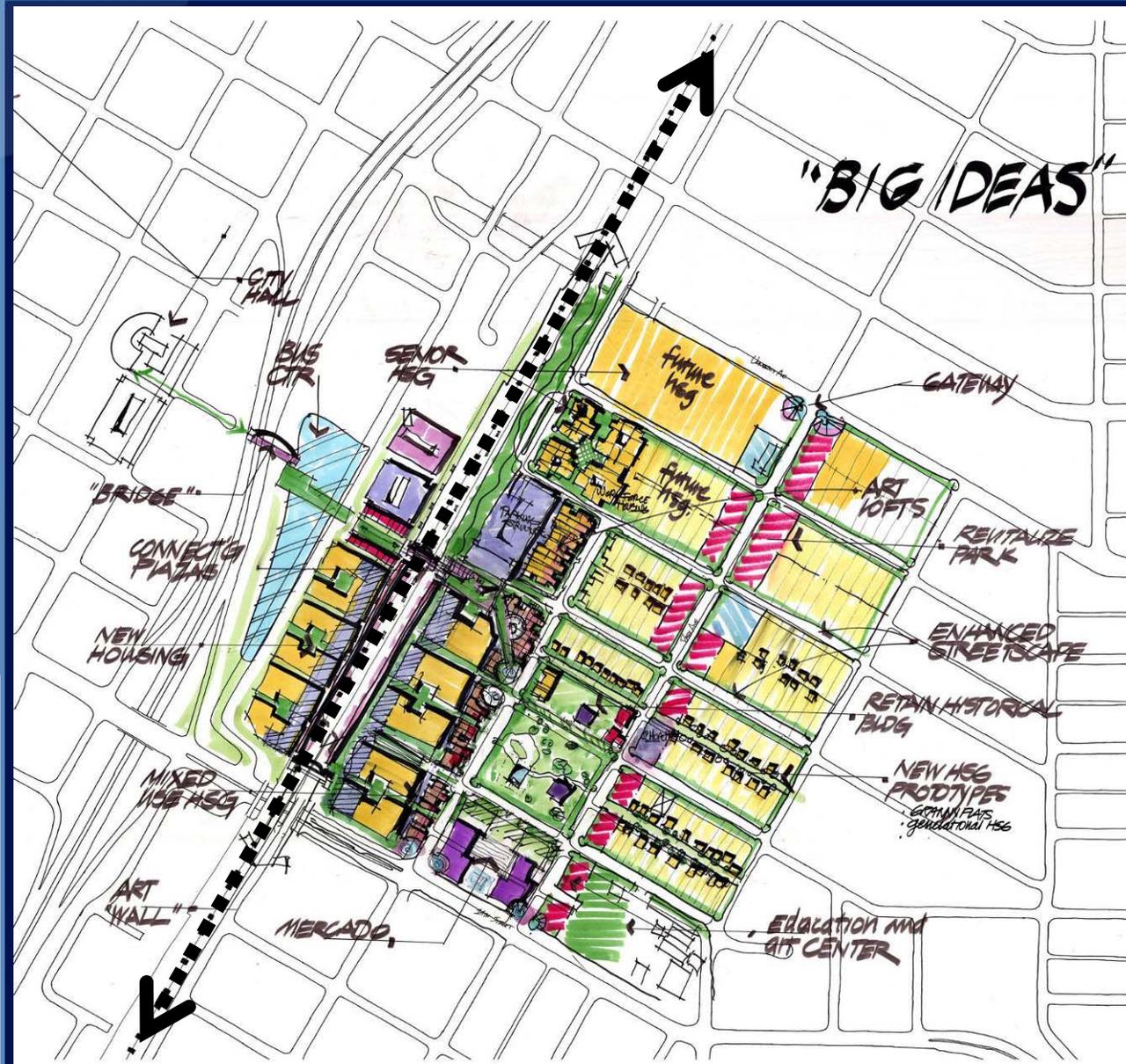


The Big Ideas Design Concept



Downtown Riverside Station
Transit-Oriented Development

- Prototype housing for transitional areas and vacant parcels
- New community uses
- Intergenerational housing and second unit options

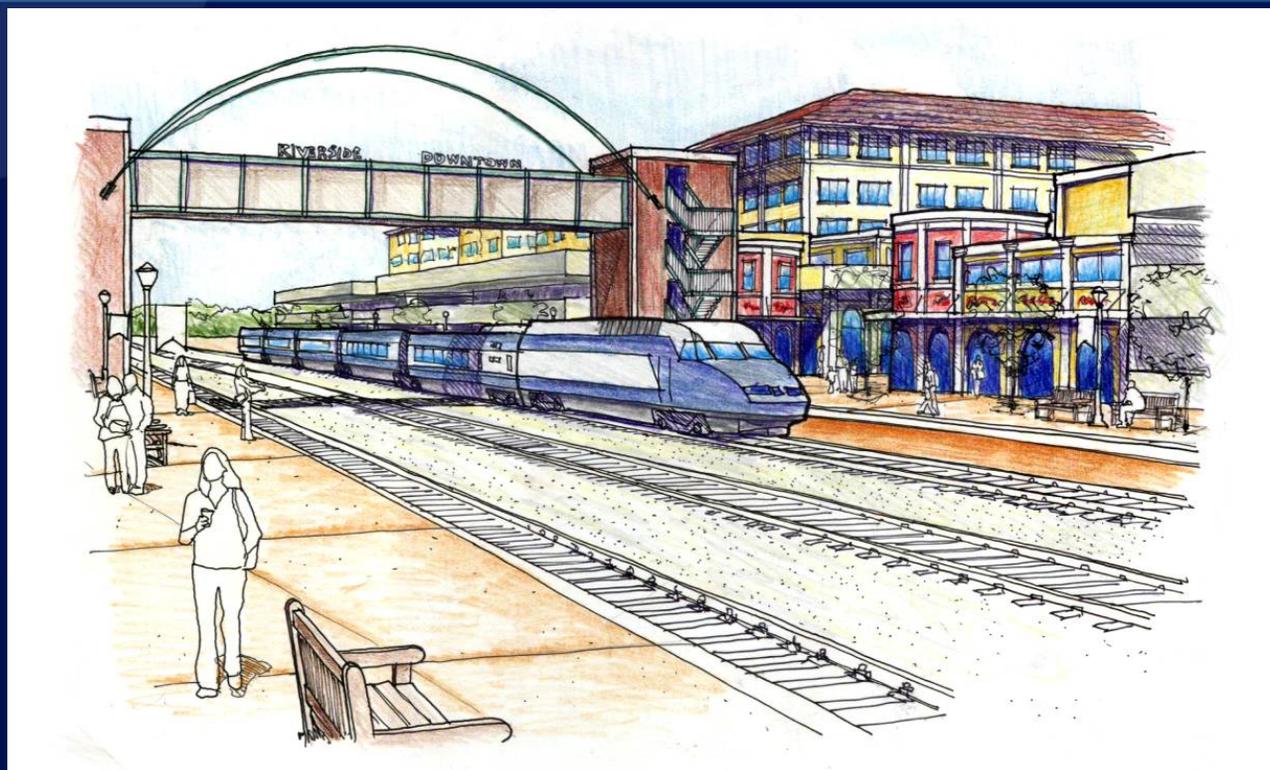


Making the Transit Village Work



COMPASS
BLUEPRINT

Downtown Riverside Station
Transit-Oriented Development

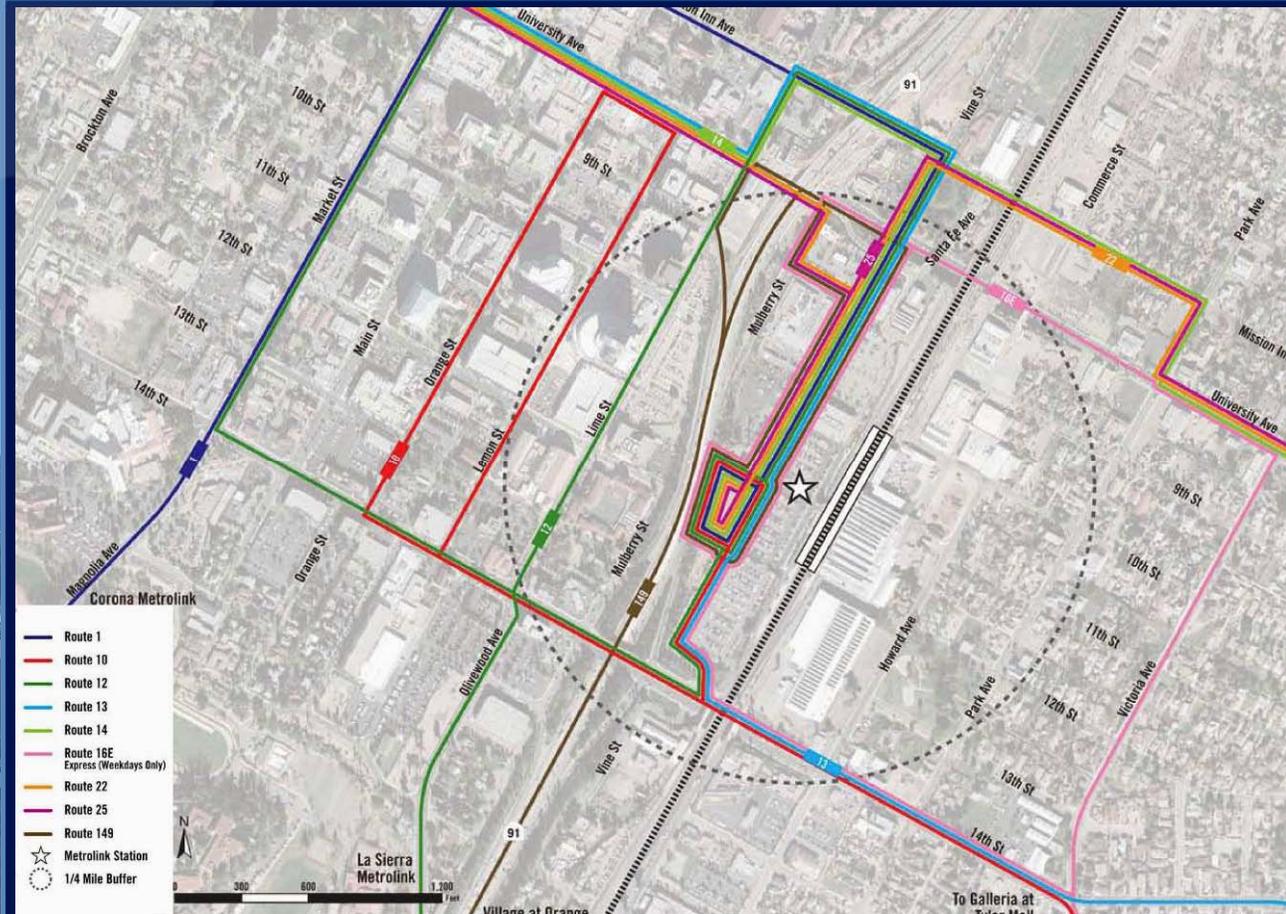


Downtown Riverside Bus Transit Study



Downtown Riverside Station
Transit-Oriented Development

COMPASS
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Hemet Station



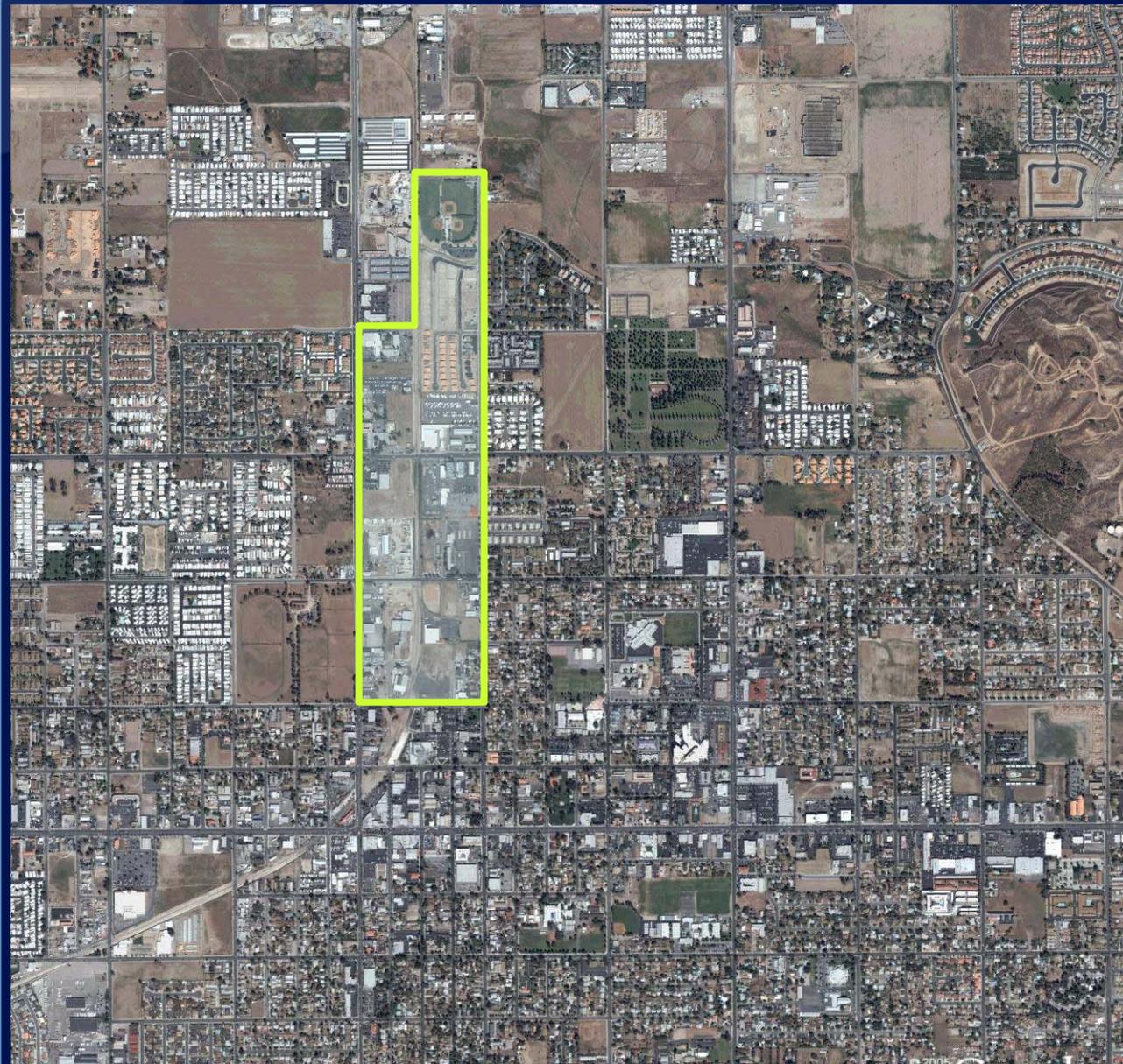
- Metrolink Lines**
- Ventura County Line
 - Antelope Valley Line
 - San Bernardino Line
 - Riverside Line
 - Orange County Line
 - Inland Empire-Orange County Line
 - 91 Line
 - Amtrak Pacific Surfliner
 - Proposed Lines
 - Terminus of Future Extensions
- Metro Lines**
- Metro Red Line
 - Metro Blue Line
 - Metro Green Line
 - Metro Gold Line
 - Proposed Metro Extensions

Site Context and Existing Conditions



Hemet Station
Transit-Oriented Development

COMPASS
BLUEPRINT

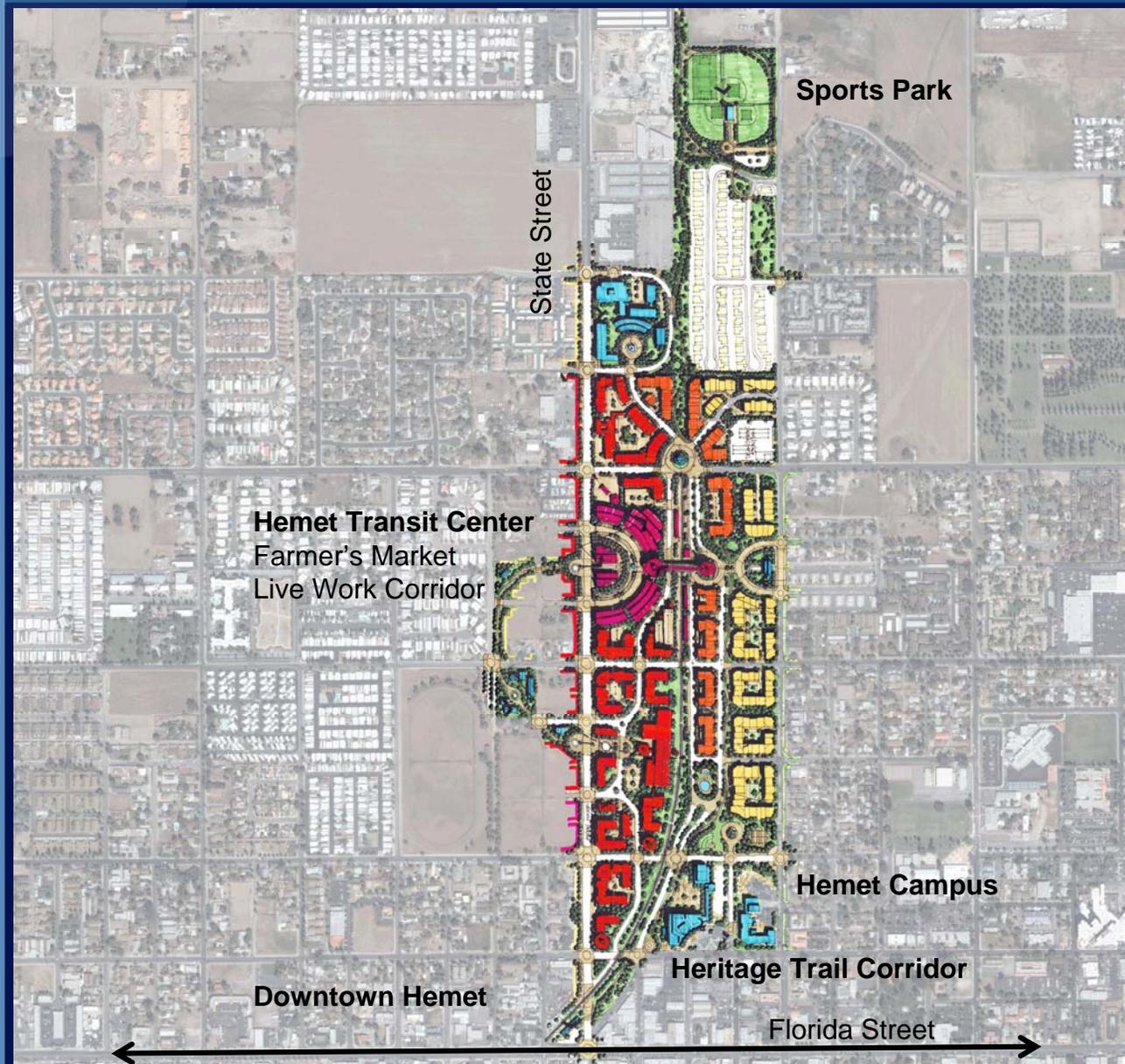




Hemet Station Transit-Oriented Development

The Design Concept

- A transit village connected to downtown
- Unique community uses
- New housing prototypes
- Opportunity to connect to new planned communities

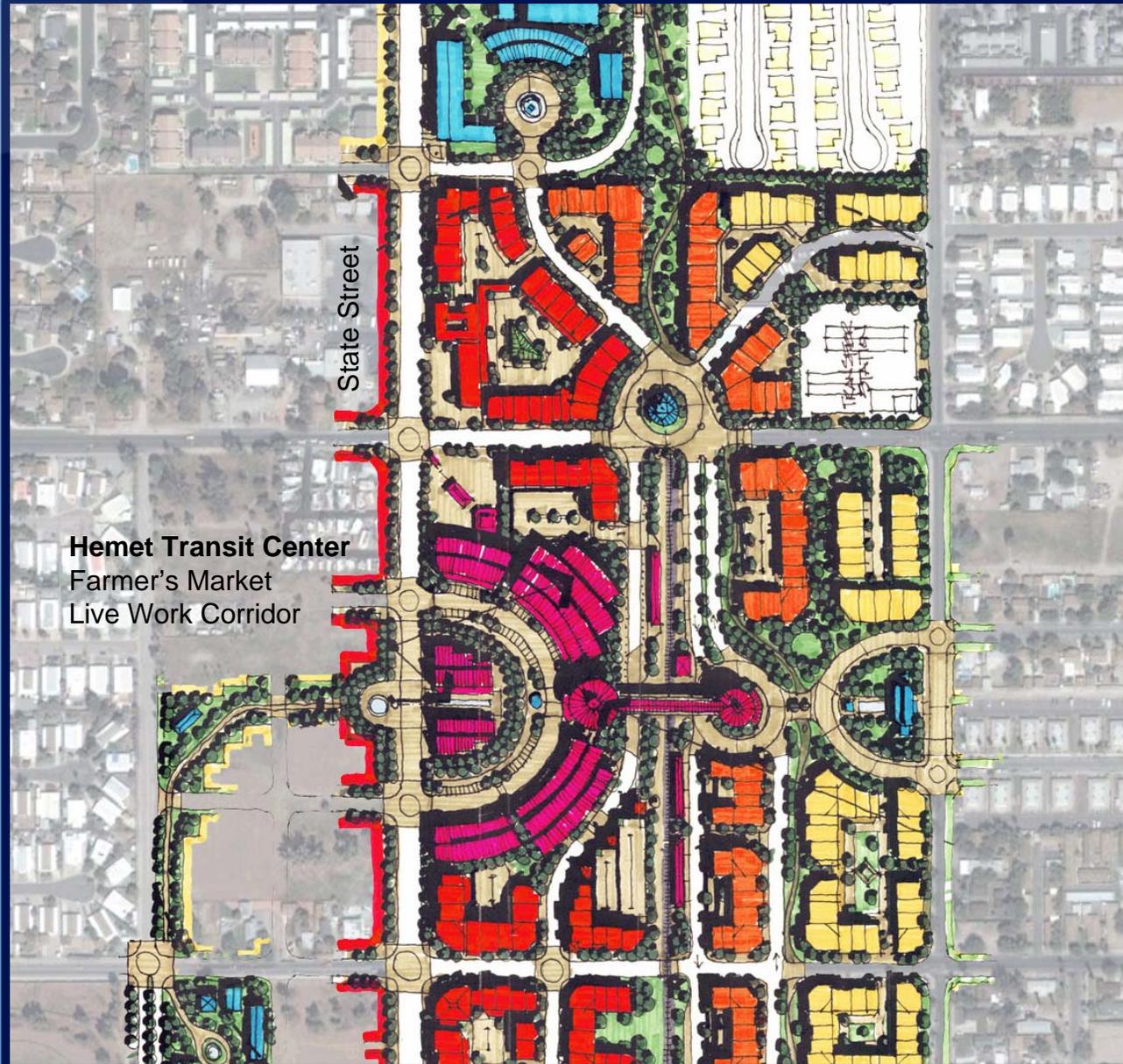


The Design Concept



Hemet Station
Transit-Oriented Development

COMPASS
BLUEPRINT



Hemet Transit Center
Farmer's Market
Live Work Corridor

State Street



March Field Station

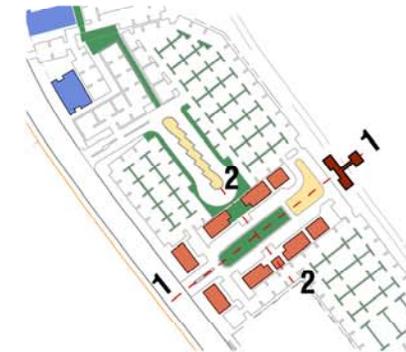
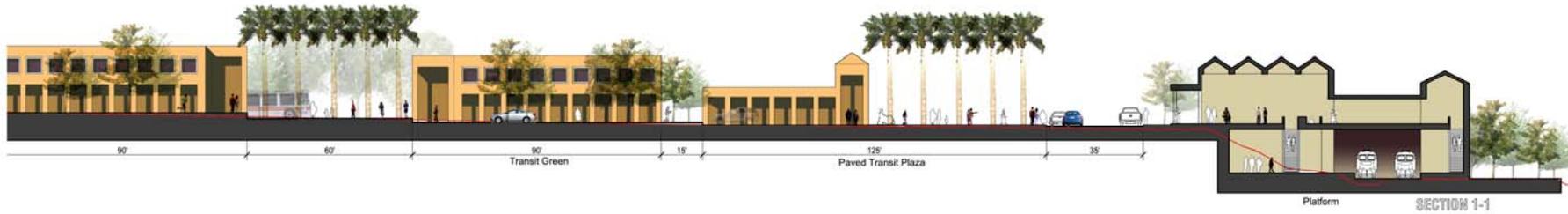


- Metrolink Lines**
- █ Ventura County Line
 - █ Antelope Valley Line
 - █ San Bernardino Line
 - █ Riverside Line
 - █ Orange County Line
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March Field Station Transit-Oriented Development

The Design Concept





Temecula Station



- Metrolink Lines**
- Ventura County Line
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Temecula Station Transit-Oriented Development

- Shared parking
- Connectivity with adjacent uses
- Future mixed-use development with a transit-oriented design



The Design Concept



From Transit Station to

Transit Village

A Summary of Demonstration
Projects in Western Riverside
County

Karen Gulley

July 12, 2007

