

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION
City Council Chambers
450 East Latham Avenue, Hemet CA 92543

November 15, 2011
6:00 PM

*If you wish to make a statement regarding any item on the agenda, please complete a Speaker Card and hand it to the clerk. When the Chairman calls for comments from the public on the item you wish to address, step forward to the lectern and state your name and address. **Only testimony given from the lectern will be heard by the Planning Commission and included in the record.***

1. CALL TO ORDER:

Roll Call: Chairman John Gifford, Vice Chairman Sharon Deuber, and Commissioners Vince Overmyer, David Rogers and Chauncey Thompson.

Invocation and Flag Salute: Commissioner Thompson

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of October 18, 2011

3. PUBLIC COMMENTS:

*Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. Please complete a Speaker Card and hand it to the Clerk so that we have an accurate recording of your name and address for the minutes.*

PUBLIC HEARINGS

Meeting Procedure for Public Hearing Items:

1. Receive Staff Report Presentation
2. Commissioners Report Regarding Any Site Visit or Applicant Contact
3. Open the Public Hearing and receive comments from the applicant and the public.
4. Close the Public Hearing
5. Planning Commission Discussion and Motion

4. GENERAL PLAN AMENDMENT (GPA) NO. 11-002 (CITY OF HEMET GENERAL PLAN 2030) – (Continued from the October 18, 2011 Meeting)

APPLICANT: City of Hemet

LOCATION: City-wide

PLANNER: Deanna Elliano / Nancy Gutierrez

DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding the comprehensive update to the City of Hemet General Plan which establishes citywide land uses, policies and programs within ten general plan elements and replaces the city's existing general plan adopted in 1992. A Program Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (SCH No. 2010061088).

Recommended Actions

- A. That the Planning Commission receive public comment on the Draft General Plan 2030, review the recommended changes to the document, close the public hearing, and
- B. **Adopt Resolution Bill No. 11-017**, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF THE HEMET GENERAL PLAN UPDATE 2030 (GENERAL PLAN AMENDMENT NO. 11-002)," recommending to the City Council the adoption of the Hemet General Plan 2030 and incorporating the modifications to the plan as included in the Errata Attachments 1B and 1C, and any further modifications to the plan as directed by the Planning Commission at the meeting.

DEPARTMENT REPORTS

5. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

- A. Report on City Council actions from the October 25th, November 5th, and November 8th meetings
- B. Planning Commission Meeting Schedule – Request for cancellation of the December 20th and January 3rd meetings (tentative)
- C. Status Report on Hemet ROCS Program
- D. Riverside County Economic Outlook

6. **CITY ATTORNEY REPORTS:** *Verbal reports from Assistant City Attorney Tom Jex on items of interest to the Planning Commission*

7. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended or other matters of Planning interest*
 - A. Chairman Gifford
 - B. Vice Chairman Deuber
 - C. Commissioner Overmyer
 - D. Commissioner Rogers
 - E. Commissioner Thompson

8. **FUTURE AGENDA ITEMS:** *Items to be scheduled for upcoming Planning Commission Meetings*
 - A. Report on "Human Signs" and other temporary signage in the City
 - B. Zoning Ordinance Amendment for Special Housing Classifications
 - C. Status report on foreclosure activity & housing market
 - D. Report on Industrial Development Opportunities
 - E. Report on Medical Marijuana Dispensaries

9. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **December 6, 2011 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

NOTICE TO THE PUBLIC:

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours. Agendas for Planning Commission meetings are posted at least 72 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact the Planning Department office at (951) 765-2375. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to the meeting. (28 CFR 35.102-35.104 ADA Title II).

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PLANNING  **COMMISSION**

MEETING MINUTES

DATE: October 18, 2011

CALLED TO ORDER: 6:00 P.M.

MEETING LOCATION: City Council Chambers
450 East Latham Avenue
Hemet, CA 92543

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Sharon Deuber, and Commissioners Vince Overmyer, David Rogers and Chauncey Thompson

ABSENT: None

Invocation and Flag Salute: Commissioner Overmyer

2. APPROVAL OF MINUTES

A. Minutes for the Planning Commission Meeting of September 20, 2011

It was **MOVED** by Vice Chair Deuber and **SECONDED** by Commissioner Overmyer to **APPROVE** the September 20, 2011 Minutes as presented.

AYES: Chairman Gifford, Vice Chairman Deuber and Commissioner Overmyer

NOES: None

ABSTAIN: Commissioners David Rogers; Chauncey Thompson (only for those items presented before he arrived.)

ABSENT: None

3. PUBLIC COMMENTS (None)

PUBLIC HEARINGS

4. DOWNTOWN PROJECT REVIEW (DPR) NO. 11-002

APPLICANT: Simon Chu

LOCATION: Northwest corner of North Harvard Street and East Florida Avenue

PLANNER: Ronald Running – City Planner

DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding proposed facade improvements to the existing building located on the northwest corner of North Harvard Street and East Florida Avenue in the D-1 Zone, pursuant to Hemet Municipal Code sections 90-938 and

1 90-47 for projects in the Downtown, with consideration of an environmental
2 exemption pursuant to CEQA Guidelines Section 15301.

3
4 Planner Ron Running gave a presentation, accompanied by graphics, of the item and
5 entertained questions from the Commission.

6
7 Chairman Gifford asked what design possibility the staff was suggesting the
8 Commission recommend to the City Council and whether the planters should be
9 moveable or permanent.

10
11 Planner Running responded that staff was recommending Scheme D with the banding
12 and noted that moveable planters tended to be easier to maintain.

13
14 Chairman Gifford suggested wrought-iron borders for the planters to maintain the turn-
15 of-the-century motif for the Downtown district.

16
17 Vice Chairman Deuber inquired about the height of the awning and signage.

18
19 Planner Running responded that he didn't see a problem with some varying parapet
20 heights and signage differences, such as black, burgundy or rust awnings.

21
22 Commissioner Overmyer wanted further explanation on "rusticated" stucco and warned
23 that EPS cornices must have enough foam coating material to discourage birds from
24 pecking holes in them. He also asked about signage that would be lighted lettering.

25
26 Planner Running explained that lettering on the signage would be either internally
27 illuminated, individual channeled lettered signs, or pin set where the letters are set out
28 from the building about an inch and then back-lit to maintain the retro look.

29
30 Mr. Chu began to offer some explanations, but Chairman Gifford asked that he wait
31 until the public hearing was opened.

32
33 Commissioner Rogers inquired regarding the placement of the plaque that staff was
34 recommending.

35
36 Planner Running advised that it would be at the entrance on the Harvard Street side of
37 the building. He also commented that there could be a variety in the types of signage.

38
39 Vice Chairman Deuber stressed the need for classy signage in this area and
40 commented favorably on the script writing on some of the signs. She noted that she
41 did not want to see a "1950's diner-style" signage appear. She also commented on the
42 lighting with indirect illumination from sconces and lighting in the trees.

43
44 CDD Elliano stated that the signage should be in line with the classic traditional
45 architecture, so staff is looking for a facade and signage that is very clean and
46 sophisticated.

47
48 Planner Running explained to Vice Chairman Deuber that the sconces were to be
49 placed on the upper portion of the pilaster.
50

1 Chairman Gifford opened the public hearing and invited Simon Chu to approach the
2 lectern.

3
4 Simon Chu, 111 North Harvard Street, approached the lectern as the project applicant
5 and explained that he had developed an interest in working in the downtown area ten
6 years ago, but became frustrated with the Building Department, so he went to Compton
7 for four or five years, completed the project he was working on there, and is now back
8 in Hemet. He expressed his appreciation for City Planner Running, and all of the help
9 he had received.

10
11 Vice Chairman Deuber asked about signage and color scheme.

12
13 CDD Elliano advised that there was no sign program as yet, but that Mr. Chu needed
14 to develop one.

15
16 Mr. Chu explained that his preference was for light, bright colors, but that he needed to
17 have some interior and exterior design assistance from staff on the colors. He and
18 Vice Chairman Deuber discussed other color, lighting and landscape ideas.

19
20 Commissioner Overmyer asked if Mr. Chu was amenable to the layout of the elevation
21 in Scheme D.

22
23 Mr. Chu indicated that Scheme D was fine, noting that his main thrust was to see
24 consistency throughout the downtown area relating to signage.

25
26 Sabrina Chapman, the owner of Finders Keepers Antiques on Harvard Street, stated
27 that she preferred a color other than black because of the necessity to power-wash the
28 awnings due to bird droppings. She expressed excitement about the work that Mr. Chu
29 was doing and stated that she hoped to be one of his tenants.

30
31 Chairman Gifford closed the public hearing, and stated that he was in favor of staff's
32 recommendation.

33
34 Vice Chairman Deuber asked about the positioning of the commemorative plaques, to
35 which CDD Elliano stated they should be tastefully done, in a prominent position at eye
36 level.

37
38 It was **MOVED** by Commissioner Overmyer and **SECONDED** by Commissioner
39 Thompson to **ADOPT** the Planning Commission Resolution Bill No. 11-016 for the
40 Downtown Project Review No. 11-002.

41
42 The MOTION was carried by the following vote:

43
44 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,
45 Rogers and Thompson.

46
47 **NOES:** None

48
49 **ABSTAIN:** None

50
ABSENT: None

(Adopted Planning Commission Resolution No. 11-015.)

1 **5. GENERAL PLAN AMENDMENT (GPA) NO. 11-002 (CITY OF HEMET GENERAL**
2 **PLAN 2030)**

3 APPLICANT: City of Hemet

4 LOCATION: City-wide

5 PLANNER: Deanna Elliano / Nancy Gutierrez

6 DESCRIPTION: A request for Planning Commission review and recommendation
7 to the City Council regarding the comprehensive update to the City of Hemet
8 General Plan which establishes city-wide land uses, policies and programs within
9 ten general plan elements and replaces the city's existing general plan adopted in
10 1992. A Program Environmental Impact Report has been prepared for the project
11 in compliance with the California Environmental Quality Act (SCH No.
12 2010061088).

13
14 CDD Elliano outlined the history of the formation of the General Plan 2030, including
15 the General Plan Advisory Committee (GPAC) that was formed in April of 2009, which
16 included a period of six months in public meetings, culminating in final
17 recommendations before the City Council in January of 2010, followed by fiscal
18 analysis, traffic analysis, work on the elements, and preparation of the Draft EIR by the
19 consultants. She indicated that the two items the Commission would be considering
20 were the Draft General Plan document and the Draft EIR.

21
22 CDD Elliano acknowledged the City Council for their support of the General Plan effort,
23 the Planning Commission for their extra time and energy in going through all the
24 elements, and most significantly, the General Plan Advisory Committee for their many
25 hours of work. She also mentioned community organizations as well as AECOM, the
26 consultants who provided initial technical data, assisted in the formatting of the
27 document, and in preparation of the EIR. Finally, appreciation was expressed to the
28 planning staff, with particular mention of Nancy Gutierrez, Ronald Running, and Carole
29 Kendrick.

30
31 A PowerPoint presentation was then given by CDD Elliano, followed by a ten-minute
32 recess.

33
34 Chairman Gifford requested questions from the Commission.

35
36 Commissioner Rogers asked CDD Elliano what metrics staff was using to determine
37 the effectiveness of the goals they had set out to achieve in the General Plan.

38
39 CDD Elliano pointed out that there would be an annual review process to measure the
40 effectiveness and implementation of the goals. She noted that it would also become
41 apparent in project reviews, consideration of new city projects or plans, and annual
42 review of the goals to see if modifications or changes were needed.

43
44 Commissioner Thompson asked if the General Plan was audited by the State.

45
46 CDD Elliano responded that the only element the State requires reporting on is the
47 Housing element. She noted that the General Plan is consistent with SB-375 and AB-
48 32, and explained that as new legislation is adopted by the State, staff will need to be
49 responsive and amendments could be made during those four periods of time per year.
50

1 Commissioner Rogers asked for amplification on the differences between the older
2 General Plan and the new one.

3
4 CDD Elliano pointed out the following areas: Preserving and promoting job-based land
5 uses; Highway 79 transportation corridor and Metrolink; introduction of the mixed-use
6 concept, integrating transportation, land use and walkability; and a more appropriate
7 designation of residential densities.

8
9 Commissioners Rogers and Thompson applauded staff for the work they had done.

10
11 Vice Chairman Deuber asked what was in place to ensure that the General Plan was
12 adhered to.

13
14 CDD Elliano responded that it is really a practice that all City government staff needs to
15 make a priority because the General Plan is like the City's constitution or top policy
16 document, and other actions should flow and be consistent with it.

17
18 City Attorney Jex explained that every project that comes before the Commission,
19 whether a tract map, conditional use permit, specific plan, or other type of project, has
20 to be consistent with the General Plan. That is one of the findings which must be made
21 by the Commission on every project.

22
23 Chairman Gifford indicated that the Commission has a mandate to adhere to the
24 General Plan, as it is a template for the future. He added that he would like to change
25 the perception of Hemet as a cul-de-sac community — a place to go to, stay a little
26 while, and then leave. Hemet actually has some of the best amenities and assets of
27 any city in the County of Riverside, such as the ongoing reconstruction of downtown
28 Hemet, Diamond Valley Lake with the science center and school of excellence there,
29 an outstanding medical community, and the Ramona Bowl, all of which should make
30 Hemet a destination community. He also mentioned that the city of Hemet is made up
31 of a number of districts, including east side, west side, downtown, hillside, and
32 agriculture, so the challenge was in melding some very different types of communities
33 into one city.

34
35 CDD Elliano noted that there are 11 districts within the city, and connecting the major
36 ones, such as downtown, Diamond Valley Lake, West Hemet and the Florida Avenue
37 corridor, is a goal with multi-modal connections, such as bike and pedestrian trails.
38 Also, there is a community design element which includes signage that would address
39 those districts.

40
41 Commissioner Overmyer commented that he joined the Commission in the spring
42 exactly for this type of forward-looking goal setting, and he looks forward to
43 implementing the ideas outlined.

44
45 Chairman Gifford opened the public hearing and invited the audience to participate in
46 the discussion.

47
48 Cash Hovivian, 35051 Tres Cerritos, applauded the work done, but noted that he was
49 not in support of the off-ramp at Tres Cerritos or the realignment of Highway 79
50 because they would generate thousands of cars per day, which is not compatible with
the equestrian-type lifestyle in that area. He stated that he would support an off-ramp

1 at Devonshire Avenue, with exits and access by way of Warren Road. He also
2 discouraged multi-family dwellings until Hemet has the industry and workforce to
3 support such residences, because at this stage, they turn into crime areas or slum-type
4 neighborhoods.

5
6 CDD Elliano responded to Mr. Hovivian's comments concerning Highway 79 by stating
7 that the final alignment and the on- and off-ramps were going to be under the purview
8 of RCTC and Caltrans, who have not as yet released their EIR. Once the final decision
9 is made through the public hearings with RCTC, then if the off-ramp at Tres Cerritos is
10 removed from theirs, it will be removed from the General Plan.

11
12 Chairman Gifford noted that the state requires the multi-family potential, but the good
13 news is the projects still have to come to the Commission before any of those plans get
14 approved.

15
16 Vice Chairman Deuber wished to go on record to say that an off-ramp at Tres Cerritos
17 makes zero sense and conflicts with the land uses of the ranches and Reinhart Canyon
18 specifically. She also suggested the need to position the commercial, industrial, and
19 business park elements first before addressing the residential, such as condo
20 complexes or medium- to high-density housing.

21
22 CDD Elliano said that would be favorable; however, there are market forces and
23 private property interests that can't be ignored. What would dictate timing would be the
24 provision of infrastructure because there needs to be infrastructure and services to
25 support new development.

26
27 Don Digby, 25080 California Avenue, applauded the Commission, the GPAC, CDD
28 Elliano, and staff on the hard work they have done. He added that he hoped the
29 General Plan would be followed because Hemet will then prosper.

30
31 Jerry Jaeckels, 35154 Tres Cerritos, was also opposed to the Tres Cerritos off-ramp
32 and suggested it be taken off the plan rather than waiting for the RCTC and Caltrans.
33 He approved Temecula's handling of the freeway and wished Hemet to follow suit.

34
35 Chairman Gifford noted the concern about the Tres Cerritos off-ramp and suggested
36 several other avenues of comment should audience members wish to continue the
37 discussion.

38
39 Vice Chairman Deuber also suggested that comments should include the multi-million
40 dollar horses on ranches in that area, as well as buffalo.

41
42 Gene Hikel, chair of the Four Seasons Awareness Committee, applauded the GPAC,
43 staff, and particularly CDD Elliano for her leadership. He noted that a lot of people had
44 contributed to the plan and worked hard to ensure that it was a benefit to all citizens of
45 Hemet. He noted, however, that the off-ramp at Tres Cerritos, which has no access
46 into Hemet, should be relocated to Devonshire Avenue. He also favors limiting
47 multifamily dwellings until Hemet has the job base to support them.

48
49 Robert Righetti, a member of the GPAC and representative of the Diamond Valley Arts
50 Council, 3550 East Florida Avenue, Suite B, commended CDD Elliano and her staff on
their work. He noted that Hemet was raising the bar with the addition of Chapter 10 for

1 the arts. He stated that Hemet should be thought of as a radius point, as a hub, with
2 surrounding cities as visitation sites to be enjoyed as people stay in Hemet. He also
3 suggested making San Jacinto and Hemet into the Center for International Mountain
4 Bike Racing because of the natural elements making this area distinctive. He
5 mentioned that in an appendix to the plan, he was working on a manual on how to
6 implement the chapter on the arts. He also mentioned that he was on the project
7 development team for the Highway 79 project and had been working since 1993 on the
8 routes going through the valley. He stated that engineering and environmental issues
9 are driving such things as elevated highways because of watershed issues, etc.,
10 especially because Hemet is pretty flat, and that these engineering decisions are not
11 made on a whim.

12
13 Chairman Gifford thanked Mr. Righetti for his input on the HUB of the Valley concept.

14
15 Further discussion ensued among staff and the Commission concerning the date for
16 the next public hearing, with the following motion resulting:

17
18 It was **MOVED** by Vice Chairman Deuber and **SECONDED** by Commissioner
19 Overmyer to **CONTINUE** the Public Hearing for General Plan Amendment (GPA) No.
20 11-002, to November 15, 2011.

21
22 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,
23 Rogers and Thompson.

24 **NOES:** None

25 **ABSTAIN:** None

26 **ABSENT:** None

27
28 **6. ENVIRONMENTAL ASSESSMENT NO. 11-002 (2030 General Plan Draft Program**
29 **Environmental Impact Report)**

30 **APPLICANT:** City of Hemet

31 **LOCATION:** City-wide

32 **PLANNER:** Deanna Elliano / Nancy Gutierrez

33 **DESCRIPTION:** A request for Planning Commission review and recommendation
34 to the City Council regarding the Program Draft Environmental Impact Report
35 prepared for the 2030 General Plan Update.
36

37
38 A PowerPoint presentation was given by John Bridges, representative of the City's
39 General Plan consultant AECOM.

40
41 Chairman Gifford complimented Mr. Bridges on the work done, but suggested that
42 approximate numbers be used for census and housing figures rather than exact
43 numbers. He also wanted to see something about water supply assessments and how
44 the Eastern Municipal and Hemet Water districts would issue those.

45
46 Commissioner Rogers asked how other cities have dealt with significant unavoidable
47 conditions or impacts.

48
49 Mr. Bridges stated that there were a number of methodologies that were typical for
50 preparing these reports, so they apply those methodologies that they feel are most
defensible and provide the client (Hemet) the most defensible environmental
document, should there be a challenge. He further stated that the significant impacts

1 associated with Hemet's General Plan are consistent with, or even less than, many
2 other jurisdictions.

3
4 Chairman Gifford opened the public hearing on the EIR. There being no members of
5 the public who wished to speak, Chairman Gifford closed the public hearing and asked
6 for comments from the Commission.

7
8 Both Commissioners Rogers and Thompson said they needed more time to review it.

9
10 CDD Elliano said staff would come back on the 15th of November and give them an
11 update on the comments received, as the EIR comment period ends on November
12 14th. She noted that the Commission did not need to continue the public hearing, as
13 there was no legislative requirement to have a public hearing, nor does the
14 Commission need to give recommendations, only direct staff and consultants to
15 prepare responses to comments in the final EIR.

16 17 **WORK STUDY ITEMS**

18 19 **7. CONDITIONAL USE PERMIT NO. 11-004 (Jasmine Gardens)**

20 **APPLICANT:** 1027 Wilshire Associates c/o Denley Investments

21 **AGENT:** Kenneth Bank

22 **LOCATION:** South side of Johnston Avenue, west of State Street and east of
23 Gilbert Street

24 **PLANNER:** Carole Kendrick

25 **DESCRIPTION:** A work study session with discussion and possible direction to
26 staff regarding a proposed conditional use permit for the construction of a three-
27 story senior apartment complex, including 124 units, to be built in two phases,
28 located on Johnston Avenue, east of Gilbert Street and west of State Street.

29
30
31 A PowerPoint presentation was given by Planner Kendrick regarding the proposed
32 conditional use permit.

33
34 In response to Vice Chair Deuber's question concerning fire department issues,
35 Planner Kendrick explained that there was a need for two access points for fire
36 equipment, and that the second access in Phase 1 would be a punch-out in one
37 driveway, which will be closed when Phase 2 is constructed with its own access way.

38
39 Vice Chair Deuber also expressed concern regarding the seismic hazards of this site,
40 noting fault lines only a few blocks away. With the possibility of elevators being shut
41 down during quakes, she mentioned the danger to disabled seniors living on the third
42 floor with no access to elevators.

43
44 Commissioner Thompson commented regarding the podium style not being
45 appropriate for this community. He felt a lower roof line would fit better. He also
46 wanted to know why there wasn't build-out on the full property, and expressed concern
47 that the 14 guest and employee parking spaces would not be sufficient.

48
49 Planner Kendrick responded that the applicant was proposing a multi-phased plan.
50 She noted that the applicant felt that the covered parking would not be fully utilized, so
some of those spaces could be designated for guests.

1 Commissioner Rogers also expressed concerns about the parking, the FAR, and the
2 color scheme.

3
4 CDD Elliano explained that because the project was residential, it would be defined by
5 dwelling units per acre, and that it was consistent with the General Plan.

6
7 Commissioner Overmyer suggested that podium-style projects for 55 and older were
8 appropriate because they tend to hide parking and conserve on space. He felt most
9 55+ seniors could navigate stairs, but if there were many disabled persons, perhaps
10 more elevators would be appropriate. He also felt the location was appropriate
11 because it was within a half mile of stores and people without cars could walk there.

12
13 Commissioner Thompson inquired about the number of elevators in the Oasis Sahara
14 building, to which Planner Kendrick responded that there were two in each building.

15
16 Commissioner Rogers inquired regarding staff's position as to the roof line style.

17
18 Planner Kendrick noted that the applicant was proposing a butterfly roof, which is a
19 very modern style in an older area, so staff was concerned about how it would fit in
20 with the neighborhood.

21
22 Vice Chairman Deuber asked if a 3,300 square-foot community center would be big
23 enough for close to 300 tenants in eight two-bedroom units and 54 one-bedroom units.

24
25 Chairman Gifford invited the applicant's representative to speak to the issues.

26
27 David Bolour, 1710 North McCadden Place, Los Angeles, 90028, handed out some
28 drawings and reviewed the PowerPoint. He pointed out that they have increased the
29 elevators per building to two. He went on to state that this project was offering below
30 market-rate rents, and they have rent control and income restrictions for a period of 55
31 years. Their goal is to develop this under-utilized and vacant property within the city of
32 Hemet, fulfilling the city's objective for the General Plan.

33
34 Mr. Bolour stated further that Jasmine Gardens will feature 124 units of senior housing
35 built in two phases of 62 units per phase. Each phase will be built as three two-story
36 type 5 buildings over tucked-under parking, which includes secure storage areas for
37 bicycles and other storage. He went on to describe the area and amenities, such as
38 the community center, pool, pergola with barbecue area, gardens, monitoring via
39 CCTV, coded entries, fencing, butterfly roofing to maximize solar heating for water,
40 shading, and cooling of the structures. He noted, in response to comments, that the
41 roofline has been adjusted so that it is not one straight line. There will be two
42 elevators in each phase. He clarified that this was a senior living community, not
43 assisted living, so they are expecting citizens to be in good health. There are also
44 going to be solar units on the roof to heat water in particular.

45
46 Chairman Gifford suggested they work with staff to soften some of the harshness of the
47 building lines so that it would be a better fit into the neighborhood.

48
49 Commissioner Rogers asked if there were options regarding the colors. He also
50 commended them on going for the green initiatives and LEEDS.

1 Mr. Bolour indicated they could work with colors and try to find a good balance for all.

2
3 Commissioner Overmyer asked what LEED accreditation they were going to get for the
4 project, to which Mr. Bolour responded that it would be LEED certification.

5
6 Mr. Kenneth Bank, project manager, explained that in order to be competitive for tax
7 credits from the state of California, they have to adopt enterprise's green communities
8 criteria, which mirrors LEED.

9
10 Chairman Gifford asked for an explanation of "affordability."

11
12 Mr. Bank advised that the rent matrix for the project was going to be from 50 percent to
13 30 percent of area median income. That works out to a one-bedroom unit renting for
14 \$350 for income-qualified tenants, and then up to about \$625.

15
16 Chairman Gifford noted that the Commission had been wrestling with high density
17 projects because they do not wish to overload the valley with a lot of density and low
18 income housing. However, he felt senior housing was an exception. His biggest
19 concern is the design and fit into the existing community.

20
21 Mr. Bank stated that the average parking ratio in senior projects is about three-quarter
22 per unit, and down to half in some municipalities. This project is parked at one to one,
23 which is why they feel there will be leftover spaces.

24
25 Vice Chairman Deuber asked if the butterfly roof design was to accommodate the solar
26 panels and for the LEED certification.

27
28 Ann Cash explained that it was designed at that angle to support a solar roof panel that
29 is also a stationary panel.

30
31 There was further discussion with Vice Chairman Deuber about stairway pitch,
32 numbers of trees, exterior and interior design, types of solar roofing, rental prices,
33 maintenance issues, solar panels on the ground, etc.

34
35 Mr. Bolour stated that what they are looking at now is a two-phase development on
36 roughly five and a half acres. There is an additional Phase 3 that they are currently
37 undecided on how to proceed with.

38
39 Mr. Banks noted that the city's design guidelines call for 1,500 square feet for a senior
40 center, and that they were proposing 3,300. He noted that they would also make it
41 available for clubs or nonprofit organizations to hold functions.

42
43 Chairman Gifford stated that the Commission did not want to major on minors or to
44 miss the point, but that the major concern seems to be the design and conformity with
45 the rest of the community in terms of outward architectural design and neighborhood
46 fit.

47
48 Commissioner Overmyer stated that he didn't see anything wrong with it, but that it
49 needs more time to address the issues.
50

1 Vice Chairman Deuber indicated that the city had been trying to steer away from the
2 urbanized modern retrofit look. She felt that what they were trying to do was
3 commendable, to give seniors an upscale, safe home within walking distance of
4 amenities.

5
6 Chairman Gifford proposed that the item go back to staff for further consideration and
7 work. He suggested that the applicant strive for an architectural style that was less
8 "Jetsons" and more "Waltons" in order to better mesh with the surrounding residential
9 areas.

10 DEPARTMENT REPORTS

11 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

12 A. Report on City Council actions from the September 27th and October 11th 13 meetings.

14
15 CDD Elliano reported that there were no reportable actions on the September 27th
16 meeting and only two items on the October 11th meeting. One was a park commission
17 item regarding maintaining the trails in Simpson Park and having it available for the use
18 of community groups and the general public. An attractive kiosk signage program in
19 the park would be an identifier of trail opportunities. A community group was
20 responsible for the design, and was also willing to install it.

21
22 The other item was regarding CR&R being the franchisee for the city solid waste
23 services. The issue is not poor service by the city, but the expenditures that would be
24 necessary to comply with state regulations in terms of air quality, fueling, and recycling.
25 There would need to be a 37 percent increase in trash rates to bring the city services
26 up to speed. The contract with the trash company would effectuate no rate increase
27 the first year, a maximum of 5 percent increase the second year, and thereafter, it
28 would only be raised according to the CPI. They would also offer all current city trash
29 employees employment under their current salaries, with benefits.

30 B. Planning Commission Meeting Schedule

31
32 CDD Elliano reported that the General Plan would be continued to the 15th of
33 November. There would be no meeting held on November 1st.

34 C. Medi-City Project Status Report

35
36 CDD Elliano noted that the CUP for Medi-City was due to expire on October 20th, but
37 that contact had been made, and the intention of the applicant was to file an extension
38 of time to keep the project alive. At that time they can get an idea of where the project
39 is going.

40 9. CITY ATTORNEY REPORTS: (None)

1 **10. PLANNING COMMISSIONER REPORTS:**

- 2
3 **A. Chairman Gifford (None)**
4 **B. Vice Chairman Deuber**

5
6 Vice Chairman Deuber reported that she had attended the San Jacinto visionary
7 meeting on Saturday morning that was coordinated by the City's Economic
8 Development department. It was a four-hour session chaired by Steve Harding,
9 examining the assets of the valley and how to market them effectively. The meeting
10 was attended by about 30 people. Also discussed was the lack of hospitality facilities
11 in the valley. A joint council meeting will be held on November 15th. After discussion
12 among Commissioners, Vice Chairman Deuber offered to go to the meeting for the
13 purpose of reporting back to the Planning Commission if the Hemet Planning
14 Commission had a quorum for their meeting on November 15th. She also noted that a
15 number of realtors had attended the Saturday meeting and were planning to meet
16 again on Thursday regarding the 8,000 vacant properties from Beaumont to Temecula,
17 brainstorming as realtors on potentially buying some of these homes and turning them
18 into B&Bs. They had a chat with Rose Salgado about pursuing Native American
19 financing for the project.
20

- 21 **C. Commissioner Overmyer (None)**
22 **D. Commissioner Rogers (None)**
23 **E. Commissioner Thompson (None)**
24

25 **11. FUTURE AGENDA ITEMS: *Items to be scheduled for upcoming Planning***
26 ***Commission Meetings***

- 27
28 **A. Report on "Human Signs" and other temporary signage in the City**
29 **B. Zoning Ordinance Amendment for Special Housing Classifications**
30 **C. Status report on Hemet ROCS**
31 **D. Status report on foreclosure activity & housing market**
32 **E. Report on Industrial Development Opportunities**
33
34

35 **12. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning
36 Commission scheduled for **November 15, 2011 at 6 p.m.** to be held at the City of
37 Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California
38 92543.
39
40

41
42 _____
43 John Gifford, Chairman
44 Hemet Planning Commission

45 ATTEST:

46
47
48
49 _____
50 Nancie Shaw, Records Secretary
Hemet Planning Commission



Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*

DATE: November 15, 2011

RE: **GENERAL PLAN AMENDMENT (GPA) NO. 11-002 (CITY OF HEMET GENERAL PLAN 2030)** - A request for Planning Commission review and recommendation to the City Council regarding the comprehensive update to the City of Hemet General Plan which establishes citywide land uses, policies and programs within ten general plan elements and replaces the city's existing general plan adopted in 1992. A Program Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (SCH No. 2010061088).

RECOMMENDED ACTION:

1. *That the Planning Commission receive public comment on the Draft General Plan 2030, review the recommended changes to the document, close the public hearing, and*
2. *Adopt Resolution Bill No. 11-017 recommending to the City Council the adoption of the Hemet General Plan 2030 and incorporating the modifications to the plan as included in the Errata Attachments 1B and 1C, and any further modifications to the plan as directed by the Planning Commission at the meeting.*

OVERVIEW

The purpose of tonight's Planning Commission meeting is to take additional public comment on the Draft General Plan, review recommended changes and modifications to the text and maps of the Draft General Plan based on comments received during the public review period, and approve a resolution recommending adoption of the Draft General Plan 2030 to City Council with specified changes. Public comments received to date on the associated Draft Environmental Impact Report (DEIR) are included as attachments to this staff report, although the formal comment period does not end until November 14, 2011. It is anticipated that the Final EIR with the responses to comments, and Statement of Findings and Overriding Considerations will be presented to the Planning Commission for your review and recommendation at the December 6, 2011 Planning Commission meeting. The City Council hearing for adoption of the Final EIR and the General Plan Update 2030 is tentatively scheduled for December 13, 2011.

BACKGROUND

The Draft General Plan 2030 and DEIR were made available for a 45-day public review period that began on September 30, 2011 and will close on November 14, 2011 (for the DEIR). On October 18, 2011, Planning Commission opened a public hearing on the Draft General Plan and continued it to November 15, 2011 to allow time for residents and other interested parties to review the document and submit comments to the City.

Community Development Department staff solicited comments on the Draft General Plan in several ways. A Notice of Availability (NOA) was mailed to all persons and organizations on the City's interest list, posted in the Press Enterprise newspaper, and placed on the City's website. Public hearing notices were also placed in the Press Enterprise and the Valley Chronicle newspapers. Complete copies of the entire Draft General Plan (either in notebooks or on disk) were given to City Council, the City Manager, all Department Directors, Park Commissioners, Traffic and Parking Commissioners, the Planning Department counter, the Hemet Public Library, and placed on the City's website. Additionally, staff attended and made presentations at meetings of the Park Commission, Traffic and Parking Commission, and the Hemet Heritage Foundation.

COMMISSION COMMENTS

Planning Commission

A public hearing regarding the General plan and DEIR was held before the Planning Commission at their meeting of October 18, 2011. Several members of the public spoke and primarily voiced concerns about the proposed off-ramp of the realigned Hwy 79 at Tres Cerritos Road, and indicating that if it is needed for traffic flow, the off-ramp should be at Devonshire Road. As noted at the meeting by staff, the location of future off-ramps/interchanges would be under the jurisdiction of Cal-Trans and the Riverside County Transportation Commission, when this roadway project is presented for public review and hearing in 2012. However, the Commission may recommend to the City Council that this interchange not be shown on the City's General Plan Land Use Map or Circulation Map at this time.

Other public speakers commended the Plan and thought that it would be a benefit to the City in charting its future. In particular, Robert Righetti, representing the Diamond Valley Arts Council, favored the inclusion of the Art & Culture Element and offered a number of ideas and events that could bring visitors to Hemet and the Valley. The Planning commission continued the hearing to tonight's meeting to allow additional review and comment by members of the public and the Commission.

Park Commission

The Park Commission makes recommendations on the maintenance and operation of the City's park system and the planting, care, and removal of trees within the parkways. These modifications to the General Plan text have been incorporated into the Errata pages, included as Exhibit 1B. On October 31, 2011, staff made a presentation to the Commission. A formal motion of approval of the Draft General Plan has been scheduled for the November 21, 2011 Park

Commission meeting.

Park Commissioners focused their review on Chapter 8 Recreation and Trails, and the streetscape section of Chapter 3 Community Design. Commissioners expressed support for the positive tone and vision for the community, while acknowledging the financial difficulties in providing needed neighborhood and community parks, an expanded trail system, and better public park amenities. Commissioners recommended the clarification of policies regarding tree replacement within parks and parkways, an emphasis on the need for more pocket or mini parks, and an evaluation of best administrative structure for the parks function. Additionally, an individual response was received from Park Commissioner Jeff Slepski expressing his support for the document, and his hope that “the partnering of the diverse individuals, agencies and organizations of our area will see the goals detailed in the General Plan come to fruition (Attachment 2.2).”

Traffic and Parking Commission

The Traffic and Parking Commission makes recommendations concerning traffic management issues and improvement projects within the public right-of-way. On November 6, 2011, staff made a presentation to the Commission, who adopted a motion to recommend approval of the Circulation Element to Planning Commission and City Council with no changes or modifications. The Commissioners discussed the opportunities and constraints of the proposed roadway circulation system with particular interest in the Neighborhood Electric Vehicle (NEV) program.

PUBLIC COMMENTS RECEIVED

As of the writing of this staff report, staff has received comments from three governmental agencies, one property owner, and four residents. A list of respondents and the letters is provided in Attachment 2. Comments and corrections received from City departments have been incorporated into the Attachment 1B Errata Package, but are not included as separate attachments to this staff report.

To date, staff has received four comment letters on the Draft EIR, which are provided herein as Attachment 4.

RECOMMENDED TEXT CHANGES TO THE GENERAL PLAN 2030

Based on comments and suggestions received at the time of the writing of this staff report, staff recommends the Draft General Plan be amended as shown in the Errata Text and Figures, included as Attachment 1B and 1C. This errata package shows proposed text additions and deletions by General Plan element and section. Most of the recommended changes are data corrections and self-explanatory; therefore, will not be discussed in the staff report. However, there are a few modifications that staff would like to highlight as listed below.

1. To address the Park Commission's concerns about tree replacement policies, it is recommended that Policy OS-2.6 be deleted and substitute policies be created separating park and parkway policies. Policies CD-3.12 and C-1.11 require the replacement of any tree removed from the public right-of-way with a California-friendly or

shade tree of similar size and shape, as reasonably feasible. Policy RC-5.6 requires that any tree removed from a park setting be replaced with a California-friendly or shade of similar size or shape or with smaller trees at a 2:1 ratio, as reasonably feasible. These changes are shown in Attachment 1B.

2. The Riverside Transit Agency (RTA) in a letter dated October 31, 2011 (Attachment 2.1) recommended additional features recognized to advance public transit. These features were added to Section 4.6.2 Bus and Transit Services on page 4-35 and incorporated into Policy C-4-15 on page 4-56 as shown in Attachment 1B.
3. The Riverside County Habitat Conservation Agency (RCHCA) in a letter dated October 25, 2011 (Attachment 2.1) noted several data and typographical errors. These errors have all been corrected and incorporated into Attachment 1B.
4. The Hemet Unified School District (HUSD) in a letter dated November 2, 2011 (Attachment 2.1) made a number of minor corrections related to school names, locations, and plans. All requested changes have been incorporated into Attachment 1B.
5. On October 11, 2011, Hemet City Council adopted a resolution approving an agreement for refuse services with CR&R and ceasing City provided services effective December 1, 2011. At the same meeting, City Council introduced an ordinance allowing for the self-hauling of solid waste. Staff incorporated these two actions into the discussion on solid waste management in Section 5.3.6 of the Community Services and Infrastructure Element as shown in Attachment 1B.
6. In 1988, Hemet voters approved a measure known as Measure C requiring 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 and ratified by the voters in 1993. To ensure continued compliance, staff recommends the 1992 Public Services and Facilities Element be incorporated by reference into the 2030 General Plan through text references (as shown in Attachment 1B) and as Appendix G.

REQUESTED MAP CHANGES

There are three Land Use Map change requests and three map exhibit corrections, which are briefly discussed below. The recommended Land Use Map changes have been incorporated into the updated Land Use Map (GP Figure 2.1) included as Attachment 1C.

1. As discussed in the October 18, 2011 Planning Commission staff report, staff is recommending that a 3.52 acre site located on the west side of Sanderson Avenue at Westcourt Way be designated as Medium Density Residential (8.1 – 18.0 dwelling units per acre) to correspond to existing and planned land uses. Attachment 2.3 shows the recommended map change.
2. As shown in Attachment 2.1, HUSD in its letter dated November 2, 2011 has requested

map changes to correct the exact locations of its school sites. Staff recommends approval of the request and has incorporated the changes into the Land Use Map.

3. Copperfield Investment and Development Company in its letter dated October 18, 2011 (Attachment 2.3) objected to rezoning of its property located at the southwest quadrant of Kirby Street and Acacia Avenue from commercial to industrial. The owner appears to have confused General Plan and zoning land use designations, but apparently desires a Mixed-Use designation that would permit both commercial and high-density residential land uses. The 2030 General Plan designation for the site is Business Park (BP). Staff recommends **denial** of the request for the following reasons:
 - a. The property has historically been designated Industrial. The 1992 General Plan designation is Industrial.
 - b. It is a suitable location for business park and industrial uses. An active rail line borders the property on the south providing opportunities for industrial connections, but creating potential incompatibility with residential and commercial uses. The property is also within the Airport Influence Area and residential uses would not be appropriate at this location.
 - c. The allowable uses in the BP designation are more flexible than in the Industrial designation. Suitable BP uses include business offices, medical uses, research and development, e-commerce, and light manufacturing with ancillary support commercial uses, restaurants, and hospitality.
 - d. The flexibility offered by the BP designation facilitates the attraction of new businesses and industries that increase job opportunities, employ the resident labor force, and strengthen and diversify Hemet's tax revenue base.
 - e. A Commercial designation is not appropriate for this property because it is not located on a major or secondary roadway, which limits visibility and access to public transportation systems. The likelihood of getting a Kolhs or major retailer to locate at this property with no major arterial street frontage is minimal.
4. General Plan Figure 6.4 Wildland Fire Hazards shows a portion of the Four Seasons community in a Very High Wildland Fire Hazard Severity Zone, which concerns some residents of the community because it results in higher insurance rates and supplemental building code requirements. The determination of the Zone boundaries, however, is not under local control. CalFire, a State of California agency, creates the zone maps, and the maps are not yet officially adopted. Any objections would need to be directed to CalFire. As shown in Attachment 1C, staff added a note to the legend of Figure 6.4 explaining the source and status of the map.
5. General Plan Figure 11.1, Vacant Multi-Family Sites, is the map required by the California Department of Housing and Community Development (HCD) for inclusion in the Housing Element. To clarify the locations of each site, we added the reference table on the left-hand side of the map as shown in Attachment 1C.
6. Staff added the potential site locations of the Metrolink stations to General Plan Figure

4.4, Transit Service Features, as shown in Attachment 1C.

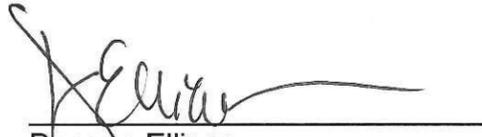
NEXT STEPS:

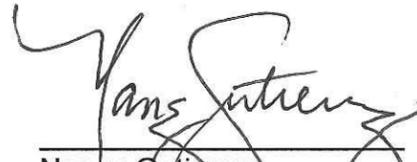
Upon adoption of the Draft General Plan 2030 by City Council, staff will begin the next step in the General Plan process: implementation of programs and projects listed in Chapter 12 Implementation Programs. There are three projects with State-mandated timelines that Community Development Department staff will need to start on immediately:

1. Consistency Zoning. Jurisdictions are required to bring their zoning ordinances into compliance with the General Plan within two years of an update. This consistency zoning relates to both the zoning map designations and the zoning code.
2. Housing Element. Housing Elements are the only General Plan element that must be approved by the State Department of Housing and Community Development (HCD) on a specified schedule. The Housing Element included herein meets 4th Cycle Regional Housing Needs Assessment (RHNA) mandates. The 5th Cycle RHNA began earlier this year; Hemet will need to begin updating the Housing Element within the next few months, once the Regional Housing Needs Assessment numbers are available from SCAG.
3. Climate Action Plan. State legislation mandates the preparation of a Climate Action Plan that reduces greenhouse gas emissions in the City and creates adaptation strategies to address the impacts of climate change on the City.

The Planning Commission will be involved in the review and approval of each of these documents.

Prepared by


Deanna Elliano
Community Development Director


Nancy Gutierrez
Contract Planner

ATTACHMENTS:

1. **Planning Commission Resolution Bill No. 11-017 recommending approval of GPA-11-002**
 - A. Draft Hemet General Plan 2030 (distributed previously to the Planning Commission and available on the City's website at www.cityofhemet.org)
 - B. Errata Pages for modifications to the General Plan 2030 text
 - C. Errata Pages for modifications to the General Plan 2030 Figures

2. Public Comments Received on the Draft General Plan 2030:

2.1. Comment letters from Public Agencies

- Riverside Transit Agency; letter dated October 31, 2011
- Riverside County Habitat Conservation Agency; letter dated October 25, 2011
- Hemet Unified School District; letter dated November 2, 2011

2.2. Comment letters from Citizens

- Jeff Slepski, Park Commissioner; comment submitted through City's website
- Mary Whitney, resident and local historian; comments submitted via email
- Chad Walton, resident; comment submitted through the City's website
- Gene Hikel, resident, comment letter presented at 10/18/11 Planning Commission Meeting

2.3. Requests for Land Use Map Changes:

- Copperfield Investment & Development Company; letter dated October 18, 2011
- Staff Recommended change to the land use designation of the property located at Sanderson Avenue and Westcourt Way.

3. Draft Environmental Impact Report for the Hemet General Plan 2030 Update (distributed previously to the Planning Commission and available on the City's website at www.cityofhemet.org)

4. Public Agency Comments Received on the Draft EIR:

- Riverside County Habitat Conservation Agency, dated October 25, 2011
- California Department of Fish & Game, dated October 25, 2011
- Native American Heritage Commission, dated October 6, 2011
- Hemet Unified School District, letter dated November 2, 2011

**Attachment No.1
GPA 11-001**

**Planning Commission Resolution
Bill No. 11-017 recommending
approval of GPA-11-002**



**CITY OF HEMET
Hemet, California**

RESOLUTION BILL NO. 11-017

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF HEMET, CALIFORNIA RECOMMENDING
CITY COUNCIL ADOPTION OF THE HEMET GENERAL
PLAN UPDATE 2030 (GENERAL PLAN AMENDMENT NO.
11-002)**

WHEREAS, the City of Hemet initiated a comprehensive update of its General Plan, and a General Plan Update and Program Environmental Impact Report (EIR) have been prepared to guide the future of the City by describing the goals and policies regarding land use, community design, circulation, community services and infrastructure, public safety, open space and conservation, recreation and trails, historic resources, art and culture, and housing; and,

WHEREAS, along with these goals and policies are implementation actions geared towards carrying out these goals and policies; and,

WHEREAS, the General Plan 2030 is a citywide document that is an integrated, internally consistent statement of the official land use policy for the City of Hemet; and,

WHEREAS, the Program EIR (SCH No. 2010061088) prepared for the project provides a description of potential environmental impacts of the proposed General Plan 2030 and recommends mitigation measures to reduce the impacts to a less than significant level, where feasible; and,

WHEREAS, a Notice of Preparation for the draft EIR was circulated to the public, responsible agencies, and other interested parties for their review and comment from June 28, 2010 to July 27, 2010, as required by CEQA; and,

WHEREAS, the draft EIR was prepared in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations Section 21000 et seq., and the CEQA Guidelines, 14 California Code of Regulations Section 15000 et seq., and the draft EIR and General Plan Update were circulated to the public, responsible agencies and other interested persons for their review and comment from September 30, 2011 to November 14, 2011, as required by CEQA; and,

**Planning Commission Resolution Bill No. 11-017
DRAFT PROGRAM EIR FOR GENERAL PLAN UPDATE 2030 (EA 11-002)
GENERAL PLAN UPDATE 2030 (GPA 11-002)**

1 **WHEREAS**, written comments and oral testimony were received on the draft EIR
2 and General Plan Update during the 45-day review period including those given at the
3 public hearings before the Planning Commission; and,
4

5 **WHEREAS**, on October 18, 2011 and November 15, 2011, the Planning
6 Commission held duly noticed public hearings on the Comprehensive General Plan
7 Update 2030, and has considered all written and oral reports of staff and public
8 testimony on the matter, and such other matter as are reflected in the record of this
9 matter; and,
10

11 **WHEREAS**, pursuant to California Government Code Section 65354, the
12 Planning Commission is required to make written recommendation to the City Council
13 whether to approve, approve in modified form, or deny proposed general plan
14 amendments as made by an affirmative vote of not less than a majority of the total
15 membership of the Commission.
16

17 **NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the
18 City of Hemet does Resolve, Determine, Find and Order as follows:
19

- 20 **1. The proposed General Plan is consistent with the requirements of the**
21 **California Government Code regarding General Plans and the adopted**
22 **General Plan guidelines in effect as of the date of this resolution, and**
23 **ensures and maintains internal consistency with all of the objectives,**
24 **policies, general land uses, programs and actions of all elements of the**
25 **general plan.**
26

27 The Hemet General Plan Update 2030 is a comprehensive update of the 1992
28 General Plan, which includes an update of existing elements, as well as the
29 addition of new elements. The General Plan 2030 comprises the following State
30 mandated and optional elements: Land Use; Community Design; Circulation;
31 Community Services and Infrastructure; Public Safety; Open Space and
32 Conservation; Recreation and Trails; Historic Resources; Art and Culture; and
33 Housing.
34

35 Development of the General Plan 2030 was a multi-year process and involved
36 extensive public participation in the form of public workshops, surveys and public
37 hearings. Based upon the public participation, ten vision statements were
38 established which guided the development of the goals and policies of the
39 General Plan 2030.
40

1 The objectives of the General Plan 2030, as stated within the Draft Program
2 Environmental Impact Report, include:
3

- 4 • Objective 1: Update the General Plan to accommodate population and
5 employment through 2030 in a manner reflecting changing demographic
6 shifts;
7
- 8 • Objective 2: Plan for a larger area which can accommodate new
9 economic development and job-creating industries focused in walkable,
10 mixed-use areas, as well as offering increased housing opportunities to
11 meet diverse economic needs;
12
- 13 • Objective 3: Amend policies and the Land Use Map to reflect actual land
14 use patterns, including preservation of existing single-family
15 neighborhoods outside the downtown core and mixed-use areas;
16
- 17 • Objective 4: Provide expanded recreational opportunities, especially
18 around Diamond Valley Lake;
19
- 20 • Objective 5: Provide for a balanced land use mix within the city and
21 planning area that supports industrial and professional jobs;
22
- 23 • Objective 6: Accommodate growth that ensures long-term economic
24 viability and promotes a high quality of life for residents;
25
- 26 • Objective 7: Reflect “state-of-the-art” planning practices that provide for
27 reuse of existing areas, encourage infill development, enhance pedestrian
28 activities, and conserve valuable water, air, and energy resources;
29
- 30 • Objective 8: Develop strategic measures to facilitate renovation of older
31 areas of the City, including enhancement of established neighborhoods;
32
- 33 • Objective 9: Integrate new growth into the overall city fabric that
34 complements, rather than competes with, existing land uses;
35
- 36 • Objective 10: Provide a multi-modal circulation system which effectively
37 moves people throughout Hemet with minimal disruption to existing
38 businesses and neighborhoods.
39

40 The above described objectives are reflective of the community’s concerns,
41 issues, and priorities as expressed through the public participation process.
42

1 Each element of the General Plan has been reviewed by City staff, the General
2 Plan Consultant and the Planning Commission for internal consistency and has
3 been determined to be internally consistent.
4

5 **2. The Proposed General Plan would not be detrimental to the public**
6 **convenience, health, safety, or general welfare of the City.**
7

8 The General Plan 2030 will promote the health, safety and welfare of the City
9 through the listed goals and policies included within each Element. A Program
10 Environmental Impact Report has been prepared for the project and provides a
11 description of potential environmental impacts of the proposed General Plan
12 2030 and recommends mitigation measures to reduce impacts to a less than
13 significant level, where feasible. After implementation of General Plan 2030
14 goals and policies and the recommended mitigation measures, most of the
15 significant or potentially significant impacts associated with implementation of the
16 proposed General Plan 2030 would be reduced to a less than significant level.
17 Impacts in areas of Traffic and Circulation, Air Quality, Noise, Greenhouse Gas
18 Emissions, Agricultural Resources, and Utilities could not be completely
19 mitigated and would result in significant unavoidable impacts associated with
20 implementation of the proposed General Plan 2030. However, these identified
21 unavoidable impacts would occur to a much greater extent under the existing
22 General Plan.
23

24 **3. The Proposed General Plan is in compliance with the provisions of the**
25 **California Environmental Quality Act (CEQA).**
26

27 A Program Environmental Impact Report has been prepared for the project that
28 provides a description of potential environmental impacts of the proposed
29 General Plan and recommends mitigation measures to reduce impacts to less
30 than significant levels, where feasible.
31

32 A Notice of Preparation for the EIR was circulated to the public, responsible
33 agencies, and other interested parties for their review and comment from June
34 28, 2010 to July 27, 2010, as required by law.
35

36 The draft EIR and General Plan Update 2030 were circulated to the public,
37 responsible agencies, and other interested parties for their review and comment
38 from September 30, 2011 to November 14, 2011, in accordance with applicable
39 law, including the California Environmental Quality Act (CEQA), Public
40 Resources Code Section 21000 et seq., and the CEQA Guidelines, 14 California
41 Code of Regulations Section 15000 et seq., and other applicable laws and
42 regulations.
43

44 The program EIR for the General Plan 2030 addresses all related environmental
45 concerns in compliance with CEQA, including but not limited to the following:

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- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, Mineral and Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Resources
- Land Use, Population, and Housing
- Noise
- Public Services and Facilities
- Traffic and Transportation
- Public Utilities and Energy Efficiency
- Theoretical Buildout

Written comments and oral testimony were received on the draft EIR during the 45-day review period, including those given at the public hearing before the Planning Commission. Written responses to comments were prepared in accordance with CEQA in order to address comments submitted on the draft EIR and are included in the final EIR.

BE IT FURTHER RESOLVED that based on the written information provided, the public comments received and the findings stated above, the Planning Commission hereby recommends that the City Council take the following action:

1. Approve the Draft Program Environmental Impact Report for the Hemet General Plan 2030 (SCH No. 2010061088), subject to responses to comments received and the preparation of the Final EIR;
2. Adopt the Hemet General Plan 2030 (GPA 11-002) as presented to the Planning Commission at the hearing on November 15, 2011 and referenced as Exhibit A, and including the incorporation of changes noted in the Errata Package, which is attached hereto and incorporated herein as Exhibit B, and as visualized in the updated Land Use Plan Map, and other General Plan maps, which are attached hereto and incorporated herein as Exhibit C.

1 PASSED, APPROVED, AND ADOPTED this 15th day of November 2011 by the
2 following vote:

3
4 AYES:
5 NOES:
6 ABSTAIN:
7 ABSENT:

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John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Records Secretary
Hemet Planning Commission

Attachment No.1A
GPA 11-001

Draft Hemet General Plan 2030

Distributed previously to the Planning
Commission and available on the City's
website at www.cityofhemet.org

Attachment No.1B
GPA 11-001

**Errata Pages for modifications to the
General Plan 2030 Text**



GENERAL PLAN TEAM

City Staff

Deanna Elliano, Community Development Director
Nancy Gutierrez, Contract Planner
Ron Running, Contract Planner
Carole Kendrick, Assistant Planner
Tim Darden, GIS Specialist
Nancie Shaw, Administrative Assistant

Former Team Members

Richard Masyczek, Planning Director/Contract Planner
Bernie Chase, Contract Planner

Other City Departments

Brian Nakamura, City Manager
Eric Vail, City Attorney (Burke, Williams, and Sorenson)
David Brown, Police Chief
Kris Cole, Public Safety Office Specialist
Jorge Biagioni, City Engineer/Director of Engineering
Kris Jensen, Deputy Director of Public Works - Operations

Deleted: -

Linda Nixon, Environmental Services Manager

Ron Proze, Water/Wastewater Superintendent
Armando Torres, Water Quality/Conservation Specialist
Former City Staff

Wade Edge, Recycling and Refuse Manager
Tony Margis, Captain - Operations, Police Department
Matthew Shobert, Chief, Fire Department
Mark Trabing, Housing Manager

Consultants

AECOM, in association with:
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Stanley R. Hoffman Associates - Fiscal Analysis
Urban Crossroads, Inc. - Traffic Analysis
Downtown Solutions - Downtown Analysis
Applied Earthworks, Inc. - Cultural Resources Analysis
Economics & Politics, Inc. - Economic Analysis
Baxter Miller Landscape Architecture - Urban Design



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- F ACHIEVING A HEALTHY COMMUNITY GENERAL PLAN POLICIES
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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 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.

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❖ **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.

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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.

The Hemet Heritage Foundation (HHE), 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.

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

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 Since Hemet's incorporation in 1910 as the second city in Riverside County, 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 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. ¶
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 The Hemet Area Museum Association (HAMA), 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. ¶



from aircraft related hazards. Subsequently, in 2002 the California Airport Land Use Handbook was adopted by Department of Transportation Division of Aeronautics and contains updated recommendations and practices that are not always consistent with the ALUP. The ALUC recognizes that the ALUP is outdated and is in the process of updating it with an anticipated completion in Fiscal Year 2012-13.

Airport land use compatibility zones shown in Table 2.5 indicate that land in the highest risk area (Area I: Extreme Risk) is limited to agricultural or open space development, and commercial, industrial and rural residential 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. Figure 2.6 shows the airport land use compatibility areas for Hemet-Ryan Airport. The General Plan designates most of the land within Areas I, II, and III and the Transitional Area as either Business Park or Industrial.

**Table 2.5
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	Permitted uses: wide range of uses
Discretionary review uses: commercial, industrial, residential (> 2.5 acres/dwelling)	Discretionary review uses: commercial	Discretionary review uses: schools or institutional uses, hazardous materials facilities and "places of assembly"	Discretionary review uses: Structures over 35 feet or two stories, whichever is greater, schools or institutional uses, hazardous materials facilities and "places of assembly"
Note: no residential uses permitted within Area I one mile from runway threshold	Note: no schools or institutional uses, hazardous materials facilities, or "places of assembly" are permitted	Note: Residential density limited to 20 du/ac. Multi-family housing subject to discretionary review. Structures limited to 35 feet or two stories, whichever is less	

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

New development projects that are located within the compatibility zones will undergo various levels of 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. In addition to compliance



Project entries are typically formed with walls, signage and landscaping such as this one at the entry of the Del Webb community.



Landscaped setback on Mustang Way.



Drought tolerant streetscape on Searl Parkway.



Streetscapes with pedestrian amenities create walkable environments and pedestrian linkages between communities, such as this one on Sanderson Avenue.

3.6.3 LANDSCAPING

Landscaping plays a critical role in determining the overall image that Hemet conveys. Additionally, good landscaping adds to the quality of life of both residents and visitors. Hemet's dry climate provides a challenge to establish and maintain a high standard of landscape environment. City landscape guidelines require developers and residents to incorporate native drought-resistant vegetation and mature shade trees into landscape designs to conserve water, improve comfort, augment neighborhood aesthetics, reduce energy use from operation of buildings, and maximize carbon capture and storage. Sustainable landscaping solutions are encouraged such as using landscape areas for stormwater management and treatment.

Although some of Hemet's streets lack consistent street tree themes, the City has been named a Tree City USA annually since 1987 showing that the City values its trees for their beauty, grace, and positive investment in a healthy future environment. General Plan policies establish a master plan of street landscaping to ensure the identification of appropriate street trees for individual streets, while encouraging a diversity of trees in Hemet's urban forest. Policies in the Open Space and Conservation Element (Chapter 7) encourage the preservation of mature and heritage trees and use of California-friendly and shade trees.

The City intends to continually update the landscape standards in the City's codes for residential, commercial and industrial development to conform to evolving state and federal legislation regarding sustainability. These updates will consider ways to increase the amount of required landscaping while conserving water resources and using appropriate drought-tolerant plant materials, and require property owner maintenance of all landscaped areas.

3.6.4 CREATING WALKABLE COMMUNITIES

Good community design featuring pedestrian access and amenities offers a pleasurable walking environment, and can help create successful shopping centers and residential areas. Walkable communities generally strive to include:

- ❖ A town center that offers shopping, public spaces, community services, and entertainment;
- ❖ Mixed-use neighborhoods with businesses and residences located near each other. Compact development, as opposed to sprawl. People can walk to work, shops, and schools;
- ❖ Public space with parks and other places where people can gather and play;
- ❖ Street and parking lot designs that encourage walking with sidewalks, shade trees, benches, appropriate ramps, medians,



GOALS AND POLICIES

COMMUNITY DESIGN

GOAL CD-1	Enhance Hemet's sense of place and local identity to develop community pride and expand tourism and investment.
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POLICIES

- CD-1.3 Unique Sense of Place** Require quality site, architectural, and landscape designs that incorporate those qualities and characteristics that make Hemet a desirable place to live and work including: walkable blocks, distinctive parks and open space, tree-lined streets, and varied architectural styles.
- CD-1.2 Hemet's visual image** Reinforce and boost Hemet's visual image regionally by protecting its legendary views of the surrounding mountains.
- CD-1.3 Focal Points** Target visually prominent areas of the community, such as the downtown, gateways, and major activity centers, as focal points that receive particular care and civic attention.
- CD-1.4 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
- CD-1.5 Design Excellence** Require design excellence and compatibility in site planning, architecture, landscape design and signage.
- CD-1.6 Sustainable Design** Require new developments to incorporate sustainable design amenities and features including using landscape areas for stormwater management and treatment.
- CD-1.7 Public Art** Promote the use of public art at key intersections and public plazas to enhance the appearance and identity of the community.
- CD-1.8 Public Art** Establish a program to encourage and oversee the placement of art in public and community places.
- CD-1.9 Iconic Buildings** Encourage the development of iconic public and private buildings in key locations to create new landmarks and focal features that contribute to the City's design form and identity.
- CD-1.10 Neighborhood Street Trees** Encourage the strategic selection of street tree species to enhance neighborhood



large enough to provide shade and identity, are water conserving, and are relatively low maintenance.

CD-3.12 **Replacement Trees** Replace any tree removed from the public right-of-way with California-friendly or shade tree of similar size and shape, as reasonably feasible, and locate so as not to be a hazard or conflict with other utilities or public improvements.

GOAL CD-4	Protect and preserve hillside areas as an important aesthetic and community resource.
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POLICIES

- CD-4.1** **Hillside Design Guidelines** Require development in hillside areas to comply with the General Plan hillside policies and the City's adopted *Hillside Design Guidelines and Ordinance*.
- CD-4.2** **View Corridors** New development should consider the preservation of significant view corridors of the surrounding hillsides in the design of new projects. Building heights along the Florida Avenue corridor (Gilbert Street to Buena Vista Street) shall be limited to a two story maximum height in order to maximize views toward Idyllwild and the San Jacinto Mountains
- CD-4.3** **Limit Grading** Reduce the amount of grading for development by using natural terrain to determine development design.
- CD-4.4** **Cluster Development** Encourage clustering of development to preserve the maximum amount of natural terrain as possible.
- CD-4.5** **Ridgeline Preservation** New construction should not protrude above prominent ridgelines or ridge silhouettes as viewed from the valley floor. The prominent ridgelines within the General Plan study area should be preserved in their natural condition. In situations where compliance with the above guidelines would preclude reasonable use of the property, development should be stepped to match the profile of the original ridgelines, and should be softened with landscaping
- CD-4.6** **Native Plant Material** Require the use of native plant material when revegetating open space areas or hillside areas disturbed with new development.



necessary, provide landscaping such as trees, shrubs, or vines to soften the appearance of the wall, and to reduce undue glare, heat, and reflection. Ensure that fencing is constructed of durable materials which will resist the damaging effect of wind, rain, and irrigation.

- h. **Maintenance.** When fences or walls are developed along a streetscape, whether solid or with wrought iron openings, it should be recognized that the adjacent homeowner or business is not likely to maintain landscaping outside of the wall or fence within the public right-of-way. Therefore, whenever fences or walls are to be developed along a streetscape, provisions should be made as part of the responsible project to identify maintenance responsibilities and the method proposed to ensure perpetual care for landscaped areas within public rights-of-way.

CD-7.3 Landscape Design Encourage the use of creative landscape design to enhance visual interest, reduce conflicts between different land uses, accommodate stormwater drainage and treatment, and incorporate drought tolerant landscape materials.

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CD-7.4 Public Landscaping Improve the appearance of neighborhood areas through public landscaping, location of open space buffers, and special landscape features.

GOAL CD-8 Facilitate good community design featuring pedestrian access and amenities that offer a pleasurable walking environment, and encourages residents to consider alternatives to the automobile.

POLICIES

CD-8.1 Outdoor Plazas Promote the establishment of outdoor plazas and courtyards in commercial centers, office complexes, at public buildings and in the Downtown District.

CD-8.2 Residential Pedestrian Connections Require the provision of safe, walk-able connections between residential developments, schools and park sites.

CD-8.3 Commercial Pedestrian Linkages Encourage the provision of pedestrian linkages to and within large commercial sites, where appropriate to the location, scale of the development, and proximity to residential neighborhoods.



Measure A Measure A, Riverside County's half-cent sales tax for transportation, was adopted by voters in 1988 and extended in 2002. It will continue to fund transportation improvements through 2039. Measure A funds a wide variety of transportation projects and services throughout the county. RCTC is responsible for administering the program. Measure A dollars are spent in accordance with a voter-approved expenditure plan that was adopted as part of the 1988 election. Among the programmed projects for Measure A is the realignment of SR 79.

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 reference into the General Plan 2030 and are attached as Appendix G.

Transportation Uniform Mitigation Fee When voters approved the extension of Measure A in 2002, they also approved the Transportation Uniform Mitigation Fee (TUMF) program. Under the TUMF, developers in western Riverside County pay a fee to fund transportation projects. A network of TUMF projects has been developed and includes projects in the City of Hemet. The Western Riverside Council of Governments (WRCOG) was designated as program administrator for the TUMF program. As administrator, WRCOG receives all fees generated from the TUMF that are collected by local jurisdictions. WRCOG invests, accounts for, and spends the fee in accordance with the TUMF ordinance, the administrative plan, and applicable state laws. Local jurisdictions implement the projects approved as part of the TUMF.

Deleted: Measure C In 1988, Hemet voters adopted Measure C, which essentially requires that new development not place a service burden on existing residents. A performance standard was then included in the Hemet General Plan adopted on July 21, 1992, addressing service levels. That standard states, "Road links will be maintained at LOS C (not more than 80 percent of maximum daily capacity), and intersections will be maintained at LOS D or better during peak hours." This will ensure that motorists are not routinely required to wait through multiple green-light cycles at signalized intersections. ¶

State Route 79 Realignment Project SR 79 is a regional roadway that currently follows a circuitous north-south route through the central areas of Temecula, Murrieta, Winchester, Hemet, and San Jacinto. SR 79 has historically formed the backbone of development in Hemet and provides the City with valuable regional connections. The current SR 79 alignment within Hemet extends from Domenigoni Parkway to Gilman Springs Road, a distance of approximately 18 miles. Several factors have contributed to circulation deficiencies on SR 79 between Domenigoni Parkway and Gilman Springs Road. The current alignment is ineffective because it does not provide a direct regional north-south route; rather, it directs traffic through downtown Hemet and across numerous access points, resulting in traffic delay. Also, SR 79 does not meet commercial large-truck roadway requirements, forcing such trucks onto local roads, creating congestion in Hemet. The many businesses, residences, and other facilities located in downtown Hemet generate many vehicle trips. As a result, east-west and north-south through traffic is mixed with local traffic attempting to access the numerous businesses in Hemet, resulting in traffic congestion. Consequently, to avoid these through-town delays, regional traffic is avoiding SR 79 and using parallel arterials, such as Sanderson Avenue and Warren Road.



4.6.2 BUS AND LOCAL TRANSIT SERVICES

The Riverside Transit Agency (RTA) provides public transportation throughout Riverside County. RTA operates fixed bus routes providing public transit service throughout a 2,500-square-mile area of western Riverside County. RTA's fixed routes have been designed to establish transportation connections between all cities and unincorporated communities in western Riverside County. RTA bus lines 32, 33, and 42 provide local access in the Hemet Planning Area and neighboring San Jacinto as shown in Figure 4.4 (Transit Service Features). RTA routes currently use the Hemet Valley Mall located near the intersection of Florida Avenue and Kirby Street as a hub point for all routes serving the Hemet and San Jacinto areas and for those routes connecting to regional destinations.

Future transit routes are also shown on Figure 4.4, and are anticipated to provide additional connectivity throughout the less centralized portions of the City and Planning Area. Ultimately, RTA envisions constructing a Transit Center in the Hemet area. A location has not been determined, but one alternative would be to site the center in conjunction with a downtown or west Hemet Metrolink station.

The current SR 79 alignment through the Cities of San Jacinto and Hemet is only suitable to accommodate local public transportation services. However, a number of future transit opportunities exist near the SR 79 realignment. A multi-modal public transportation system offers many benefits, such as increased mobility, decreased traffic congestion, energy savings, and decreased pollution and GHGs. A transit system could be built around a set of land use nodes throughout Hemet and nearby cities. A one-way loop, with stops within a 5-minute walk, can effectively serve about 1.5 square miles with 10-minute frequencies of service and require only a single vehicle and a single lane right-of-way. New services would need to be established to provide the compatibility with a future multi-modal transportation system. The right-of-way for the realignment of SR 79 also includes designated right-of-way for transit; however, the type of transit facility has not yet been designated. The City is committed to ensuring that public transportation becomes a viable travel alternative to the automobile and is taking steps to ensure that transit accessibility is a primary consideration within new mixed-use and redevelopment proposals.

Design Considerations for Public Transit

To advance public transit use, comfort, and safety, the RTA recommends considering the following strategies in transit design:

- ❖ Integrate methods that will allow buses to stop for passengers without disrupting vehicular traffic such as a wider traffic lanes or a turnout at the bus stop location.
- ❖ Locate bus stops on the "far-side" of an intersection to avoid conflicts with traffic queuing in the right turn lane.
- ❖ Provide amenities for transit users such as benches, shade, lighting, shelters, and bicycle racks, where appropriate.

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- ❖ Ensure that transit stops meet Americans with Disabilities Act (ADA) requirements by providing a continuous paved connection to and from the stop.

Paratransit Options

Several paratransit options exist for senior citizens that are not able to drive, or would rather not drive. RTA's Dial-A-Ride program provides general advanced reservation service, Senior/Disabled service, and Priority Service for persons certified under the Americans with Disabilities Act. Care-A-Van service is also offered within the City of Hemet for seniors and disabled travelers that qualify as low income. Hemet Valley Medical Center offers patient transportation to and from the hospital.

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4.7 BICYCLE AND PEDESTRIAN CIRCULATION

Bicycling promotes the neighborhood character and community feel of Hemet by allowing for a low-impact, convenient, and healthy transportation option. Reducing short commute and utilitarian vehicle trips can promote healthier living, and encourage residents to interact with their local neighborhood by patronizing local business and socializing with neighbors. An effective bicycle transportation plan promotes bicycling as both a viable transportation alternative and an enjoyable recreational pastime.

A comprehensive bicycle network, including bicycle routes, convenient bicycle parking facilities, and overall street designs that make the roadway network more hospitable to cycling, will make cycling competitive with the private automobile for short trips. Implementing a bicycle network helps to achieve the balance in the transportation network by providing an affordable alternative to the private automobile, and provides better transportation options for people who cannot drive.

The Circulation Element identifies a master plan for bicycle and pedestrian trail systems throughout the City and Planning Area, allowing residents to travel from neighborhoods to key destinations like schools, parks, shopping and employment centers. The Bikeway Circulation Plan is provided in Figure 4.5. Additional off-road bike trails for recreational users is discussed in Chapter 8 (Recreation and Trails) and shown in Figure 8.3.

In addition to offering recreational and public health benefits, nonvehicular modes of transportation offer options for both commuting and convenience trips around the City. Also, the mixed-use environments advocated by Land Use Element policies will encourage increased pedestrian activity on City sidewalks for both business and pleasure. Finally, an equestrian network in selected areas will offer recreational benefits, although it will be limited to nontraffic areas to avoid conflicts between horses and traffic. An effective bicycle, pedestrian, and equestrian network must be safe and accessible and must connect key activity centers within the City with each other and with the regional trail system. Hemet's current bike trail system includes Class 1 bike paths, Class 2 bike lanes, and Class 3 bike routes. Recreational trails such as mixed-use trails and trails for equestrian and hiking only are discussed in the Recreation and Trails Element (Chapter 8). Opportunities for Class 3 bike routes exist along many of the City's collector streets and sometimes secondary streets,



- C-1.7 Connectivity** Promote the efficient use of the street system by providing convenient connections between and within neighborhoods and adjacent land uses.
- C-1.8 Reciprocal Access** Require reciprocal accessways and consolidate commercial driveway entries along Florida Avenue, Sanderson Avenue, State Street, San Jacinto Street, and other commercial streets as practical.
- C-1.9 Driveway Standards** As part of City roadway standards, maintain and enforce minimum driveway separation standards for the various types of roadways included in the City of Hemet General Plan Roadway Circulation Master Plan. Wherever possible, consolidate driveways on arterial streets and implement access controls during redevelopment of adjacent parcels.
- C-1.10 Center Median Design** Implement the design and construction of center landscaped medians with appropriate breaks for full turning movements along Florida Avenue, Stetson Avenue, Sanderson Avenue, Domenigoni Parkway, Warren Road, and other arterial corridors consistent with the General Plan's Circulation Map.
- C-1.11 Parkway Design** Emphasize the landscaping of parkways, roadways, entries, and gateways consistent with the Community Design Element including replacing any tree removed from the public right-of-way with a California-friendly or shade tree of similar size and shape to a suitable location.
- C-1.12 Maintain Grid System** Maintain and encourage the existing grid system of streets to facilitate neighborhood accessibility, emergency response, and transportation capacity.
- C-1.13 Residential Subdivision Street Design** Design streets inside residential subdivisions for lower speeds by:
- a. promoting the use of short curvilinear street segments while maintaining the overall grid pattern;
 - b. using visually shorter streets;
 - c. limiting collector streets to streets that have driveways on rear alleys with enhanced front parkway landscaping, and traffic-slowing designs;
 - d. promoting unloaded collectors with no residential driveway access; and



C-4.14 Transit Providers Work with public and private transit providers to improve transit service and encourage ridership through the following actions:

- a. Require transit facilities and other alternative modes of transportation such as park-and-ride lots and bus turnouts in major new development and redevelopment projects.
- b. Provide fixed route transit services along transportation corridors that connect major uses such as the Hemet Valley Mall, Hemet Valley Medical Center, the Florida Avenue commercial corridor, and other commercial nodes to residential areas.
- c. Improve and enhance pedestrian connections between residential, commercial, and industrial uses and transit services.
- d. Assess senior mobility needs in coordination with existing paratransit providers and commercial operations and institutions (such as hospitals and senior care centers) that interact with Hemet's senior population.
- e. Encourage the Riverside County Transportation Commission and Metrolink/Southern California Regional Rail Authority to fund the establishment of two commuter rail stations along the existing RCTC rail line right of way.
- f. Increase public education about public transit options.

C-4.15 Transit-oriented Development Design Features Require new development to incorporate transit-oriented design features and attractive, accessible, and appropriate transit, bicycle, and pedestrian amenities to promote and support public transit and alternate modes of transportation, including but not limited to:

- a. ~~Designing transit stops to reduce disruption to vehicular traffic;~~ Formatted: Bullets and Numbering
- b. ~~Ensuring that all transit stops are ADA accessible;~~
- c. ~~Requiring transit stop amenities such as benches, shade, lighting, and shelters, where appropriate;~~ Deleted: requiring
Deleted: bus turnouts and
- d. ~~Requiring all new transit stops be equipped with bicycle racks and/or bicycle lockers;~~ Deleted: shaded bus stops
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e. ~~Encouraging~~ senior citizen and affordable family housing projects to provide transportation services; and requiring new public facilities to incorporate transit facilities.

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GOAL
C-5 Develop, expand, and maintain a network of bicycle and pedestrian accessways that provide safe and comfortable travel between residential neighborhoods, parks, schools, and commercial and office centers.

POLICIES

- C-5.1** **Bikeway and Pedestrian Network** Maintain an extensive trails network that supports bicycles and pedestrians and links residential neighborhoods, schools, commercial centers and employment centers by implementing the City's Bikeway Circulation Plan and including provision and dedication of bikeways and pedestrian walkways in conjunction with development permits.
- C-5.2** **Expand Bikeway Network** Seek opportunities to acquire land and build new bikeways, including using floodways, easements, and abandoned rights-of-way and modifying and widening existing roadways and shoulders to accommodate bikeways, in accordance with the Bikeway Circulation Plan.
- C-5.3** **Bike-Friendly Development** Require the provision of designated bikeways, bicycle racks, lockers, and other bicycle amenities at public parks and buildings, commercial or industrial buildings, shopping centers, and other activity centers as part of discretionary plans for development projects.
- C-5.4** **Roadway Sharing** Evaluate the needs of bicycle traffic in the planning, design, construction, and operation of all new roadway projects including the provision of sufficient paved surface width to enable bicycle traffic to share the road with motor vehicles.
- C-5.5** **Regional Bikeway Interconnectivity** Require that existing and proposed bikeways within the City connect with those in neighboring jurisdictions and the Riverside County Trails and Bikeway System Master Plan, whenever practicable.
- C-5.6** **Pedestrian Linkages** Connect commercial activity centers to adjacent residential areas with well-designed pedestrian linkages that include amenities such as benches,



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 by reference into the 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.

Deleted: 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 circulation, public safety, sanitary sewers, water supply, and drainage. The performance measures are incorporated within the appropriate elements and policies of this General Plan. The performance standards related to infrastructure systems are provided as follows:¶
 <#> **Drainage:** Facilities shall be provided concurrent with development to protect structures for human occupancy and major roadways from a 100-year flood.¶
 <#> **Water Supply:** Adequate fire flow will be maintained, along with sufficient storage for emergency situations and adequate service pressures.¶
 <#> **Sanitary Sewers:** Sewer systems will exhibit unrestricted flow and the rated capacity of the applicable treatment facilities shall not be exceeded.¶

5.3 COMMUNITY INFRASTRUCTURE



Sources of Water

Three sources of water exist in the City and Planning Area: groundwater, imported water, and recycled water.

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

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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.

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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.

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

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Deleted: Hemet Integrated Waste Management The City provides waste management services to its residents and businesses through HIWMD, which collects solid waste and disposes of it at Riverside County's Lamb Canyon Sanitary Landfill in Beaumont. Lamb Canyon Sanitary Landfill is owned and operated by the Riverside County Waste Management Department and is located 10 miles north of Hemet on State Route 79. The site encompasses 353 acres, 145 of which are permitted as disposal area. The City intends on using the Lamb Canyon Landfill until 2021, when it is projected to reach capacity. Subsequently, HIWMD may have to consider other landfills located within the County. The Riverside County Badlands Landfill located near Moreno Valley has a daily capacity of 4,000 tons per day, but could reach capacity as soon as 2016. The El Sobrante Landfill, located southeast of Corona, has a daily capacity of 16,054 tons per day and is projected to remain usable until approximately 2045. Although the other landfills are available, HIWMD lacks both a transfer station and longer-haul trucks that would make using more distant landfills practical. In the future, the City may have to either acquire transfer facilities and trucks or arrange for these with private entities. The City may also consider whether or not to outsource this operation at some point in the future.¶ HIWMD currently complies with the 50 percent mandated requirement for recycled materials within the waste stream. However, to maintain that compliance for the long term, significant investments in waste management infrastructure and strategies may be needed. Current programs and activities include:¶

<#>**Curbside Pickup** The City uses a commingled recycling program to collect recyclables. Commingled recycling is more efficient because collection trucks can hold more materials in a single load. Acceptable recycled materials are glass, paper, plastic, steel, tin, and aluminum cans.¶

<#>**Green Waste** The City separates and diverts its green waste. Green waste is leaves, flowers, garden prunings, twigs, small branches, lawn clippings, and garden weeds.¶

<#>**Electronic Waste (E-Waste)** E-waste is accepted at the City's Corp(... [1]

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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 Nuvview 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

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- Deleted: two alternative learning centers within the City and Planning Area
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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.

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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



National Pollutant Discharge Elimination System program and providing education on best management practices for the public.

CSI-4.4: **Project Mitigation** Require development projects to minimize and mitigate stormwater runoff by providing on-site opportunities for groundwater recharge that are integrated into the project design and amenities and preparing downstream drainage studies when appropriate to the scale and location of the project.

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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.

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 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 to reflect current land use patterns, best management practices, and environmental constraints.

GOAL
CSI-5 Facilitate the provision and maintenance of 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



CHAPTER 6 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 (now 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.



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 by reference into 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



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.

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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.



connecting Diamond Valley Lake with Lake Skinner via the 2,500 acre Dr. Roy Shipley Reserve, which MWD purchased as partial mitigation for Diamond Valley Lake construction.

Regional Transportation Plan and Improvement Program (RTIP)

The Southern California Association of Governments has adopted a regional transportation plan and a regional transportation improvement program to fund and implement the projects and programs listed in the regional transportation plan. These plans work together to help improve vehicular traffic within the region and thereby reduce air pollution.

Riverside County Integrated Project (RCIP)

The Riverside County Integrated Project (RCIP) is a comprehensive, three-part, integrated program balancing the housing, transportation, and economic needs of a large population with the existing environment and available natural resources. The RCIP accommodates continued growth by integrating the direction in the *Riverside County General Plan* with transportation and environmental issues. The three parts of the RCIP are the *Western Riverside County Multiple-Species Habitat Conservation Plan* (MSHCP); Community and Environmental Transportation Acceptability Process (CETAP); and the *Riverside County General Plan*.

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South Coast Air Quality Management Plan

The South Coast Air Quality Management Plan mandates a variety of measures to reduce emissions and improve air quality. These measures include the requirement that each jurisdiction develop an air quality component within its general plan.

Southern California Edison

Southern California Edison (SCE) is the primary electricity supply company for much of southern California, including the City of Hemet. SCE's environmental commitment is to provide leadership in areas that include renewable resources, green building, energy efficiency, environmental protection, resource protection, and advanced metering to automatically reduce power consumption in key situations.

Southern California Gas Company

Southern California Gas Company is the primary natural gas provider for much of southern California, including the City of Hemet. The gas company's commitment to the environment includes incorporating environmentally friendly practices into its facilities and daily operations; minimizing the impact of operations on wildlife, air, and water; investing in green technologies; and helping customers save energy and resources.

Water Districts Serving the City/Planning Area

Three water districts serve the City of Hemet and the Planning Area. The districts are described below and further discussed in the Community Services and Infrastructure Element. 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 eleven City-owned wells. The City plans to continue the use of local groundwater as its primary supply source through 2030; however, the City recognizes the need to implement water conservation measures and a combination of basin recharge measures through both natural and artificial means.

Eastern Municipal Water District

EMWD generally serves the City south of Stetson Avenue, west of Sanderson Avenue, and north of Menlo Avenue. EMWD's water conservation goal is to reduce per capita consumption by 25 percent over the next 2 decades. To achieve that goal, EMWD promotes targeted programs, offers rebates, educates consumers, and helps customers locate and fix irrigation leaks. EMWD also offers recycled water services and participates in a joint program with the US Bureau of Reclamation that created multipurpose wetlands, which serve as both a wastewater treatment research center and wildlife habitat.

Lake Hemet Water District

Lake Hemet Water District (LHWD) generally serves the eastern portion of the City and Planning Area. LHWD's water conservation goal is to reduce per capita consumption. To achieve that goal, LHWD provides free water audits of homes and businesses within their service area to help residents and businesses identify ways to reduce water consumption. LHWD also participates in MWD's rebate program to replace nonconserving fixtures with water-efficient items.

Southwestern Riverside County Multi-Species Reserve

The Southwestern Riverside County Multi-Species Reserve, which is under multiple ownership, contains more than 13,500 acres of natural lands that extends from Diamond Valley Lake to Lake Skinner between Hemet and Temecula. Preserved in perpetuity, the reserve was formed in part as an environmental mitigation measure for the Diamond Valley Lake project by MWD. The reserve is home to at least eight types of habitat and up to 16 sensitive bird, animal, and plant species, including the Stephens' kangaroo rat. Additionally, it offers more than 10 miles of hiking and equestrian trails with the potential for strategically extending the trail system throughout the reserve.

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Western Riverside County Multi-Species Habitat Conservation Plan

The MSHCP is a comprehensive, multijurisdictional habitat conservation plan (HCP) focusing on conserving species and their associated habitats in Western Riverside County. The MSHCP is one of several large, multijurisdictional habitat-planning efforts in southern California, with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. The MSHCP allows Riverside County and the cities within the County to better control local land use decisions and maintain a strong economic climate in the region while addressing ESA and CESA.



requirements. The MSHCP is administered by the Regional Conservation Authority (RCA), comprised of member elected officials.

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The MSHCP area encompasses approximately 1.26 million acres, including all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line. It includes the cities of Temecula, Murrieta, Wildomar, Lake Elsinore, Canyon Lake, Norco, Corona, Eastvale, Juniper Valley, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Menifee, San Jacinto, and Hemet. The MSHCP covers multiple species and multiple habitats within a diverse landscape, from urban centers to undeveloped foothills and forests, under multiple jurisdictions. The HCP extends across many bioregions, including the Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, San Jacinto Mountains, Agua Tibia Mountains, Desert Transition, and San Bernardino Mountains and establishes a coordinated implementation program to preserve biological diversity and maintain the region's quality of life. The Hemet Planning Area lies within the MSHCP area, and cells which have designated targets for habitat conservation are identified in Figure 7.1.

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.

7.4 OPEN SPACE

The Hemet Planning Area is characterized by unique landforms, extensive biological resources, scenic vistas, agricultural land, water resources, and open space areas, as shown in Figure 7.1, "Natural and Open Space Resources."

7.4.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

The Hemet area is renowned for the expanse of lands that possess significant natural resources. These resources generally fall in the categories discussed below.

Undeveloped Wilderness Lands

Hemet contains and is surrounded by natural topographic beauty, as described by category in the following text.

Scenic Vistas

The San Jacinto Mountains, the San Bernardino National Forest and Mountains, and the San Gabriel Mountains provide a scenic background of



In addition to the mandatory CALGreen standards, the City has the option to adopt an energy efficiency standard that surpasses the state's basic requirements. The Tier 1 standard would require construction to exceed Title 24 requirements by 15 percent; the Tier 2 standard would require construction to exceed Title 24 by 30 percent. It is generally accepted that compliance with Tier 1 requirements addressing energy, water, lighting, and building envelope is likely to be comparable to achieving Leadership in Energy and Environmental Design (LEED®) Silver certification.



The Western Science Center at Diamond Valley Lake, built in 2006, received LEED Platinum certification. It is first museum in California to be awarded this highest distinction from the US Green Building Council.

Leadership in Energy and Environmental Design

LEED is an internationally recognized green building certification system. The certification provides third-party verification that a building or community was designed and built using strategies intended to improve performance. Measures of improved performance include energy savings, water efficiency, reduced carbon dioxide emissions, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Developed by the U.S. Green Building Council, LEED is intended to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, and operations and maintenance solutions. The LEED rating system is point based and has four levels of certification: Certified, Silver, Gold, and Platinum.

Solar Energy

Riverside County is becoming one of the prime areas for the use of solar technologies due to the area's abundant sunshine. Solar technologies are broadly characterized as either passive solar or active solar depending on the way they capture, convert, and distribute solar energy. Passive solar techniques include orienting a building to the Sun, selecting materials with favorable thermal mass or light dispersing properties, and designing spaces that naturally circulate air. Active solar techniques include using photovoltaic panels and solar thermal collectors to harness the energy. City policies encourage both techniques in the following ways:



Solar panels provide energy for the Western Science Center.

- ❖ Passive Solar: Property owners are encouraged to design existing and new structures to maximize solar access by promoting passive solar energy design, natural ventilation, and effective use of daylight.
- ❖ Active Solar: Property owners are encouraged through a variety of local, state, and federal incentive programs to invest in capital improvements, primarily photovoltaic panels, which will generate enough energy to, at least partially, meet individual property needs. In 2010, the Hemet Unified School District initiated an active solar program to reduce energy costs and support renewable energy resources.
- ❖ Solar thermal projects (above 50 megawatts) are long-term ventures requiring approvals from both the federal Bureau of Land Management

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OPEN SPACE AND CONSERVATION

OS-2.5 **Revegetation** Require vegetation of graded slopes concurrent with project development to minimize erosion and maintain the scenic character of the community.

~~**OS-2.6** **Open Space Accessibility** As appropriate, create, enhance, or improve accessibility to, visibility of, or recreational opportunities in natural and open space areas.~~

~~**OS-2.7** **Nature Education** Identify and develop appropriate natural habitat areas for low-impact hiking and nature education.~~

~~**OS-2.8** **County Hillside Development** Coordinate with Riverside County on the development of hillside and other sensitive areas outside of the City jurisdictional boundaries in the Planning Area and Hemet's sphere of influence.~~

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Encourage the preservation of mature and heritage trees by requiring the replacement of any tree in the public right-of-way or with a diameter greater than 4 inches with a California-friendly or shade tree of similar size and shape or with smaller trees at a 3:1 ratio, as reasonably feasible.¶

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GOAL OS-3 **Protect prime agricultural land from conversion to urbanized use for areas shown as agriculture on the Land Use Map.**

POLICIES

OS 3.1 **Conservation of Agricultural Land** Support conservation of the remaining productive and prime agricultural lands in the Planning Area by encouraging their preservation, honoring the preservation easements that conserve Bautista Canyon land in perpetuity, and seeking opportunities for additional preservation easements.

OS 3.2 **Riverside County Agricultural Land** Coordinate with Riverside County to address the preservation of agricultural resources outside of the City's jurisdictional boundaries.

OS-3.3 **Land Use Compatibility** Recognize and protect areas of agricultural production from the encroachment of incompatible land uses and establish appropriate buffers, disclosures, easements, and mitigation measures, as warranted.

OS-3.4 **Conservation Easements** Secure scenic, resource, or other open space conservation easements, where feasible and suitable, as a means for protecting prime farmland located adjacent to residential areas and where the property does not qualify for inclusion in an agricultural preserve program.



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.

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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

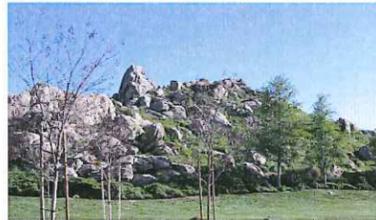
Shared Management of Parks and Recreation Services The provision and management of local parks and recreational services is shared between the City and Valley-Wide Recreation and Park District (Valley-Wide). The City does not have a recreation department, although it does ~~lease~~ the Simpson Center ~~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.

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- ~~Deleted:~~ , a community center that offers
- ~~Deleted:~~ primarily for older residents

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



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 reference into the 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.





**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 <i>(planned)</i>	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	



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.



community is best served when ~~there are numerous mini~~ neighborhood and community parks ~~servicing~~ 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.

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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

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- ❖ evaluating the best administrative structure for parks and recreation within the City including establishing an implementation system for ongoing and future projects and programs.

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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.

Multiple Use Trails Multiple use off-road trails are designed to allow walkers, joggers, and bicycle riders to share the trail. These trails are



- 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.
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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,



business heating, an Andrew Carnegie library opened in 1913, and a new Santa Fe Depot opened at the corner of Florida Avenue and State Street in 1914.

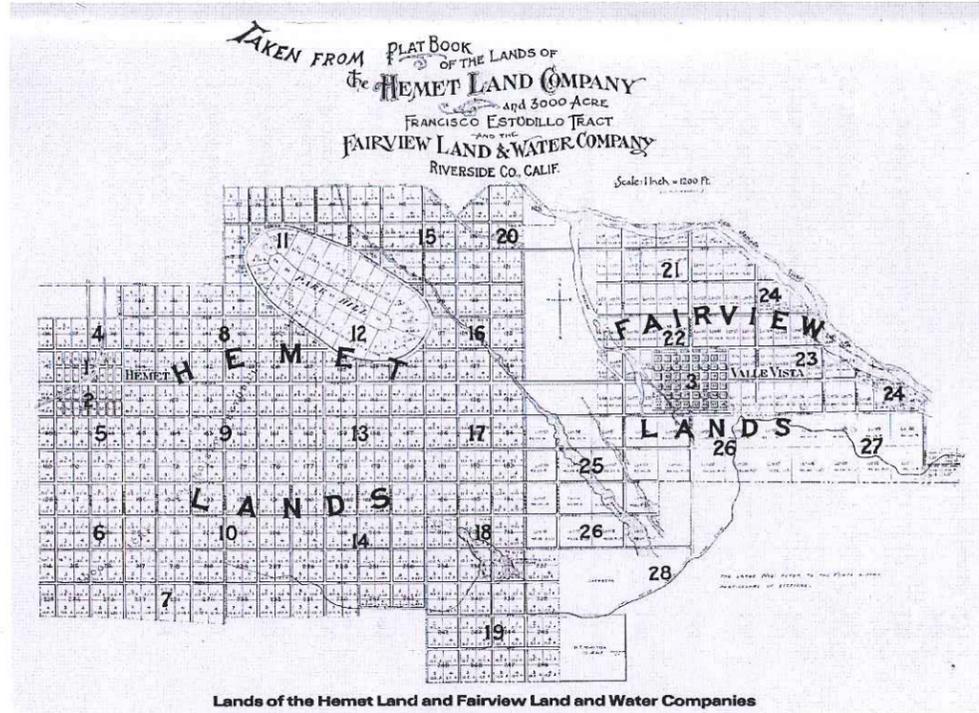


Figure 9.2 Lands of the Hemet Land Company and the Fairview Land and Water Company, 1902.



Hemet High School 1910
Devonshire Avenue at Santa Fe Street.

Mayberry died in 1902, but Whittier remained active in the community until his death in 1917. He continually promoted his vision of the ideal community. Whittier was strongly committed to providing educational opportunities for Hemet children. Hemet Elementary School opened in 1893. Both Whittier and Mayberry were instrumental in convincing the Riverside County Board of Education to build the valley's first high school in Hemet in 1894. In 1910, Hemet's second high school was built at the intersection of Devonshire Avenue and Santa Fe Street, where it educated area youth until the early 1970s when it was demolished and a new high school was constructed on Stetson Avenue at Stanford Street.

In 1883, activist and author Helen Hunt Jackson visited the Hemet-San Jacinto area with Abbot Kinney, a well-known conservationist and land developer. At the time, Jackson was traveling throughout Southern California to document the mistreatment of Indian

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groups following the secularization of the mission system. During her visit, Jackson documented the plight of a group of Soboba Indians and hired a law firm to protect their land rights. Jackson eventually used information gathered during her visit to write her famous novel, *Ramona*. Subsequently, local residents decided to promote the region to tourists by creating a dramatic play based on novel. Audiences viewed the first staging of the Ramona Pageant in 1923, with subsequent performances every spring in the Ramona Bowl Amphitheater. Today, the Ramona Pageant is known as the longest running outdoor play in California.

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Helen Hunt Jackson
c. 1850s-1860s.

9.4.3 COMMUNITY TRANSITION: FROM AGRICULTURE TO RETIREMENT COMMUNITY TO FAMILY SUBURB

The character of Hemet underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Sierra Dawn Estates, California's first "mobile home subdivision" in which individual lots were sold, was established when Merlyn "Mack" McIntyre converted 240 acres of his farm to an upscale residential park for retirees that included four recreation centers, all with swimming pools, and a social/activities director.

The popularity of the park was partially due to its advertising by Art Linkletter of national television fame, who referred to Hemet as the "Foothills of Heaven." The park marked the beginning of Hemet's transition from an agriculture-based to a retirement-based economy. Drawn by the success of Sierra Dawn, many new senior parks opened in Hemet. Hemet became nationally known as a desirable retirement community with the population growing from 5,416 in 1960 to 23,211 in 1980. The seniors brought their lifetime savings with them, catapulting Hemet into "one of the richest cities in the United States with a 'Bank on Every Corner,'" according to the *Wall Street Journal*. The growth in the retirement population prompted new industrial and business growth. Mobile home manufacturing plants, such as Skyline Homes, opened in Hemet. New recreational amenities, banks, and other senior-oriented businesses and services kept pace with the increase in population.



Entrance to Sierra Dawn Estates.

In the 1980s, subdivisions of single-family homes began to sprout up from former ranch land with a subsequent expansion of retail. The local economy began another transition to a family-oriented commuter-based economy with growth driven by externally earned income. The City experienced steady growth in the 1990s with housing starts skyrocketing in the early 2000s. By 2010, 78,657 people lived in Hemet. Hemet today retains much of its retirement orientation, but is also becoming home to significant numbers of younger families drawn to good schools and relative affordability.



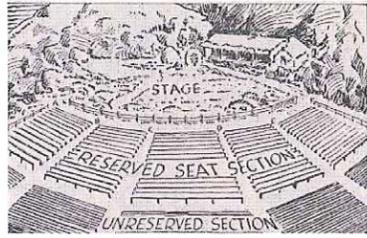
HISTORIC RESOURCES

Whittier raised the curtain on the 500-seat opera house. In 1899, Whittier started the Bank of Hemet in one of his Harvard storefront buildings, and in 1908 constructed a building for the bank on the northeast corner of Florida Avenue and Harvard Street. Other commercial enterprises began opening, such as Gibbel Hardware and the Farmers and Merchants Bank. Almost all of the initial businesses originated on North Harvard Street, which became the main commercial center of Hemet until the 1920s. Although not all of the original buildings remain today, Harvard Street and the surrounding downtown area with its rich and broad heritage warrants historic consideration and preservation.



Weston Park, Built 1930
Florida Avenue at Thompson Street.

Weston Park In 1913, Dr. John B. Weston, a retired physician and surgeon, moved his family to Hemet from Minnesota. He immediately made such a community presence that he was elected to the City Council in 1914. After 7 years of service on the City Council, and 6 years as Mayor, Dr. Weston resigned. He left a gift of 5 acres located at the northeast corner of Florida Avenue and Thompson Street for a park. To finance construction of the park, in 1926 residents passed Ordinance 142 that allowed for the collection of a 15 cent property tax on each 100 dollars of assessed valuation. On September 22, 1930, Weston Park was officially dedicated by the City Council.



1936 Seating Arrangement at the Ramona Bowl.

Ramona Bowl The Ramona Bowl is a natural amphitheatre nestled in a canyon in the Santa Rosa Mountains. It is a nationally known cultural venue and California State Historic Landmark No. 1009. In the early 1920s, the local chamber of commerce, which became the Ramona Pageant Association, bought 160 acres in and around the canyon to create the bowl. The Ramona Pageant was first staged here in 1923. The first concrete seats were installed in 1926, the first permanent buildings were constructed in 1936, the first sound system was installed in 1965, and a new stage was built in 1988. The venue is currently used for concerts, weddings, graduations, and theatre performances as well as the Ramona Pageant.

The Ramona Pageant was designated as the California State Outdoor Play by Senate Concurrent Resolution No. 5, the Assembly concurring, on March 19, 1993. The pageant is based on a book written by Helen Hunt Jackson in 1884 that documented the plight of local Native Americans. The popularity of the historical fiction novel, *Ramona*, brought attention to the region.

Hemet Elementary School Hemet's first grammar school, a two-room building, was constructed on Alessandro Street, opening in 1893 with one teacher and 20 students. By the mid-1920s, even though an annex building had been added, the facility could no longer accommodate the needs of the community. Hemet Elementary School opened in 1927, where it served students until 2009 when it was declared unsafe for use because of a soil subsidence problem. Potential options for its use or adaptive reuse are being considered.

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All programs require the expenditure of staff resources and many also require funding allocations that should be identified and prioritized as part of the annual City Budget process.

12.2 PRIMARY IMPLEMENTATION TOOLS

The City will implement the General Plan vision, goals and policies through the use of many programs, actions, and tools. The Implementation Chart in section 12.3 is a compendium of very specific measures that are recommended to be carried out by the various city departments to address identified needs and deficiencies. However, there are overarching implementation tools that local governments use on a daily basis to ensure consistency with the General Plan and to secure the health, safety and welfare of its citizens. As with the General Plan, these documents should not be static, but continuously reviewed and updated to guarantee that they are responsive and relevant to the City's needs and objectives. The primary tools used in the City of Hemet to implement the General Plan include the following ordinances, plans, and documents:

- ❖ **Zoning Code** (Chapter 90 of the Hemet Municipal Code)
- ❖ **Hemet Municipal Code** (including the Subdivision Ordinance, Building and Housing Codes, Environmental Regulations, etc.)
- ❖ **Specific Plans and Community Plans** (serves as more detailed zoning and design regulations for specific geographic areas)
- ❖ **Redevelopment Area Plans and Five-Year Implementation Plan** (each of the City's Redevelopment Areas has a plan to eliminate blight and foster new investment, and the Five-Year Implementation Plan addresses all of the areas and provides goals and projects to be achieved in the five-year timeframe).
- ❖ **Annual Budget for the City of Hemet** (establishes available funding to support programs, capital expenditures, and staff resources)
- ❖ **Master Plans** (for infrastructure, parks and community services)
- ❖ **Capital Improvement Program** (to prioritize and schedule funding for capital expenditures and infrastructure within the City)
- ❖ **Citywide Design Guidelines** (for new residential, commercial and industrial development)
- ❖ **State and Regional Plans** (compliance with adopted regional plans such as the **MSUICHP**, **SKRHCP**, TUMF, RTP, SCS, Western Riverside County NMTP, ALUP; and State required plans such as the Climate Action Plan (CAP) and the Regional Housing Needs Assessment (RHNA), in addition to a number of other regional plans and regulations as noted under each Element chapter).



IMPLEMENTATION PROGRAMS

Program Number	Program Description	Responsible Department or Division	Program Category
CHAPTER 5 CSI-P-1	COMMUNITY SERVICES AND INFRASTRUCTURE Groundwater Management Plan. Adopt the multiagency groundwater management plan to protect and enhance groundwater resources.	Administration; Engineering; Public Works; City of San Jacinto; Riverside County; Eastern Municipal Water District (EMWD); Lake Hemet Municipal Water District (LHMWD)	NPPOS; Agency Coordination Funding Program
CSI-P-2	Water Supply Assessment. Ensure that projects proposing 500 dwelling units or more comply with California Water Code Section 10910 (Senate Bill 221), requiring the preparation of a water supply assessment indicating that a long-term water supply (for a 20-year time frame) is available. Written acknowledgement that water will be provided by a community or public water system with an adopted urban water management plan that includes consideration of the project's water consumption and supply shall constitute compliance with this requirement.	Public Works; Engineering	Project Review
CSI-P-3	Reclaimed Water Facilities. During project review of discretionary projects, require that provision be made for reclaimed water lines and hardware. For tentative tract maps, plans should include provision for reclaimed water lines connecting and serving the overall project. Require the use of recycled water to irrigate public landscape areas, where available, and to create public water elements or lakes to add community design value. In coordination with EMWD, implement a "fair share contribution" mechanism for all discretionary projects so that a reclaimed water network can be achieved Citywide in the future and so that a funding mechanism will be in place to incrementally extend reclaimed water trunk lines to serve new projects.	Public Works; Engineering; EMWD	Project Review; Funding Program
CSI-P-4	Project Review for Storm Drainage. Require project applicants to decrease stormwater runoff and increase groundwater recharge by reducing pavement in development areas and using design practices such as permeable parking bays and parking lots with bermed storage areas for rainwater detention, or using other best management practices, as appropriate. A downstream drainage study and improvements will be required as appropriate to the scale and location of development projects.	Engineering	Project Review

NPPOS=NEW PROGRAM, PLAN, ORDINANCE OR STANDARD



IMPLEMENTATION PROGRAMS

Program Number	Program Description	Responsible Department or Division	Program Category
CHAPTER 5 CSI-P-5	COMMUNITY SERVICES AND INFRASTRUCTURE (continued) Master Flood Control and Drainage Plan. Update the City's master flood control and drainage plan. As part of this plan, identify storm drains that need to be upgraded, establish a consistent maintenance schedule for storm drains, and coordinate with Riverside County Flood Control District on design standards and maintenance agreements. The plan should incorporate an assessment of drainage facilities and identify 5-year facility needs and best management practices. The plan should also incorporate features to both accommodate development and support vernal pool areas in the west Hemet area. Include a watershed-based stormwater management plan for open drainage ways that will serve multiple purposes including flood protection, water quality, groundwater recharge, habitat hydration, public green spaces and trails, and water basin design amenities.	Engineering	Update Plans & Standards
CSI-P-6	Capital Improvement Program. Establish a formal 5-year capital improvement program for City storm drains, water and sewer lines, streets, parks, and other infrastructure improvements that defers benefit areas, establishes capital improvement zones, and/or creates a master drainage plan development fee. Provide annual updates in concert with the budget process. Prioritize infrastructure projects and funding resources to address the City's most critical economic and improvement needs, and link capital improvements with General Plan goals and policies.	Public Works; Engineering Finance	NPPOS
CSI-P-7	Coordination with Utility Providers. Continue to work with local utility providers to allow them adequate time to prepare plans for servicing new planned growth. Encourage the use of new, clean technologies and aesthetic low-impact designs in providing for utility infrastructure.	Public Works; Edison; The Gas Company; Verizon	Project Review
CSI-P-8	Energy Standards. Create standards within the municipal code that encourage green building orientation, design, construction, and operation techniques to be used during the construction and lifespan of developments. During the preliminary process to evaluate the subdivision design and development review of residential and nonresidential project proposals, review projects to ensure that proposed plans incorporate energy-efficient design, building, and materials.	Plannings; Building; Engineering	Project Review
CSI-P-9	Coordination with School Districts. Provide information to the Hemet Unified School District, San Jacinto Unified School District and other area school districts when considering General Plan amendments, specific plans, zone changes, subdivisions, and other land use decisions that may impact schools.	Planning	Project Review; Agency Coordination

Deleted: and

NPPOS=NEW PROGRAM, PLAN, ORDINANCE OR STANDARD

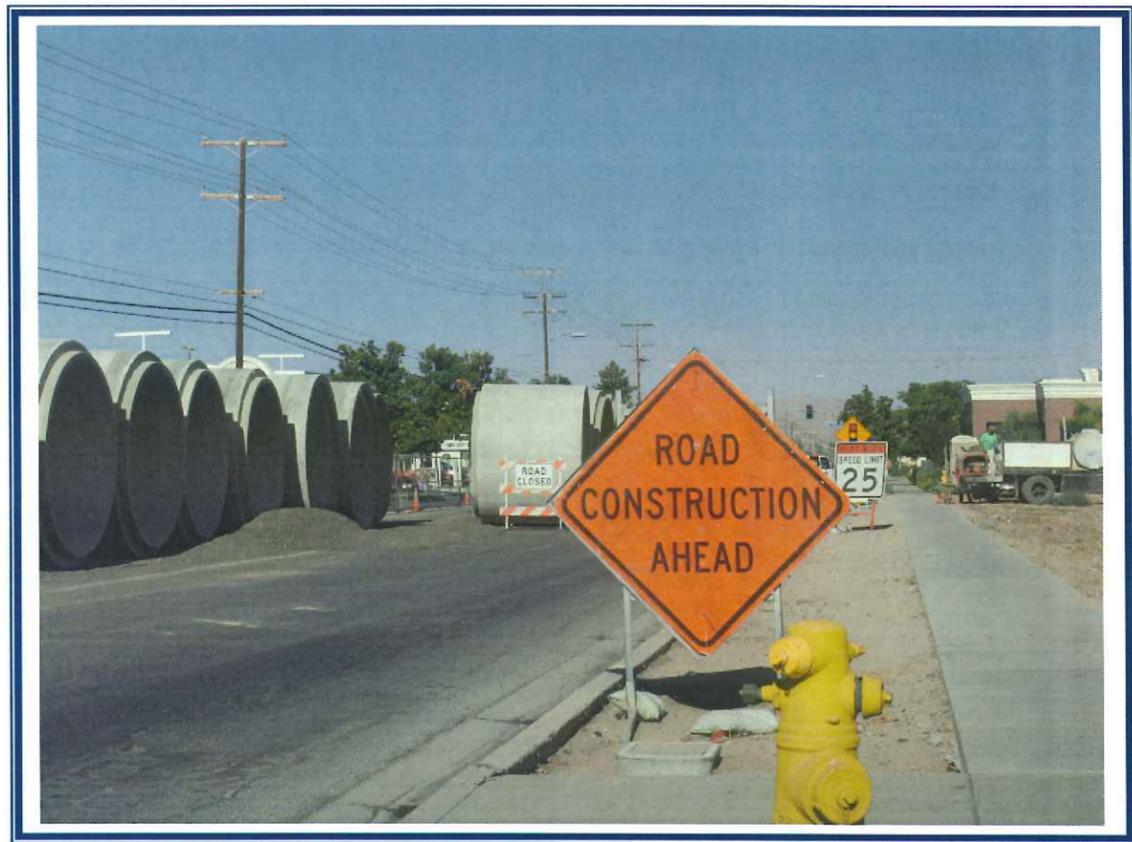


IMPLEMENTATION PROGRAMS

Program Number	Program Description	Responsible Department or Division	Program Category
CHAPTER 8 RC-P-1	<p>RECREATION AND TRAILS Park and Recreation Master Plan. Update the City's park and recreation master plan by:</p> <ul style="list-style-type: none"> ❖ identifying potential sites for additional parkland, assessing demand for parkland and facilities concurrent with demographic trends, and prioritizing potential parkland acquisitions, expansions, and improvements within a 5-year park improvement program; ❖ establishing park standards to promote a hierarchy of parks with at least four levels and determining the allocation of those parks by number, size, and location; ❖ prioritizing new park sites to underserved areas of the City; ❖ establishing trail standards to promote the use and integration of a hierarchy of trail systems; ❖ requiring developers of new residential developments to provide on-site recreational or open space amenities or contribute fees to pay for the provision of recreational facilities; ❖ establishing financing mechanisms to increase the amount and quality of parkland inventory and considering the inclusion of revenue-generating activities at City parks and facilities; ❖ pursuing agreements with the Hemet Unified School District, Valley-Wide Recreation and Park District, and Metropolitan Water District of Southern California, as appropriate, to address joint-use issues and the expansion of park facilities in the City; ❖ incorporating, where feasible, the use of the Salt Creek Channel and other drainage channels and easements for recreational and open space uses; ❖ conducting annual assessments to ensure that facilities are maintained, renovated, and upgraded regularly; ❖ establishing a program to serve the recreational needs of City residents; and ❖ identifying an administration and management system for parks, trails, and other recreational amenities. 	Public Works; Planning	NPPOS; Funding Program; Agency Coordination
RC-P-2	<p>Quimby Fees. Review Quimby Act fees on an annual basis to ensure that the in-lieu fees are appropriately determined and applied.</p>	Public Works; Finance	Funding Program
RC-P-3	<p>Sustainable Park Design. Require new parks and landscaping to incorporate recycled water standards in park design, naturalized drainage channels, and energy conservation measures as appropriate. Require the replacement 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.</p>	Public Works; Planning	Project Review Deleted:
RC-P-4	<p>Disabled Access. Identify and implement the best means of ensuring access to and within parks for the disabled and the elderly through curb cuts, access paths, railings, benches, and other best management practices.</p>	Public Works; Building	Project Review
RC-P-5	<p>Park Development Fees. Review the development fee structure periodically and adjust as needed to ensure the adequate provision of local and regional parks and trails.</p>	Public Works; Finance	Funding Program

NPPOS=NEW PROGRAM, PLAN, ORDINANCE OR STANDARD

**CITY OF HEMET
MEASURE C PERFORMANCE STANDARDS**



**PUBLIC SERVICES
AND FACILITIES**

Public Services and Facilities

History

- On June 7, 1988, the voters of the City of Hemet approved Ballot Measure C, which required a neighborhood-by-neighborhood review of the General Plan for the purpose of adopting a Public Services and Facilities Element. The primary focus of the measure was that new development would have to pay its own way and not place a service and facility burden on existing residents.
- The City has conducted a neighborhood-by-neighborhood study of the General Plan through several advertised meetings in each neighborhood area to discuss neighborhood desires, levels of service, unique characteristics, and General Plan Standards and Policies. These meetings have resulted in the Public Services and Facilities Element.

1. PUBLIC SERVICES AND FACILITIES GOALS AND PERFORMANCE STANDARDS

a. General

■ Goal

The goal of the Public Services and Facilities Element is to ensure that new development does not adversely affect the services and facilities enjoyed by existing residents and that new development pays for itself.

■ Performance Standard

No new development, whether residential, commercial, or industrial, may occur unless it is first determined that the services and facilities related to such development meet or exceed the minimum standards established by this Element.

b. Traffic

■ Goal

The goal is to maintain a transportation system which maximizes freedom and safety of movement, is cost-effective, considers all forms of transportation, and maintains the quality of the City's living environment.

■ Performance Standard

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

c. Drainage Facilities

■ Goal

The goal is to provide adequate facilities to protect Hemet residents and businesses from flooding conditions.

■ Performance Standard

Facilities shall be provided concurrent with development to protect structures for human occupancy and major roadways from the 100-year flood.

d. Water Storage and Distribution Facilities

■ Goal

The goal is to maintain a water system which is capable of meeting the daily and peak demands of Hemet residents and businesses, including the provision of adequate fire flows.

Public Services and Facilities

Performance Standard

Adequate fire flow as established by the Hemet Fire Department will be maintained, along with sufficient storage for emergency situations and adequate service pressures.

e. Parks and Recreational Facilities

Goal

The goal is to maintain a system of park, recreational, and open space lands of sufficient size and in the appropriate locations to serve the needs of Hemet residents of all ages.

Performance Standard

Five (5) acres per 1,000 population of park land and/or recreational facilities will be provided.

f. Police Services

Goal

The goal is to provide police services which minimize the risk of crime and provide a secure environment.

Performance Standard

A seven (7) minute average response time for emergency calls will be maintained within urban areas, and a nine (9) minute average response time for emergency calls will be maintained within rural areas.

g. Fire Services

Goal

The goal is to provide adequate fire prevention and emergency fire, medical, and hazardous materials services for the protection of lives and property.

Performance Standard

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

h. Sanitary Sewers

Goal

A wastewater collection, treatment, and disposal system will be maintained which is capable of meeting the daily and peak demands of Hemet residents and businesses.

Performance Standards

- ▶ Sanitary Sewers will exhibit unrestricted flow.
- ▶ The rated capacity of the treatment facility will not be exceeded.

2. PROCEDURES TO BE IMPLEMENTED IN THE EVENT MINIMUM STANDARDS ARE NOT MET

Where the performance standards contained in this Element are not being met as the result of existing development, the following procedures shall be implemented:

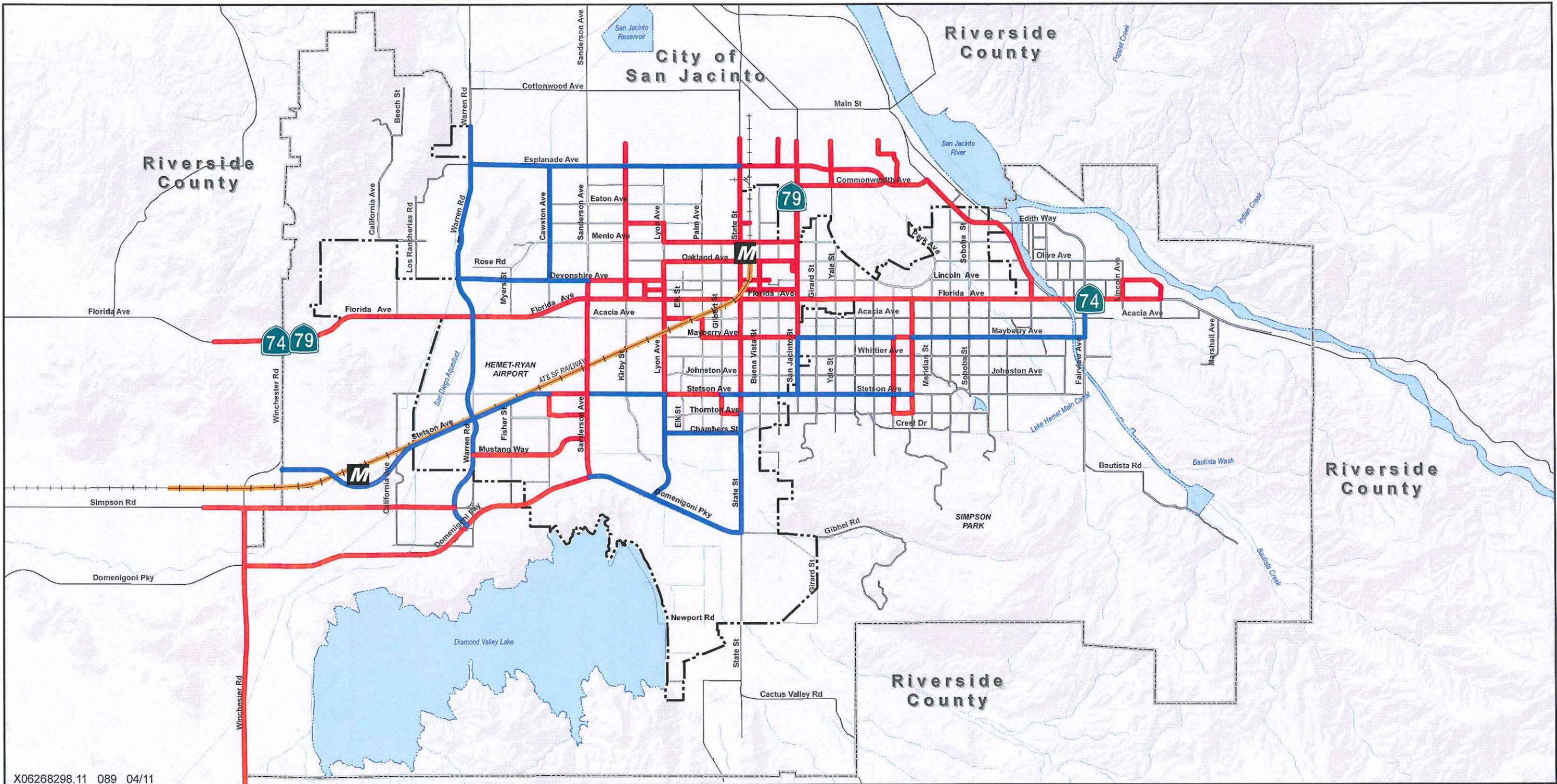
- ▶ The City shall determine the nature and geographic extent of the deficiency, and establish a Public Facilities Improvement Target Area.
- ▶ The City Council shall adopt a program to ensure that the performance standards will be met at the earliest reasonable date.

Public Services and Facilities

- ▶ As part of the adoption of the program to cure the identified deficiency, the City Council shall set an annual limit on new development within the Public Facilities Improvement Target Area as required to accomplish resolution of the deficiency. The annual limit shall remain in effect until the deficiency is resolved.
- ▶ New development within the Public Facilities Improvement Target Area shall be required to provide such facilities as are necessary to ensure that performance standards are met for the public services and facilities provided to new development, and that existing public services and facilities are not further downgraded.

Attachment No.1C
GPA 11-001

**Errata Pages for modifications to the
General Plan 2030 Figures**



X06268298.11 089 04/11



Sources:
 Census Tiger Line Data 2005
 Urban Crossroads 2011
 ESRI 2010



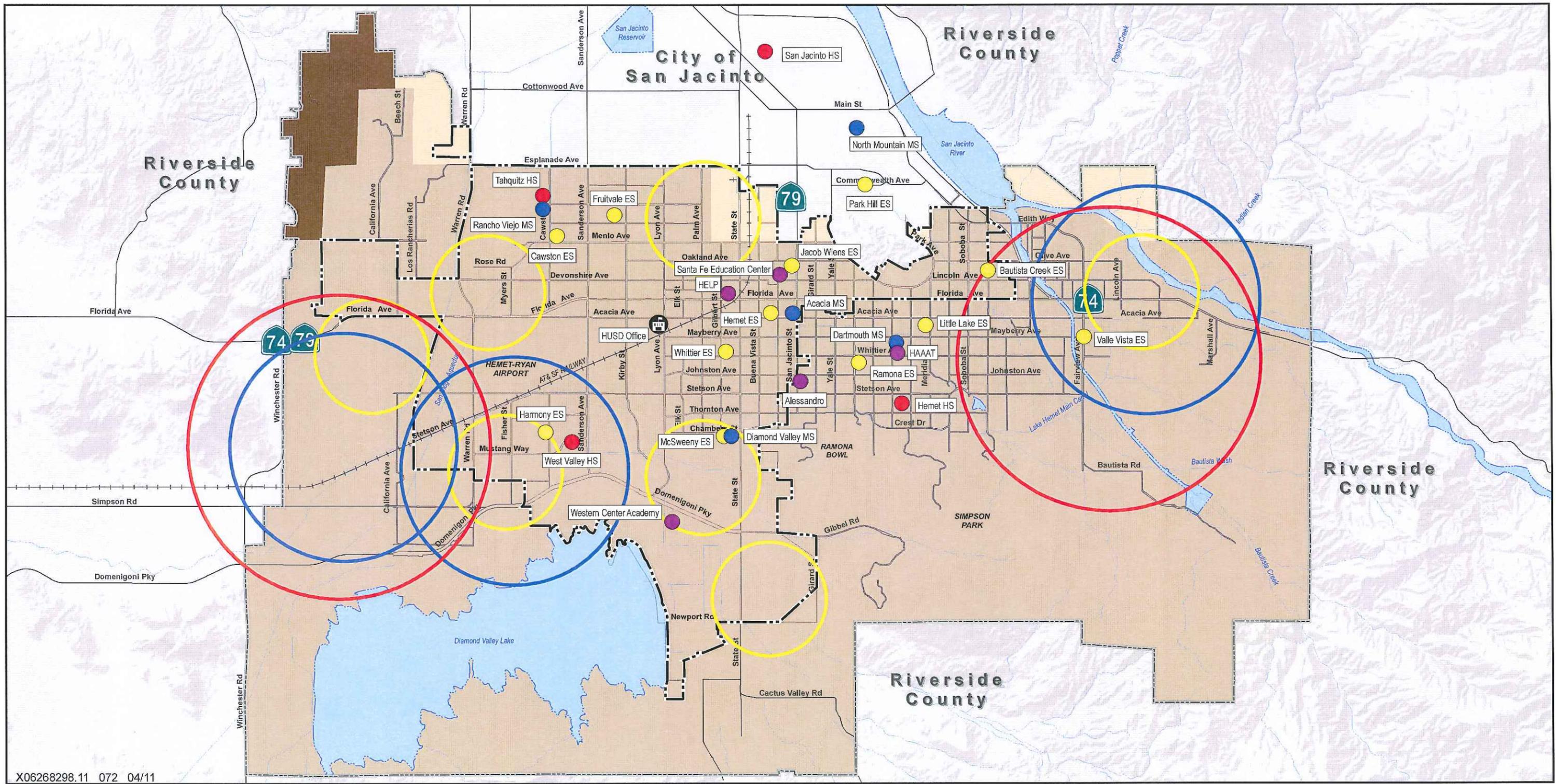
LEGEND

Transit

- Existing Bus Route
- Potential Future Bus Service
- Future Commuter Rail
- METROLINK STATION

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

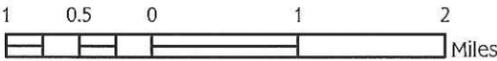
Figure 4.4
TRANSIT SERVICE FEATURES
 Hemet General Plan



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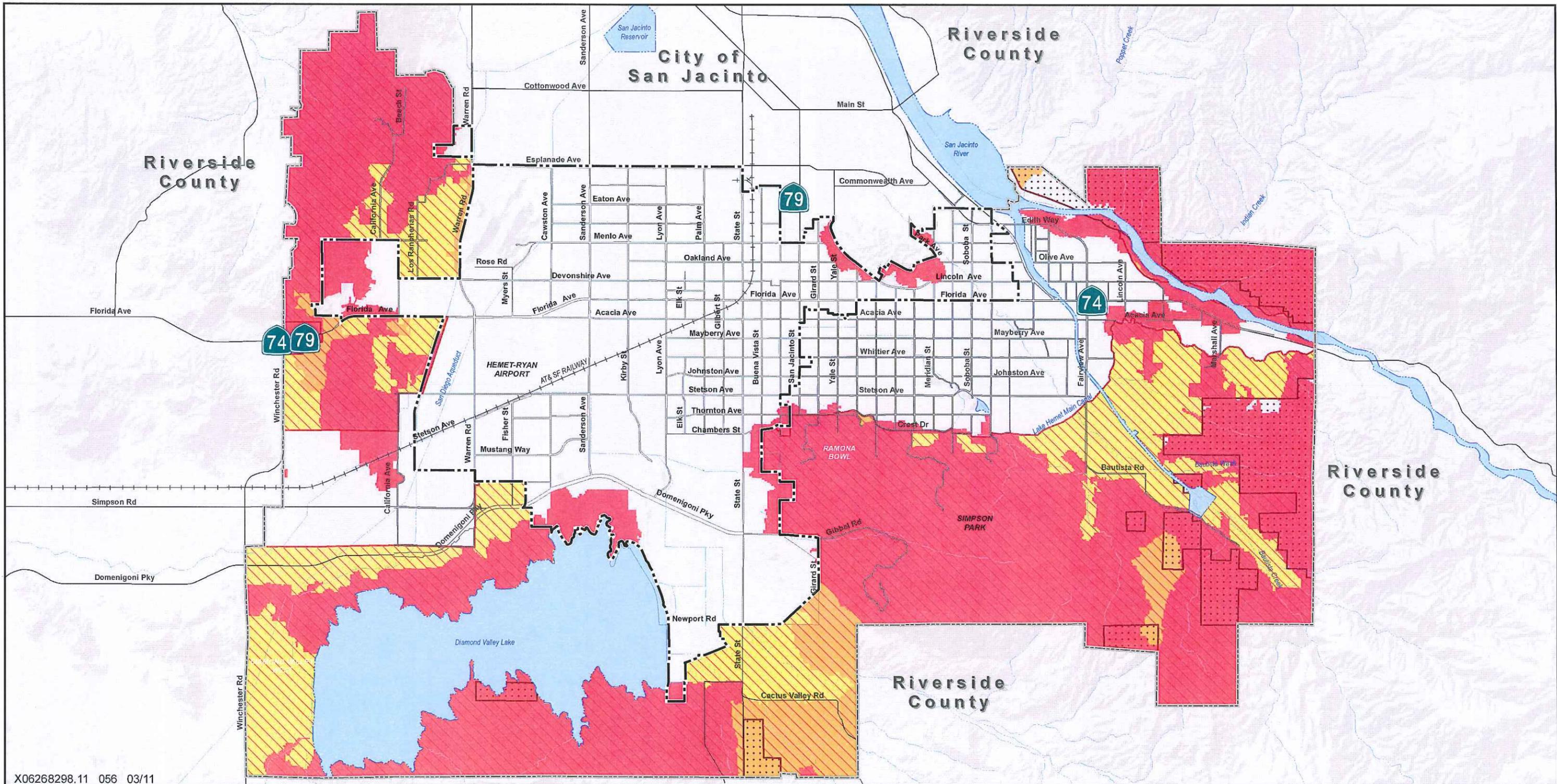

Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

- | | | | |
|-----------------------|---|----------------------------------|----------------------------|
| Schools | Future Schools | School Districts | Hemet City Boundary |
| ● Elementary School | □ Future Elementary School Site Area (Location TBD) | ■ Hemet Unified | ▭ Planning Area |
| ● Middle School | □ Future Middle School Site Area (Location TBD) | ■ San Jacinto | — Street |
| ● High School | □ Future High School Site Area (Location TBD) | ■ Nuview Union/Perris Union High | —+—+— Railroad |
| ● Alternative Schools | | | — Creek/Canal |
| ● HUSD Offices | | | ■ River/Lake |

Figure 5.5
SCHOOLS
Hemet General Plan

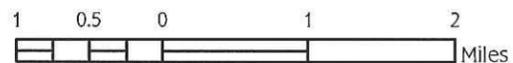


X06268298.11 056 03/11

LEGEND

Wildland Fire Hazard Severity Zones are established by CalFire of the California Department of Forestry and Fire Protection. The map shown here is the Draft 2010 Recommended map.

Sources:
 Census Tiger Line Data 2005
 CAL FIRE - FRAP 2007, 2008 (Draft), and 2010
 ESRI 2010



Wildland Fire Hazard Severity Zone

- Moderate
- High
- Very High

Responsibility Areas

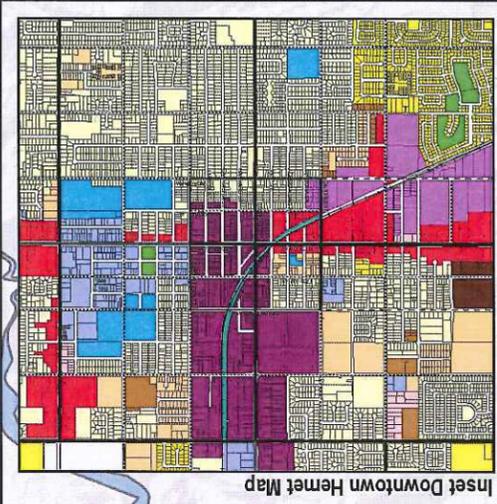
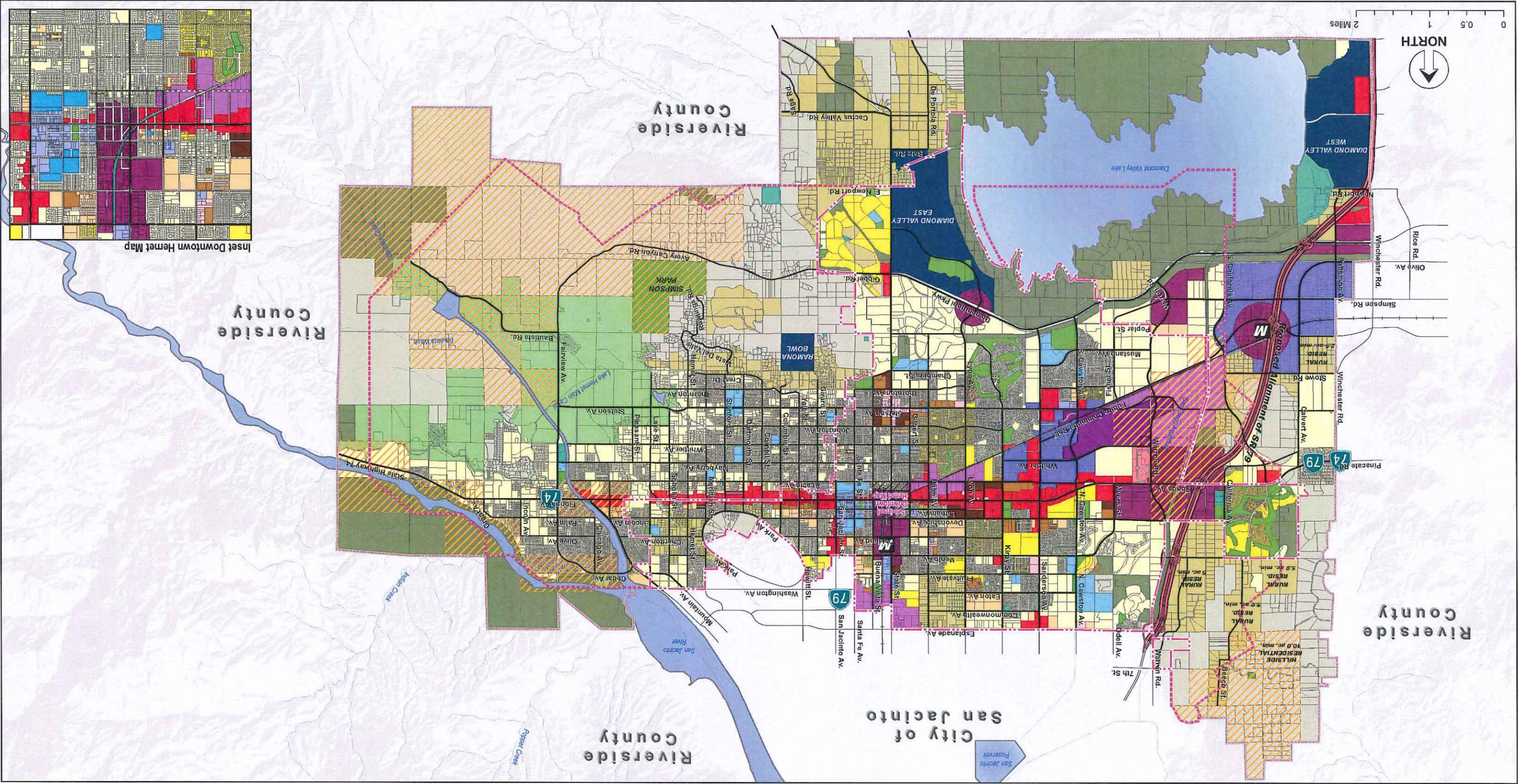
- Federal Responsibility Area
- State Responsibility Area
- Local Responsibility Area

Hemet City Boundary

- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake



Figure 6.4
WILDLAND FIRE HAZARD SEVERITY ZONES
 Hemet General Plan



Inset Downtown Hemet Map

LEGEND

- Hemet City Boundary
- Planning Area
- Sphere of Influence
- River/Lake
- Creek/Canal
- Railroad
- MetroLink (General Location)

Land Use Designations

- RR Rural Residential (0.0 - 2.0 du/ac)
- HR Hillside Residential (2.1 - 5.0 du/ac)
- LDR Low Density Residential (5.1 - 8.0 du/ac)
- MDR Medium Density Residential (8.1 - 18.0 du/ac)
- HDR High Density Residential (18.1 - 30.0 du/ac)
- VHDR Very High Density Residential (30.1 - 45.0 du/ac)

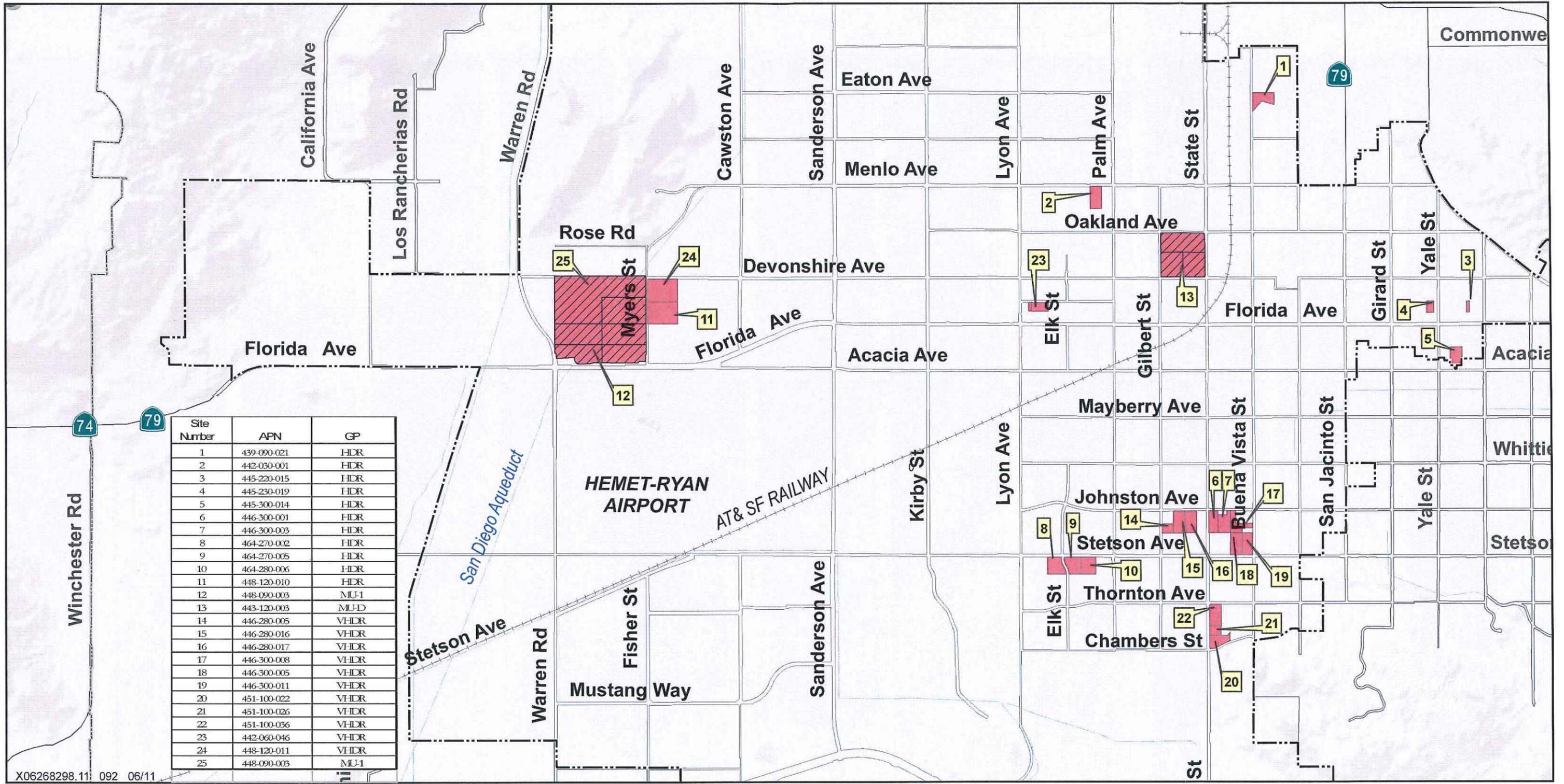
Environmental Management Area

- NC Neighborhood Commercial (FAR 0.35)
- CC Community Commercial (FAR 0.40)
- RC Regional Commercial (FAR 0.50)
- MU Mixed Use (Varies)
- Areas subject to MSHCP criteria

- AR/PT Airport
- OP Office Professional (FAR 2.0)
- BP Business Park (FAR 0.60)
- I Industrial (FAR 0.45)
- QP/C Quasi-Public/Cultural
- PF Public Facilities
- SCH School
- P Park/Recreation
- OS Open Space
- A Agriculture

Figure 2.1
LAND USE PLAN
Hemet General Plan

SOURCES: Census Tiger Line Data 2005
Urban Crossroads 2011



X06268298.11: 092 06/11



Sources:
Census Tiger Line Data 2005
ESRI 2010



LEGEND

- Vacant Multi-Family Sites
- Mixed Use Sites
- Hemet City Boundary
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

Figure 11.1
VACANT MULTI-FAMILY SITES
Hemet General Plan

**Attachment No.2
GPA 11-001**

**Public Comments Received on the
Draft General Plan 2030**

TOPIC/AREA	FROM	RECEIVED VIA	DATE RECEIVED
Corrections throughout document	Hemet Unified School District	Letter dated November 2, 2011	November 7, 2011
Historic Resources	Mary Whitney	E-mail	October 17, 2011
Corrections throughout document	Riverside County Habitat Conservation Agency	Letter dated October 25, 2011	October 31, 2011
Public Transit	Riverside Transit Agency	Letter dated October 31, 2011	November 7, 2011
Recreation and Trails	Jeff Slepki	City website	November 3, 2011
Recreation and Trails	Chad Walton	City website	November 4, 2011
General Plan document/Circulation issues	Gene Hikel	Letter hand-delivered	October 18, 2011

Attachment No.2.1
GPA 11-001

**Comment Letters from
Public Agencies**



October 31, 2011

Deanna Elliano
Community Development Director
City of Hemet
445 East Florida Ave
Hemet, CA 92543

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

Subject: City of Hemet General Plan Update

Dear Ms. Elliano:

Thank you for the opportunity for Riverside Transit Agency (RTA) to review the Draft Environmental Impact Report for the City of Hemet. The proposed General Plan includes a comprehensive set of goals and policies that is inclusive of ways to strengthen transportation and circulation. Public transportation is an integral part to building sustainable communities and the recognition that has been given to it in the General Plan is appreciated. These include coordination efforts with land use designations, improving corridors, allowing for multiple modes of travel, and pedestrian-friendly access such as "complete streets."

We look forward to building on this foundation further through collaborative efforts with the city. The update of your General Plan comes at an opportune time as RTA will be conducting a Comprehensive Operational Analysis (COA) Study in 2012. The COA can be considered the transit equivalent to a local jurisdiction's general plan. As RTA progresses with the COA process, planning documents such as this will be utilized to enhance existing and future public transit services and stakeholders such as local cities will be encouraged to participate.

Upon reviewing your draft General Plan, following is a list of additional elements that may be recognized to advance public transit.

- Integrate methods that will allow buses to stop at transit stops while not disrupting vehicular traffic.
 - One strategy is to having the outer traffic lane twenty feet wide, including the bike lane. While this creates a safer condition for the bus to stop, it also provides a greater distance between pedestrians and vehicular traffic.
 - In cases where the outer lane is less than twenty feet wide, consider a turnout for the bus at the stop location. (See Exhibit A for an example of a turnout design).
- Have transit stops located at far side locations from intersections where traffic is likely to be clear -allowing buses easier mobility (See Exhibit B for illustrations).
- Similar to sidewalks, accessibility to transit stops must meet ADA requirements. A part of that requirement is having a continuous paved connection to and from the stop. Most commonly, these are sidewalks and at the stop itself, provide clearance for wheelchair movement (See Exhibit C for examples).
- Provide amenities for transit users such as lighting, shelters and benches.

For more information on design guidelines for transit bus service please see RTA's *Design Guidelines for Bus Transit* document at www.riversidetransit.com under publications.

Please do not hesitate to contact me with any questions by phone at (951)565-5166 or email at lmoeluna@riversidetransit.com.

Sincerely,

A handwritten signature in cursive script that reads "Lorelle Moe Luna".

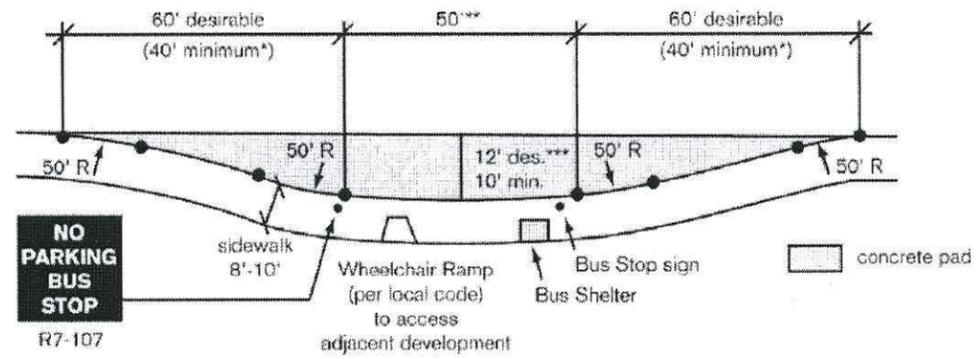
Lorelle Moe Luna
Senior Planner

Attachment A:

FIGURE 31

Design parameters for large bus turnout

Not to scale

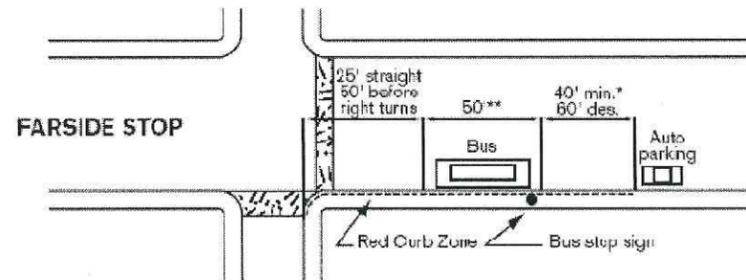


* 40' minimum for low speed and low volume streets; 60' desirable for high speed and high volume streets.

** This 50' berth is for a single 40' vehicle. For articulated vehicles, a 70' berth is necessary.

*** 10' minimum for low speed and low volume streets; 12' desirable for high speed and high volume streets

Attachment B:



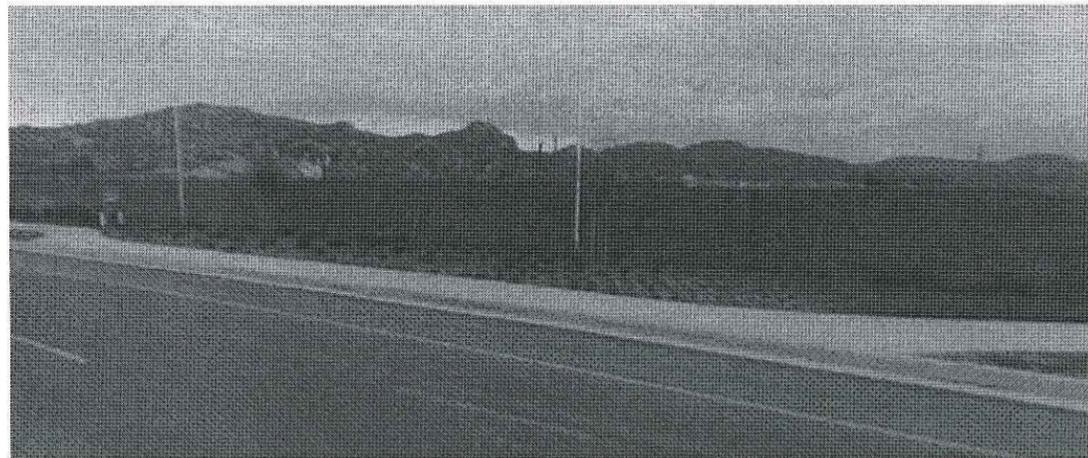
* 40' minimum for low speed and low volume streets 60' desirable for high speed and high volume streets.

** This 50' berth is for a single large 40' long vehicle. For articulated vehicles, a 70' berth is necessary. These dimensions are for one bus position only; if more positions are required at a stop, see Figure 9 on how to estimate the length needed for multiple berths.

Attachment C:



(Sidewalks separated from the street by grass are not ADA compliant for bus stops)



(Sidewalk designs should eliminate landscape buffering to comply with ADA law)



A Joint Powers Authority

**RCHCA
Board of Directors**

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Executive Director
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General Counsel
Tiffany North
Deputy County Counsel

October 25, 2011

Ms. Deanna Elliano
Community Development Director
City of Hemet
445 East Florida Avenue
Hemet, CA 92543

**RE: City of Hemet Draft General Plan Update and Draft Program EIR
State Clearinghouse No. 2010061088**

Dear Ms. Elliano:

The Riverside County Habitat Conservation Agency (RCHCA) is the agency that implements the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP).

The RCHCA examined the City of Hemet Draft General Plan Update and Draft Program EIR and has the following comments:

Draft General Plan Update:

- Page 2-9 last paragraph
The RCA is the Regional Conservation Authority
- Page 7-9 Riverside County Integrated Project (RCIP) last line
The Community and Environmental Transportation Acceptability Process is CETAP
- Page 7-10 Southwestern Riverside County Multi-Species Reserve should include the following information:
Multiple ownerships comprise the Reserve that extends from Diamond Valley Lake to Lake Skinner
This is a core reserve for the Stephens' kangaroo rat under the SKR HCP
The last sentence in the section should read, "Additionally, it offers more than 10 miles of hiking and equestrian trails with the potential for strategically expanding the trail system."
- Page 7-10 through 7-11 Western Riverside County Multi-Species Habitat Conservation Plan
The Regional Conservation Authority (RCA) is comprised of member agency elected representatives
The area encompassed by the MSHCP includes the city of Wildomar and also the new cities of Jurupa Valley and Eastvale

RECEIVED
OCT 31 2011
PLANNING

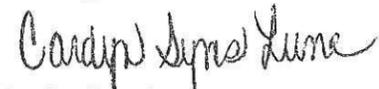
- Page 9-9 Section 9.4.2
Should say 6,000 acres of sloping (not slopping)
- Page 12-2 final bullet
Should say MSHCP and add SKR HCP

Draft Program EIR

- Page 4.4-7 Stephens' Kangaroo Rat Habitat Conservation Plan (HCP)
There are eight core reserves encompassing about 51,200 acres with 15,000 acres of SKR-occupied habitat
The land acquisition requirement under the SKR HCP has been met
Any private lands in and around the established SKR reserves are not part of a reserve

Thank you for the opportunity to comment on the referenced documents.

Sincerely,



Carolyn Syms Luna
Executive Director, RCHCA

Cc Linda Krupa



Dr. Steven A. Lowder
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. Sally Cawthon
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

Professional Development
Service Center

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Hemet, CA 92545
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Fax: (951) 765-5115

Professional Development
Academy

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www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Charlotte Jones
Bill Sanborn
Ross Valenzuela
Joe Wojcik

November 2, 2011

Deanna Elliano
Community Development Director
City of Hemet
445 E Florida Avenue
Hemet, CA 92543

RECEIVED
NOV 07 2011
PLANNING

Re: Draft 2030 General Plan Comments

Dear Community Development Director Elliano,

The Hemet Unified School District (HUSD) is in receipt of the Draft 2030 General Plan. We are aware that the City has been working on this comprehensive update to its general plan for years now. Congratulations on bringing the years of work to fruition. We would also like to thank the City for allowing HUSD to be a part of the General Plan Advisory Committee and also for allowing the District to give input to the general plan update over the last few years.

Throughout the Draft General Plan is a theme of the City and HUSD working jointly on various issues, for early planning for the future to avoid negative impacts before they are on top of us. This will work to the benefit of both the City and HUSD.

Following are HUSD's comments to the Draft General Plan. While most are grammatical in nature, HUSD is requesting several other changes, such as existing school sites not designated with the SCH land use be changed to reflect the SCH land use. HUSD respectfully requests the following changes to the Draft General Plan:

Page iii Under "Hemet Unified School District" Tina "Koonz" is spelled "Koonce".

Figure 2.1 Change the land use designation to "SCH" for the following school sites. These sites are all existing school sites owned by HUSD (Refer to attachments A-E).

Site to Add as SCH Land Use	APN
Bautista Creek (Attachment A)	551-190-003 551-190-004 551-190-075 551-190-077
Cawston (Attachment B)	444-100-013
HELP (Attachment C)	443-222-014 443-222-015

Site to Add as SCH Land Use	APN
Jacob Wiens/Santa Fe Ed. Center (Attachment D)	443-163-001 443-213-001 443-214-001 445-104-001 445-170-006
Little Lake (Attachment E)	449-090-020 449-090-021

These changes would also affect Table 2.3, page 2-27, and other related tables and calculations.

Figure 2.1 Remove the "SCH" land use designation from a portion of Hemet High. This portion is a single-family residence, not part of the school site and not owned by HUSD (refer to Attachment F).

Site to Remove as SCH Land Use	APN
Hemet High - portion of (Attachment F)	449-270-001

These changes would also affect Table 2.3, page 2-27, and other related tables and calculations.

Page 5-27 San Jacinto Unified School District also serves a small portion of the City of Hemet northwest of Park Ave and Meridian Street. In the second paragraph on this page add to the sentence "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.**"

Page 5-27 Change the third paragraph "HUSD operates ~~11~~ elementary schools, ~~five~~ middle schools, three high schools, ~~and two alternative learning centers within the City and Planning Area. An additional four HUSD schools are located outside the Planning Area in Anza, Aguanga, and Idyllwild, respectively.~~" to "HUSD operates **10** 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 the Planning Area in Aguanga, Anza, Idyllwild and Winchester.**"

Page 5-27 Change the first sentence of the fourth paragraph from "One of HUSD's ~~middle~~ schools is the Western Center Academy, ~~a charter school~~ established in 2010 by HUSD in conjunction with the Western Science Center." to "One of HUSD's **charter** schools, the Western Center Academy, **was** established in 2010 by HUSD in conjunction with the Western Science Center."

Page 5-28 Several changes need to be made to the "Energy Conservation Opportunities" section. In the first paragraph delete "ground and roof mounted". Change the sentence "The solar project ties together solar panels at ~~16~~ schools and other buildings." to "The solar project ties together solar panels at **17** schools and other **sites.**" In the last sentence change "~~build~~" to "**built**".

Figure 5.5 Change the symbol for Western Center Academy from "Middle School" (blue) to "Alternative School" (purple).

Figure 5.5 Change the label for "Alessandro HS" to "Alessandro".

Figure 5.5 Add an Alternative School at 136 N Ramona Street labeled "HELP".

Figure 5.5 Add an Alternative School at 26400 Dartmouth Street labeled "HAAAT" (adjacent to and south of Dartmouth MS).

Figure 5.5 Change the label of "FTLC/HHJ/HAAAT/APA" to "Santa Fe Education Center".

Page 7-26 The second paragraph from the bottom discusses "Active Solar" and states "In 2010, the Hemet Unified School District initiated a **passive solar** program..." Would the construction of solar panels throughout the District be considered an "active solar" project?

Figure 8.1 The Exchange Club Park (#13) will be located at the southwest corner of Mayberry Avenue and Fairview Avenue, not at the northeast corner, where it is shown on the map. This park is also listed as existing. However, this park has not been funded and therefore it has yet to be determined when it will be built.

Page 8-11 Table 8.2 lists the "Exchange Club Park, Community Park". This park has not been funded and therefore it has yet to be determined when this park will be built.

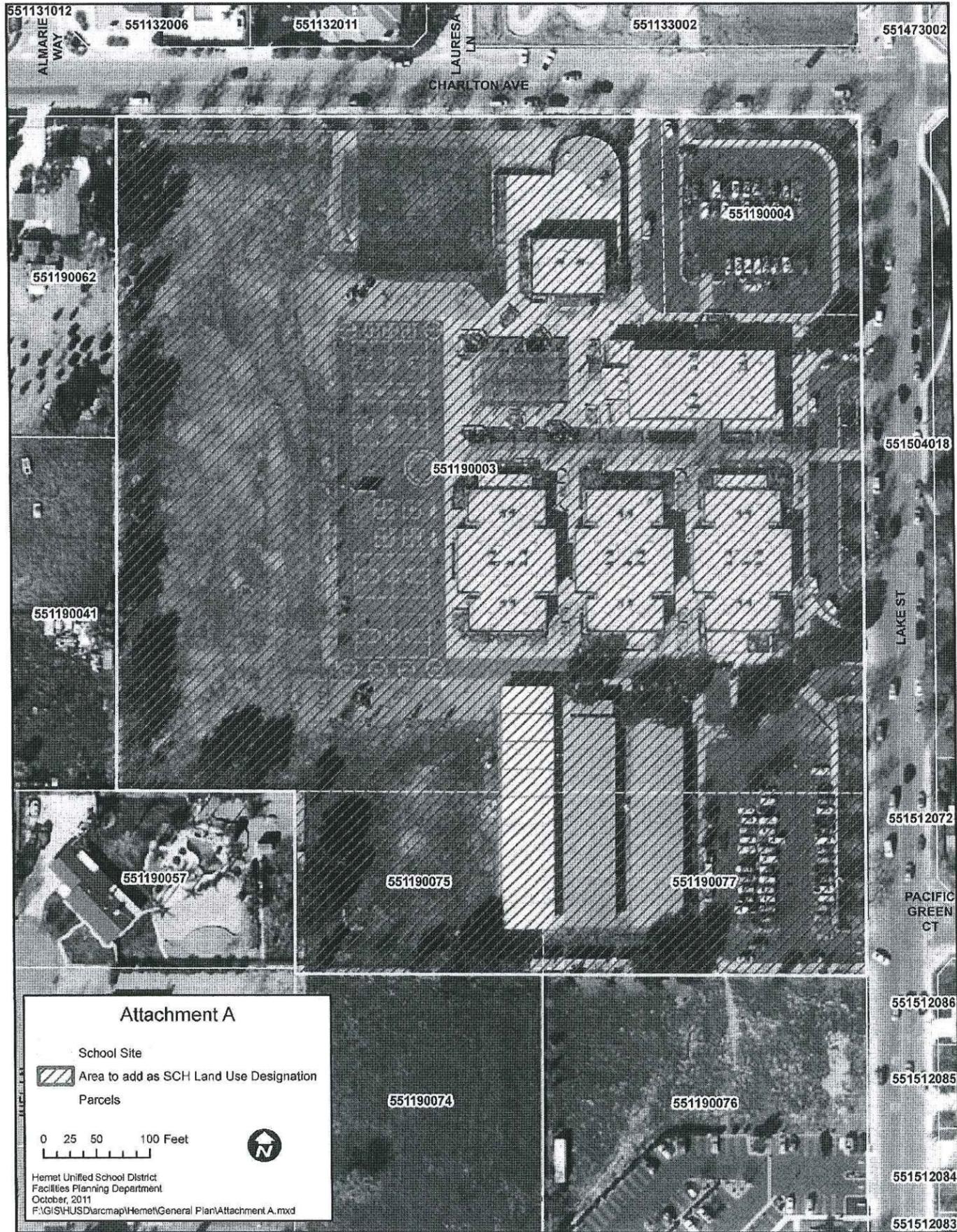
Page 9-15 Delete the second to last sentence in the paragraph for Hemet Elementary School: ~~"The stately building faces permanent closure because of the costs associated with preserving it."~~

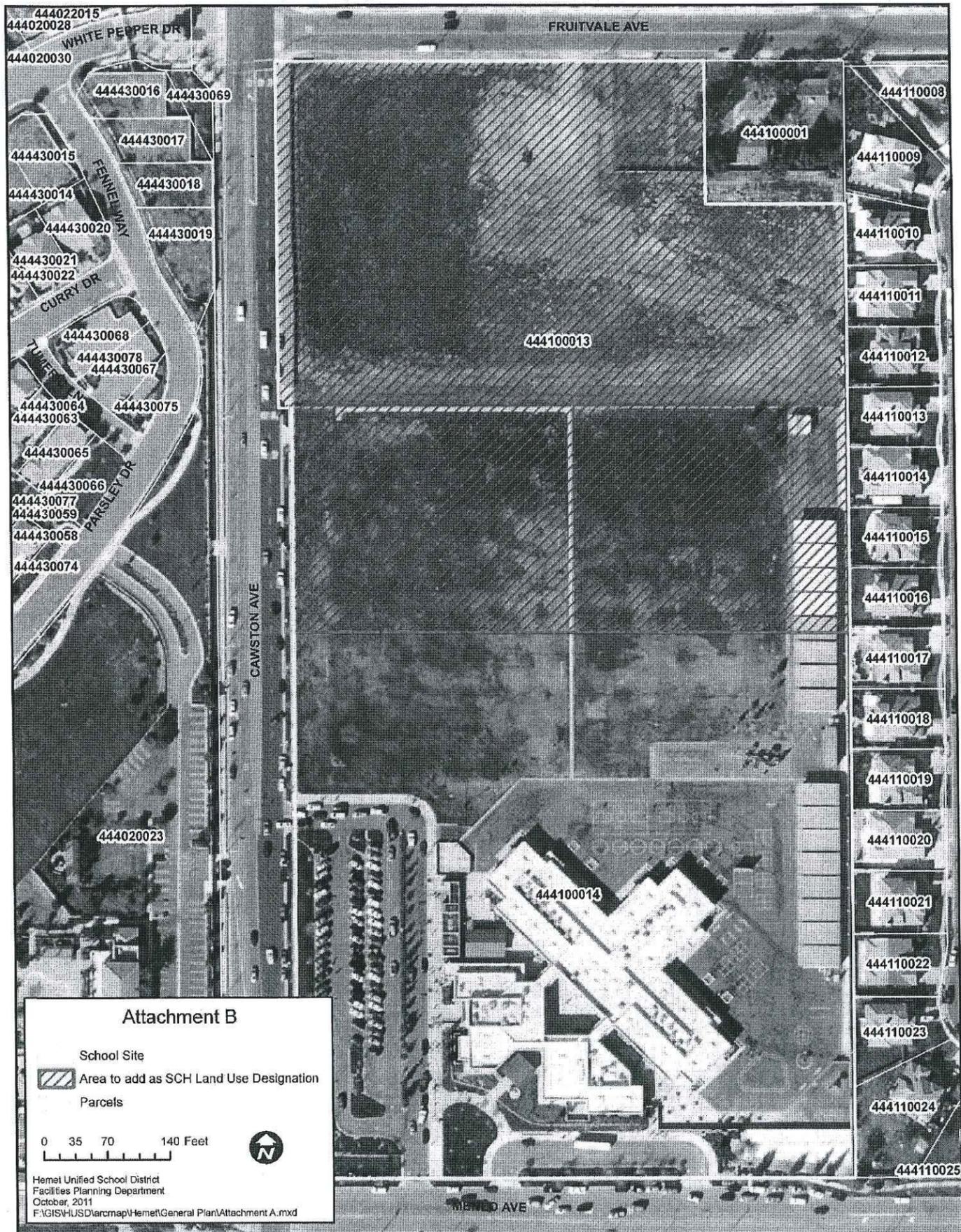
Thank you again for the opportunity to provide input to this comprehensive update to the City's General Plan. HUSD applauds the content as well as the effort the City has put into this document. Should you have any questions or comments do not hesitate to contact me at (951) 765-5100 ext. 5465 or jbridwell@hemetUSD.k12.ca.us.

Sincerely,


FOR
JESSE BRIDWELL

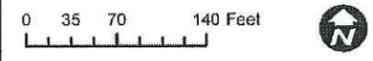
Jesse Bridwell
Facilities Planner



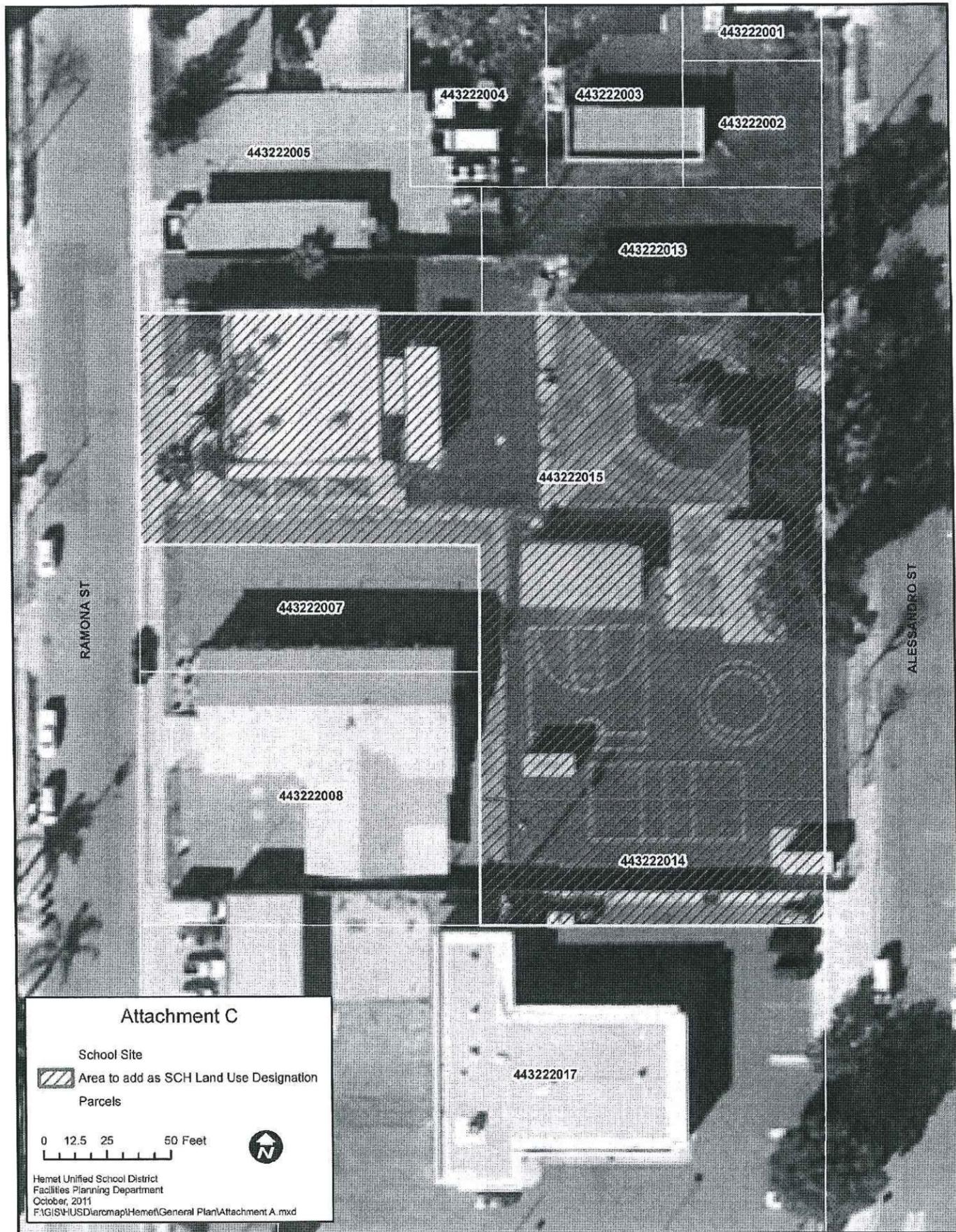


Attachment B

- School Site
-  Area to add as SCH Land Use Designation
-  Parcels

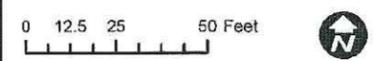


Hemet Unified School District
 Facilities Planning Department
 October, 2011
 F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd

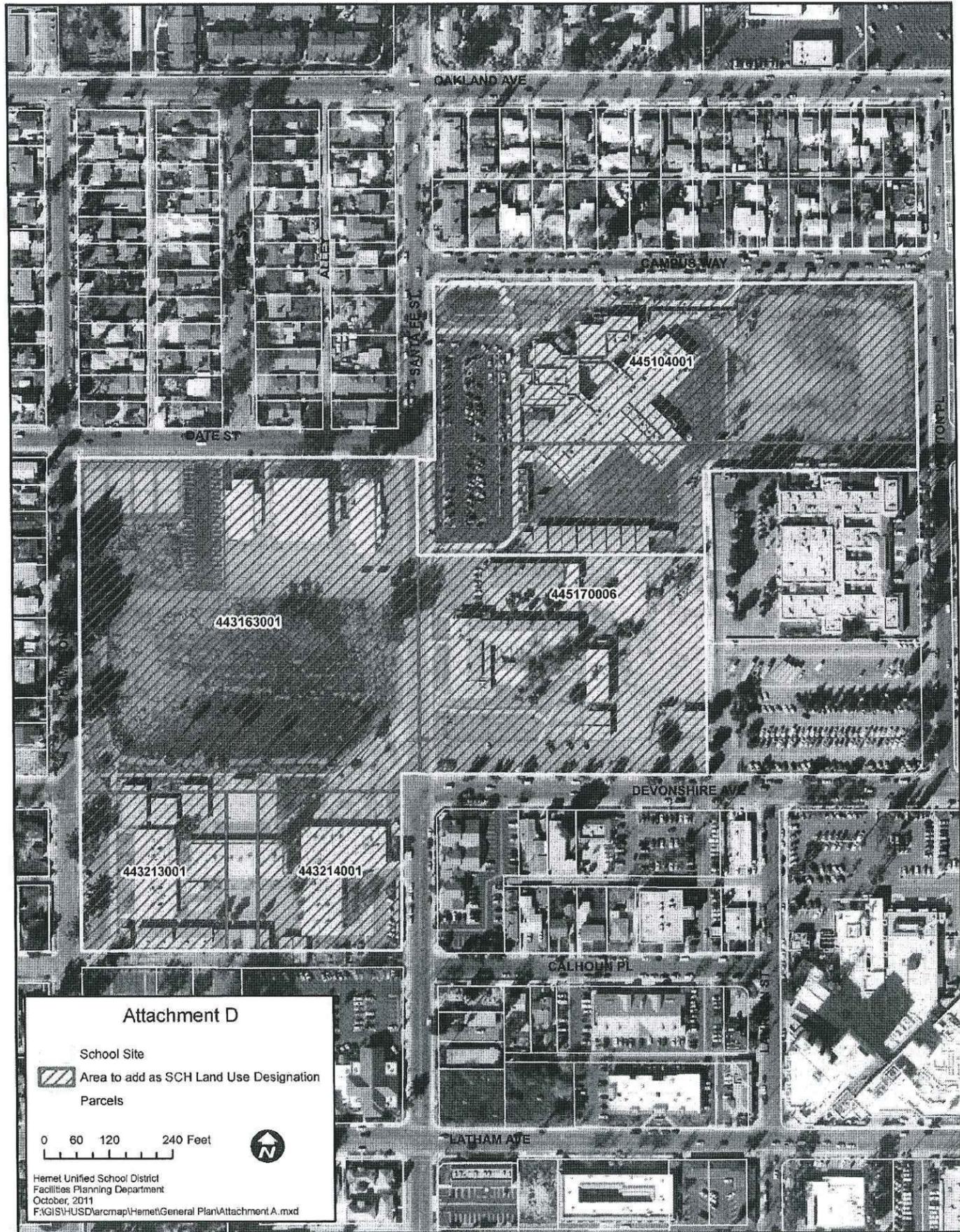


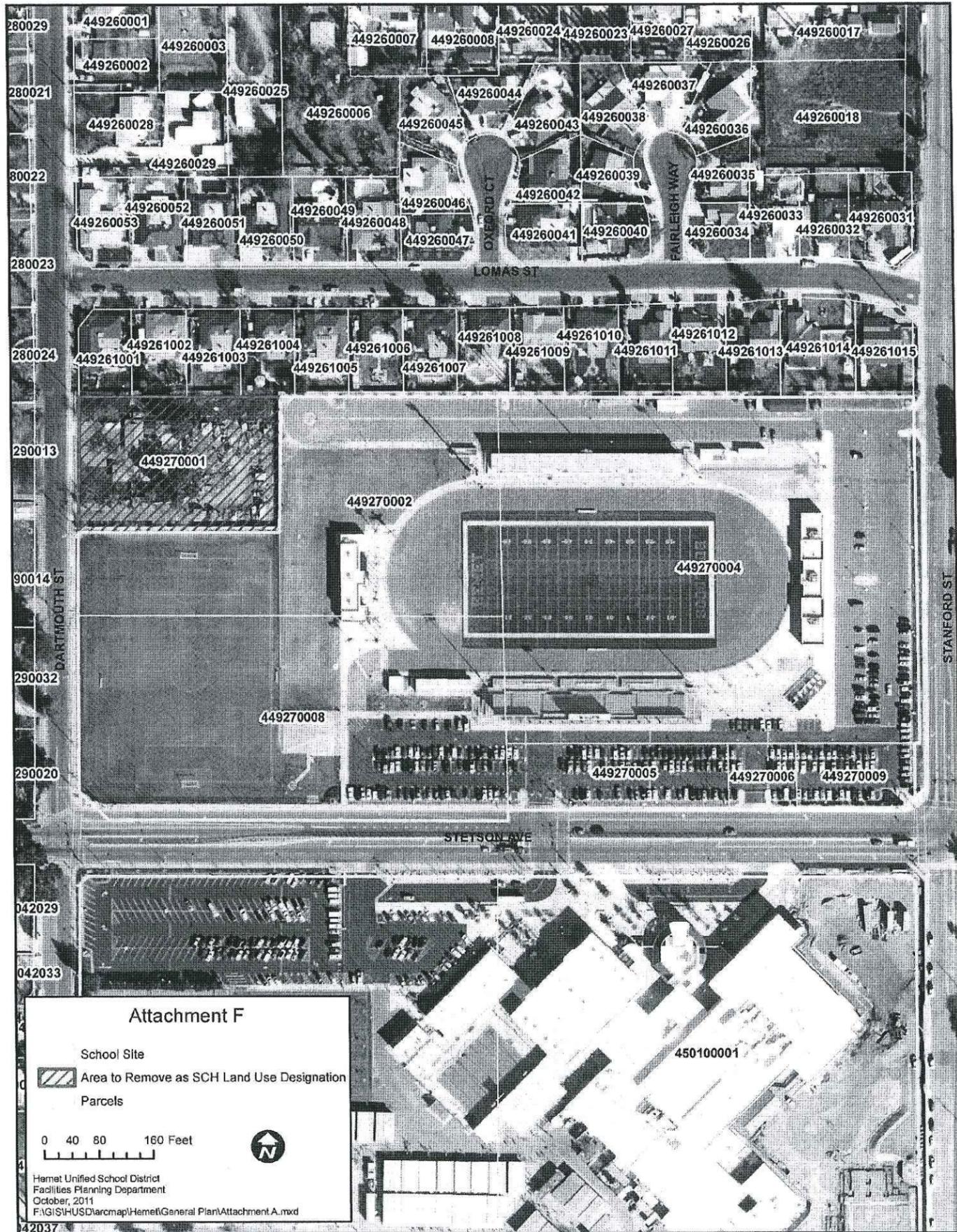
Attachment C

School Site
Area to add as SCH Land Use Designation
Parcels



Hemet Unified School District
Facilities Planning Department
October, 2011
F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd





Attachment No.2.2
GPA 11-001

**Comment Letters from
Citizens**

From: Jeff Slepiski <jslepiski@msjc.edu>
To: <ngutierrez@cityofhemet.org>
Date: 11/3/2011 3:58 PM
Subject: COH: WWW INFORMATION REQUEST FORM

The following e-mail message was generated by a form submitted on the <http://www.cityofhemet.org> web site. It was submitted by jslepiski@msjc.edu (Jeff Slepiski) on Thursday, November 03, 2011 at 03:57:44 PM.

Name: Jeff Slepiski
Address: 27895 Vista del Valle
City: Hemet
State: CA
ZIP: 92544
Phone: (951) 587-7546
email: jslepiski@msjc.edu
contact_me_by: e-mail
Message:
11/3/2011

Dear Members of the Planning Department,

I would like to thank the Planning Department for taking the time to formally present the aspects of the City of Hemet General Plan pertaining to Parks and Recreation to the Park Commission on Monday, Oct. 31st.

In reading through the Recreation and Trails element of the new General Plan, it was clearly evident that the City Planners of Hemet have designed and detailed a promising future for our community. They have provided direction through a quality plan that incorporates the values of our community and the potential of our local setting. It is also obvious that the planners took the time to meticulously access the interests, ideas, hopes and aspirations of the Hemet community and have integrated these ideas into a cohesive, thoughtful and pragmatic plan.

I think that I can speak on behalf of all the Park Commissioners at the presentation in that we were impressed with the plan and the willingness of the members of the Planning Dept. to elaborate, explain and address any questions asked of them about the plan. We found the plan to be comprehensive, yet coherent and well-articulated.

The work presented to the Park Commission demonstrates that the City of Hemet is a city that is committed to a optimistic future by identifying the interests, resources and opportunities unique to the community. Furthermore, the plan embodies the values and culture that the citizens of the area have clearly identified as important to them.

Hopefully the partnering of the diverse individuals, agencies and organizations of our area will help see the goals detailed in the general plan, come to fruition.

Sincerely,

Jeff Slepiski
Park Commission

submit: [Send Message](#)

Nancy Gutierrez - Fwd: Draft General Plan

From: Nancy Gutierrez <[REDACTED]>
To: <ngutierrez@cityofhemet.org>
Date: 11/9/2011 5:50 AM
Subject: Fwd: Draft General Plan

Begin forwarded message:

From: [REDACTED]
Date: October 17, 2011 11:29:11 AM PDT
To: [REDACTED]
Subject: Draft General Plan

Nancy:

During the past weekend, I went through the following sections/chapters of the Draft City of Hemet General Plan - Introduction, Land Use, Community Design, Community Services, Historic Resources, and Art & Culture. I am very much impressed with the above, especially the organization, descriptions - some in great depth, and the concluding suggestions and recommendations. It is a tremendous amount of work, and it shows.

The following are my suggested changes/corrections in the Introduction, Chapters 2., Land Use, and 9. Historic Resources.

1. Introduction - On page 1.2 it is stated that "Hemet is one of the oldest communities in Riverside County." And in Chapter 2, page 2-50, the following is written, "Since Hemet's incorporation in 1910, as the second oldest city in Riverside County, . . ." The following Riverside County cities were incorporated before 1910: Riverside 1883; Elsinore 1888; San Jacinto 1888; and Corona 1896.

2. Land Use - Chapter 2 page 2-48. The "Hub of the Valley" is discussed and 1887 is presented as the beginning of the "Hub" or Hemet. As I pointed out in an earlier e-mail, the town of Hemet was officially started in 1892. This took place after Mayberry and Whittier abandoned their first townsite, South San Jacinto, when the California Southern railroad tracks from Perris did not go to or through their South San Jacinto townsite.

Chapter 2 page 2-50. The suggested change in #1 above applies to this page also, since "The Hub of the Valley" is again presented as starting in 1887.

3. Chapter 2 pages 2-50 and 2-51. Since the Hemet Heritage Foundation (HHF) is presented in Chapter 9, the Hemet Area Museum Association (HAMA) given on pages 50 and 51 in the Land Use Chapter, is incorrect. In 2008, HHF was incorporated after HAMA was disincorporated.

4. Chapter 9 - Historic Resources, page 9-11. The Ramona Pageant is presented as initiated by Hemet. This is not true. The daughter of the owner of the San Jacinto Register first came up with the idea of San Jacinto presenting a play about the book Ramona in the 4/12/1906 issue of the Register. Seven years later, 6/19/1913, the Register again suggested that the play be held as an annual outdoor pageant. In 1922, men from San Jacinto and Hemet got together and started the Ramona Pageant in 1923. Through the years, a great many San Jacinto people have done outstanding service for and on behalf of the Ramona Pageant, one in particular was Edward Poorman. The only reason why the play is presented in Hemet is that that particular venue has the best acoustics in the San Jacinto Valley. Hemet and San Jacinto have enough problems without starting another one!!!

If you have time tomorrow, stop by the Museum, and I will show you the map I have of the South San Jacinto townsite before Mayberry and Whittier changed their site and named it Hemet. My duty starts at 11:00 a.m and ends at 3:00.

Mary

From: Chad Walton <chad.cjwgc@gmail.com>
To: <nshaw@cityofhemet.org>
Date: 11/4/2011 5:33 PM
Subject: COH: WWW INFORMATION REQUEST FORM

The following e-mail message was generated by a form submitted on the <http://www.cityofhemet.org> web site. It was submitted by chad.cjwgc@gmail.com (Chad Walton) on Friday, November 04, 2011 at 05:33:13 PM.

Name: Chad Walton
Address: 359 Cheshire Ln.
City: Hemet
State: CA
ZIP: 92544
Phone: 760.275.3254
email: chad.cjwgc@gmail.com
contact_me_by: e-mail
Message: Dear City

This is a positive comment due to the fact that I ride all the trails everyday. This is one of my ways to train for my mountain bike racing season. More trails would be the best thing, because sometimes the same trails get old.

Thanks
Chad
submit: [Send Message](#)

remote address: 75.215.11.157
remote host: 157.sub-75-215-11.myvzw.com
user agent: Mozilla/5.0 (Windows NT 6.0) AppleWebKit/535.2 (KHTML, like Gecko) Chrome/15.0.874.106 Safari/535.2
referer: http://www.cityofhemet.org/forms/planning_email.htm

GP PRESENTATION TO PC ON 10/18/11

Chair Gifford, Vice Chair Deuber, and Commissioners. My name is Gene Hikel. I am the Chair of the Four Seasons Community Awareness Committee. I live at 8405 Singh Ct., Hemet CA.

As you are aware the Four Seasons Community Awareness Committee has been very active in the preparation of the City of Hemet General Plan. We are pleased to see the results. I have skimmed through the Plan and think it meets the needs of Hemet and provides guidelines that will result in quality development. Development that will provide quality jobs, quality shopping, quality amusement and quality housing for the citizens of Hemet. I commend GPAC, staff, and the consultants for the hard work they put forth to write this document. I especially commend the Community Development Director, Deanna Elliano for the leadership she provided to ensure the City of Hemet General Plan would be a plan we could all be proud of.

This is a comprehensive plan. I suspect you will receive requests to change parts of the plan, usually for the benefit of certain interest groups. I would hope you would realize a lot of people contributed to the plan and they have worked hard to insure it benefits all the citizens of Hemet and will upgrade the quality of life in and around Hemet. The GPAC consisted of representatives of a diverse group of citizens. These people worked hard to reach agreements about various aspects of the plan. I think they did an excellent job. I hope you agree.

We do have one concern. It appears an off-ramp for Highway 79 is scheduled to be built at Tres Cerritos. This seems a strange place because there is no access into Hemet. East of that off ramp is mountains and West is very low density estate type homes. If another off ramp is needed between Florida and Esplanade, the logical location would be at Devonshire because Devonshire goes directly into Hemet.

Again, we support the General Plan and hope you will adopt it so we can begin the process of making Hemet a great place to live.



Subject Draft General Plan

From: [REDACTED]
 Sent: **Oct 17, 2011 11:32:42 AM**
 To: [REDACTED]

Nancy:

During the past weekend, I went through the following sections/chapters of the Draft City of Hemet General Plan - Introduction, Land Use, Community Design, Community Services, Historic Resources, and Art & Culture. I am very much impressed with the above, especially the organization, descriptions - some in great depth, and the concluding suggestions and recommendations. It is a tremendous amount of work, and it shows.

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that the play be held as an annual outdoor pageant. In 1922, men from San Jacinto and Hemet got together and started the Ramona Pageant in 1923. Through the years, a great many San Jacinto people have done outstanding service for and on behalf of the Ramona Pageant, one in particular was Edward Poorman. The only reason why the play is presented in Hemet is that that particular venue has the best acoustics in the San Jacinto Valley. Hemet and San Jacinto have enough problems without starting another one!!!

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Mary



COPPERFIELD
Investment & Development Company

October 18, 2011

RECEIVED
OCT 24 2011
PLANNING

City of Hemet
Community Development Dept.
Planning Division Counter
445 East Florida Avenue
Hemet, CA 92543

RE: 43.56 Acres of Land at South West
Quadrant of Kirby St. and Acacia Ave.

Dear Sirs:

We are the owner of the above property and we have enclosed herewith a site plan showing its location and boundaries.

We would like to preserve the existing zoning without any changes or modifications. We would strongly object to deleting commercial zoning from our property and converting to all industrial usage. In fact, we would highly recommend to change and/or add an option of residential zoning which is entirely in keeping with the existing residential usage on all three sides of our property.

We shall be grateful if the City of Hemet would seriously consider our suggestion and would not adopt any changes to our existing zoning.

Thank you.

Very truly yours,

Macy Lai
Vice President

DEC 18 2006

448 25

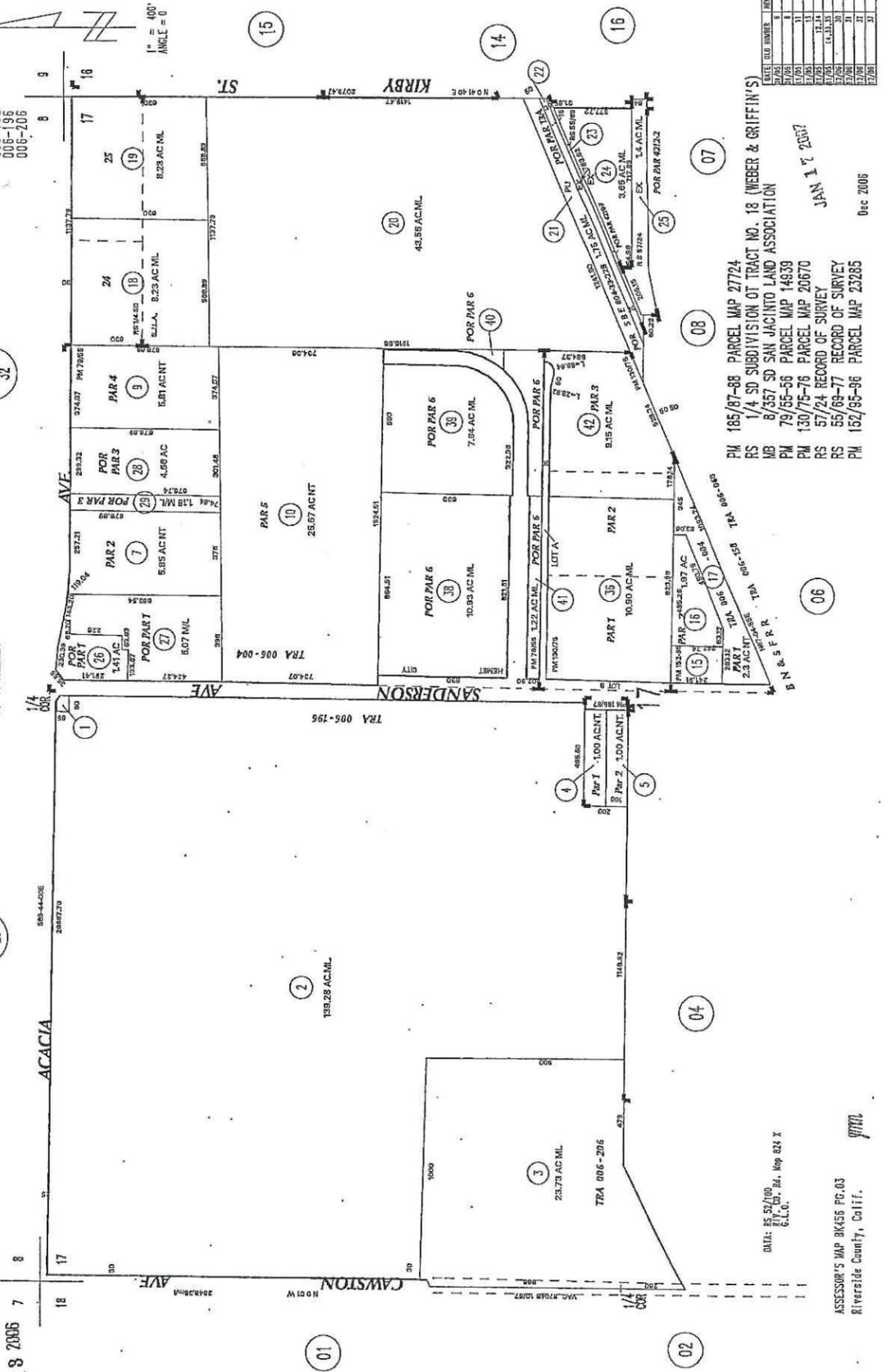
SEC. 17 T. 5S., R. 1W
CITY OF MENET

448 32

T.R.A. 006-004
006-060
006-158
006-196
006-205

456-03
453-04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



DATE: 05/22/00
BY: D. M. M. Map 824 X
G.L.C.

ASSESSOR'S MAP BK456 PG.03
Riverside County, Calif.

PM 185/87-88 PARCEL MAP 27724
 RS 1/4 SD SUBDIVISION OF TRACT NO. 18 (WEBER & GRIFFIN'S)
 MB 8/35/57 SD SAN JACINTO LAND ASSOCIATION
 PM 79/55-56 PARCEL MAP 14839
 PM 130/75-76 PARCEL MAP 20670
 RS 57/24 RECORD OF SURVEY
 RS 55/69-77 RECORD OF SURVEY
 PH 152/95-96 PARCEL MAP 23285

JAN 17 2007

Dec 2006

PARCEL	FILE NUMBER	NEW NUMBER
1	006-004	456-03
2	006-060	456-03
3	006-158	456-03
4	006-196	456-03
5	006-205	456-03

PROPERTY INFORMATION

4) Property: , CA
 APN: 456-030-020 Card#: Use: COMMERCIAL ACREAGE
 County: RIVERSIDE, CA Prop Tax: \$77,931.68 Total Value: \$6,971,665
 MapPg/Grid: Old Map: Tax Year: 2010 Delinq: Land Value: \$6,971,665
 Census: 435.03 Tract #: Tax Area: 6004 Imprv Value:
 High School: HEMET Elem School: Taxable Val: \$6,971,665
 Comm Coll: MT JACINTO Exemptions: Assd Year: 2011
 Subdivision: % Improved:
 Owner: COPPERFIELD INV & DEV CO Phone:
 Owner Vest: / / CO

Mail: 600 ST PAUL AVE #250; LOS ANGELES CA 90017-2038 C005

Owner Transfer = Rec Dt: 07/12/2007 Price: Doc#: 455808 Type: GRANT DEED
 Sale Dt: 07/10/2007

SALE & FINANCE INFORMATION

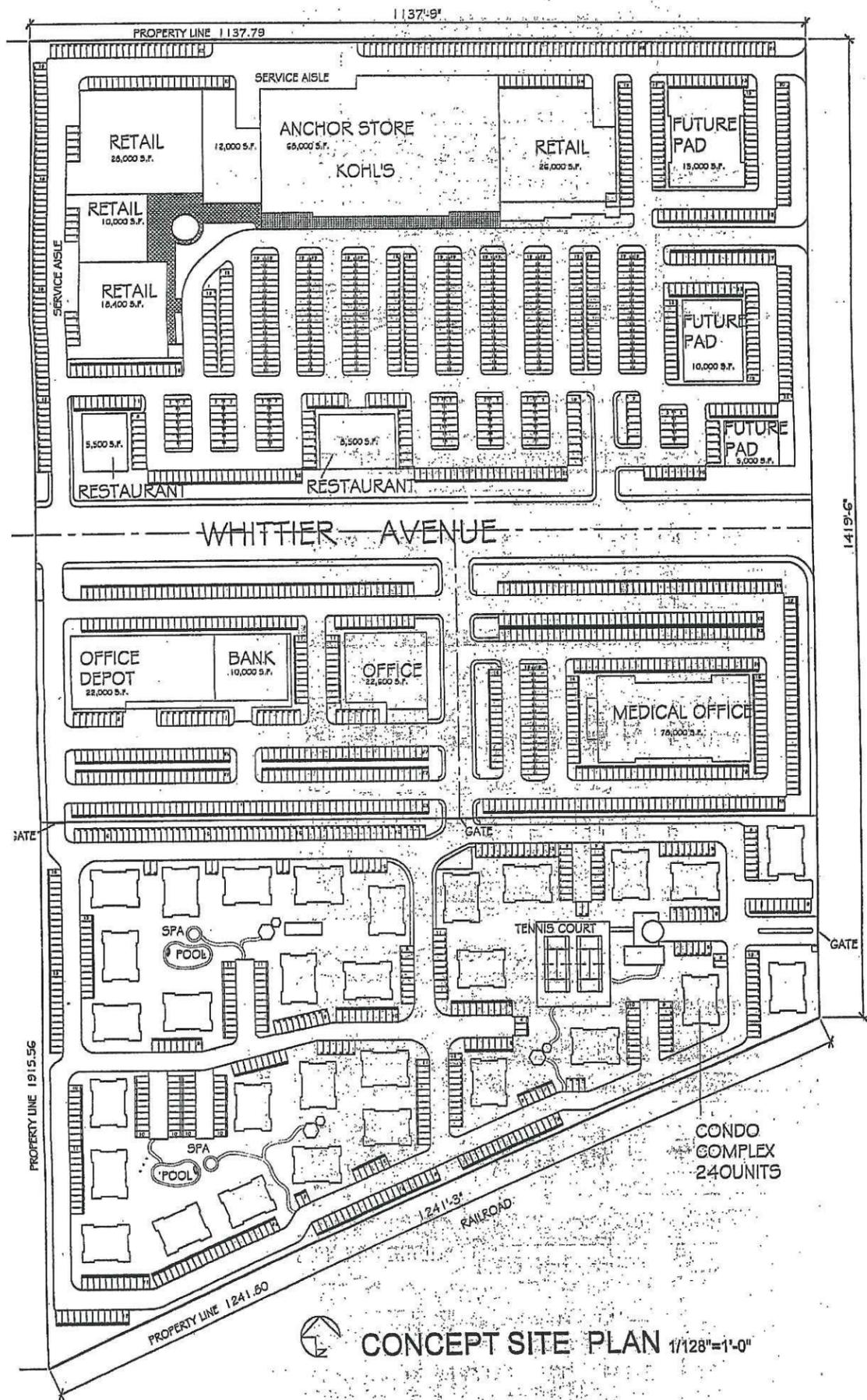
	LAST SALE	PRIOR SALE
Recording/Sale Date:	01/09/2007	12/27/2006
Sale Price/Type:		
Document #:	16615	
Deed Type:	GRANT DEED	
1st Mtg Amt/Type:		
1st Mtg Rt/Type/Trm:	/	/
1st Mtg Lender:		
2nd Mtg Amt/Type:		
2nd Mtg Rt/Type/Trm:	/	/
Title Company:		
Seller:	ATHALON PROPERTIES INC	
New Construction:		
Other Last Sale Info =	# Parcels: Type 2:	Pend:

IMPROVEMENTS

Bldg/Liv Area:
 Gross Area:
 Ground Flr:
 Bsmnt Area:
 \$/SqFt:
 Yrblt/Eff:
 # Stories:
 Rooms:
 Bedrooms:
 Full/Half Bath:
 Ttl Baths/Fixt:
 Fireplace:
 Pool:
 Porch Type:
 Patio Type:
 Construct:
 Foundation:
 Ext Wall:
 Roof Shape:
 Roof Type:
 Roof Matl:
 Floor Type:
 Floor Cover:
 Heat Type:
 Heat Fuel:
 Air Cond:
 Quality:
 Condition:
 Style:
 Equipment:
 Other Rms:

SITE INFORMATION

Res. Units: County Use: CY Acres: 43.56
 # Comm Units: Zoning: Lot Area: 1,897,473.6
 # Buildings: Flood Panel: Lot Width:
 Bldg Class: Panel Date: Lot Depth:
 Parking Sqft: Flood Zone: Usable Lot:
 Park Spaces: Sewer Type: TYPE UNKNOWN
 Garage Cap#: Water Type: TYPE UNKNOWN
 Park Type:
 Other Impvs:
 Legal Blk/Bldg: Site Influence:
 Legal Lot/Unit: Amenities:
 Legal: 43.56 ACRES M/L IN POR NE 1/4 OF SEC 17 T5S R1W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS



CONCEPT SITE PLAN 1/128"=1'-0"



A Joint Powers Authority

**RCHCA
Board of Directors**

October 25, 2011

City of Corona
Eugene Montañez

Ms. Deanna Elliano
Community Development Director
City of Hemet
445 East Florida Avenue
Hemet, CA 92543

City of Hemet
Linda Krupa

City of Lake Elsinore
Melissa Melendez

City of Menifee
Vacant

City of Moreno Valley
William H. Batey II
Vice-Chairperson

City of Murrieta
Alan Long

City of Perris
Mark Yarbrough

City of Riverside
Mike Gardner

County of Riverside
Supervisor Bob Buster

City of Temecula
Maryann Edwards
Chairperson

City of Wildomar
Ben Benoit

Executive Director
Carolyn Syms Luna

General Counsel
Tiffany North
Deputy County Counsel

RECEIVED
OCT 31 2011
PLANNING

**RE: City of Hemet Draft General Plan Update and Draft Program EIR
State Clearinghouse No. 2010061088**

Dear Ms. Elliano:

The Riverside County Habitat Conservation Agency (RCHCA) is the agency that implements the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP).

The RCHCA examined the City of Hemet Draft General Plan Update and Draft Program EIR and has the following comments:

Draft General Plan Update:

- Page 2-9 last paragraph
The RCA is the Regional Conservation Authority
- Page 7-9 Riverside County Integrated Project (RCIP) last line
The Community and Environmental Transportation Acceptability Process is CETAP
- Page 7-10 Southwestern Riverside County Multi-Species Reserve should include the following information:
Multiple ownerships comprise the Reserve that extends from Diamond Valley Lake to Lake Skinner
This is a core reserve for the Stephens' kangaroo rat under the SKR HCP
The last sentence in the section should read, "Additionally, it offers more than 10 miles of hiking and equestrian trails with the potential for strategically expanding the trail system."
- Page 7-10 through 7-11 Western Riverside County Multi-Species Habitat Conservation Plan
The Regional Conservation Authority (RCA) is comprised of member agency elected representatives
The area encompassed by the MSHCP includes the city of Wildomar and also the new cities of Jurupa Valley and Eastvale

- Page 9-9 Section 9.4.2
Should say 6,000 acres of sloping (not slopping)
- Page 12-2 final bullet
Should say MSHCP and add SKR HCP

Draft Program EIR

- Page 4.4-7 Stephens' Kangaroo Rat Habitat Conservation Plan (HCP)
There are eight core reserves encompassing about 51,200 acres with
15,000 acres of SKR-occupied habitat
The land acquisition requirement under the SKR HCP has been met
Any private lands in and around the established SKR reserves are not
part of a reserve

Thank you for the opportunity to comment on the referenced documents.

Sincerely,



Carolyn Syms Luna
Executive Director, RCHCA

Cc Linda Krupa



Dr. Steven A. Lowder
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. Sally Cawthon
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

Professional Development
Service Center

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Professional Development
Academy

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Charlotte Jones
Bill Sanborn
Ross Valenzuela
Joe Wojcik

November 2, 2011

Deanna Elliano
Community Development Director
City of Hemet
445 E Florida Avenue
Hemet, CA 92543

RECEIVED
NOV 07 2011
PLANNING

Re: Draft 2030 General Plan Comments

Dear Community Development Director Elliano,

The Hemet Unified School District (HUSD) is in receipt of the Draft 2030 General Plan. We are aware that the City has been working on this comprehensive update to its general plan for years now. Congratulations on bringing the years of work to fruition. We would also like to thank the City for allowing HUSD to be a part of the General Plan Advisory Committee and also for allowing the District to give input to the general plan update over the last few years.

Throughout the Draft General Plan is a theme of the City and HUSD working jointly on various issues, for early planning for the future to avoid negative impacts before they are on top of us. This will work to the benefit of both the City and HUSD.

Following are HUSD's comments to the Draft General Plan. While most are grammatical in nature, HUSD is requesting several other changes, such as existing school sites not designated with the SCH land use be changed to reflect the SCH land use. HUSD respectfully requests the following changes to the Draft General Plan:

Page iii Under "Hemet Unified School District" Tina "Koonz" is spelled "Koonce".

Figure 2.1 Change the land use designation to "SCH" for the following school sites. These sites are all existing school sites owned by HUSD (Refer to attachments A-E).

Site to Add as SCH Land Use	APN
Bautista Creek (Attachment A)	551-190-003 551-190-004 551-190-075 551-190-077
Cawston (Attachment B)	444-100-013
HELP (Attachment C)	443-222-014 443-222-015

Site to Add as SCH Land Use	APN
Jacob Wiens/Santa Fe Ed. Center (Attachment D)	443-163-001
	443-213-001
	443-214-001
	445-104-001
	445-170-006
Little Lake (Attachment E)	449-090-020 449-090-021

These changes would also affect Table 2.3, page 2-27, and other related tables and calculations.

Figure 2.1 Remove the “SCH” land use designation from a portion of Hemet High. This portion is a single-family residence, not part of the school site and not owned by HUSD (refer to Attachment F).

Site to Remove as SCH Land Use	APN
Hemet High - portion of (Attachment F)	449-270-001

These changes would also affect Table 2.3, page 2-27, and other related tables and calculations.

Page 5-27 San Jacinto Unified School District also serves a small portion of the City of Hemet northwest of Park Ave and Meridian Street. In the second paragraph on this page add to the sentence “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.**”

Page 5-27 Change the third paragraph “HUSD operates 11 elementary schools, five middle schools, three high schools, and two alternative learning centers within the City and Planning Area. An additional four HUSD schools are located outside the Planning Area in Anza, Aguanga, and Idyllwild, respectively.” to “HUSD operates **10** 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 the Planning Area in Aguanga, Anza, Idyllwild and Winchester.**”

Page 5-27 Change the first sentence of the fourth paragraph from “One of HUSD’s middle schools is the Western Center Academy, a charter school established in 2010 by HUSD in conjunction with the Western Science Center.” to “One of HUSD’s **charter** schools, the Western Center Academy, was established in 2010 by HUSD in conjunction with the Western Science Center.”

Page 5-28 Several changes need to be made to the “Energy Conservation Opportunities” section. In the first paragraph delete “ground and roof mounted”. Change the sentence “The solar project ties together solar panels at 16 schools and other buildings.” to “The solar project ties together solar panels at **17** schools and other **sites.**” In the last sentence change “build” to “**built**”.

Figure 5.5 Change the symbol for Western Center Academy from “Middle School” (blue) to “Alternative School” (purple).

Figure 5.5 Change the label for “Alessandro HS” to “Alessandro”.

Figure 5.5 Add an Alternative School at 136 N Ramona Street labeled “HELP”.

Figure 5.5 Add an Alternative School at 26400 Dartmouth Street labeled “HAAAT” (adjacent to and south of Dartmouth MS).

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Figure 8.1 The Exchange Club Park (#13) will be located at the southwest corner of Mayberry Avenue and Fairview Avenue, not at the northeast corner, where it is shown on the map. This park is also listed as existing. However, this park has not been funded and therefore it has yet to be determined when it will be built.

Page 8-11 Table 8.2 lists the “Exchange Club Park, Community Park”. This park has not been funded and therefore it has yet to be determined when this park will be built.

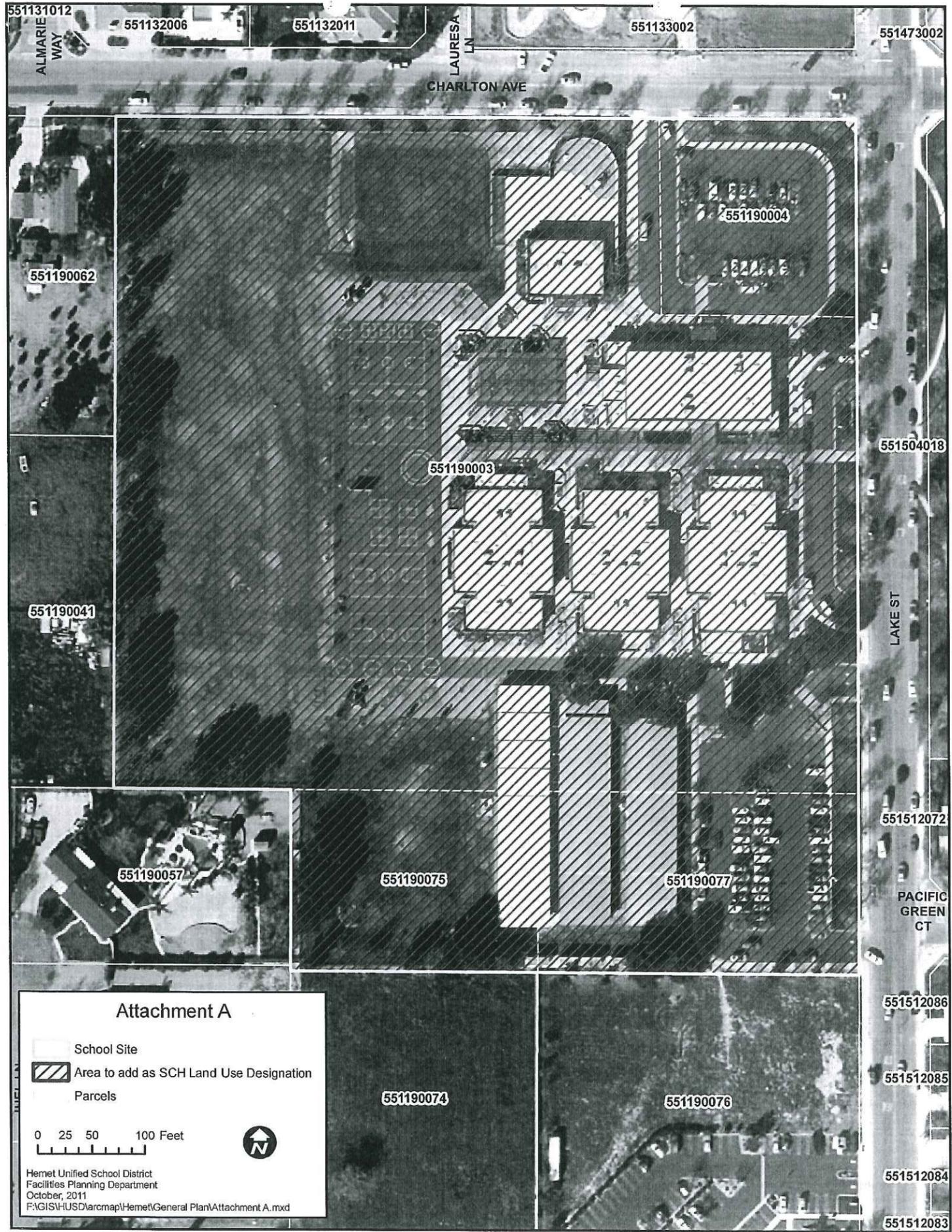
Page 9-15 Delete the second to last sentence in the paragraph for Hemet Elementary School: ~~“The stately building faces permanent closure because of the costs associated with preserving it.”~~

Thank you again for the opportunity to provide input to this comprehensive update to the City’s General Plan. HUSD applauds the content as well as the effort the City has put into this document. Should you have any questions or comments do not hesitate to contact me at (951) 765-5100 ext. 5465 or jbridwell@hemetUSD.k12.ca.us.

Sincerely,


FOR
JESSE BRIDWELL

Jesse Bridwell
Facilities Planner



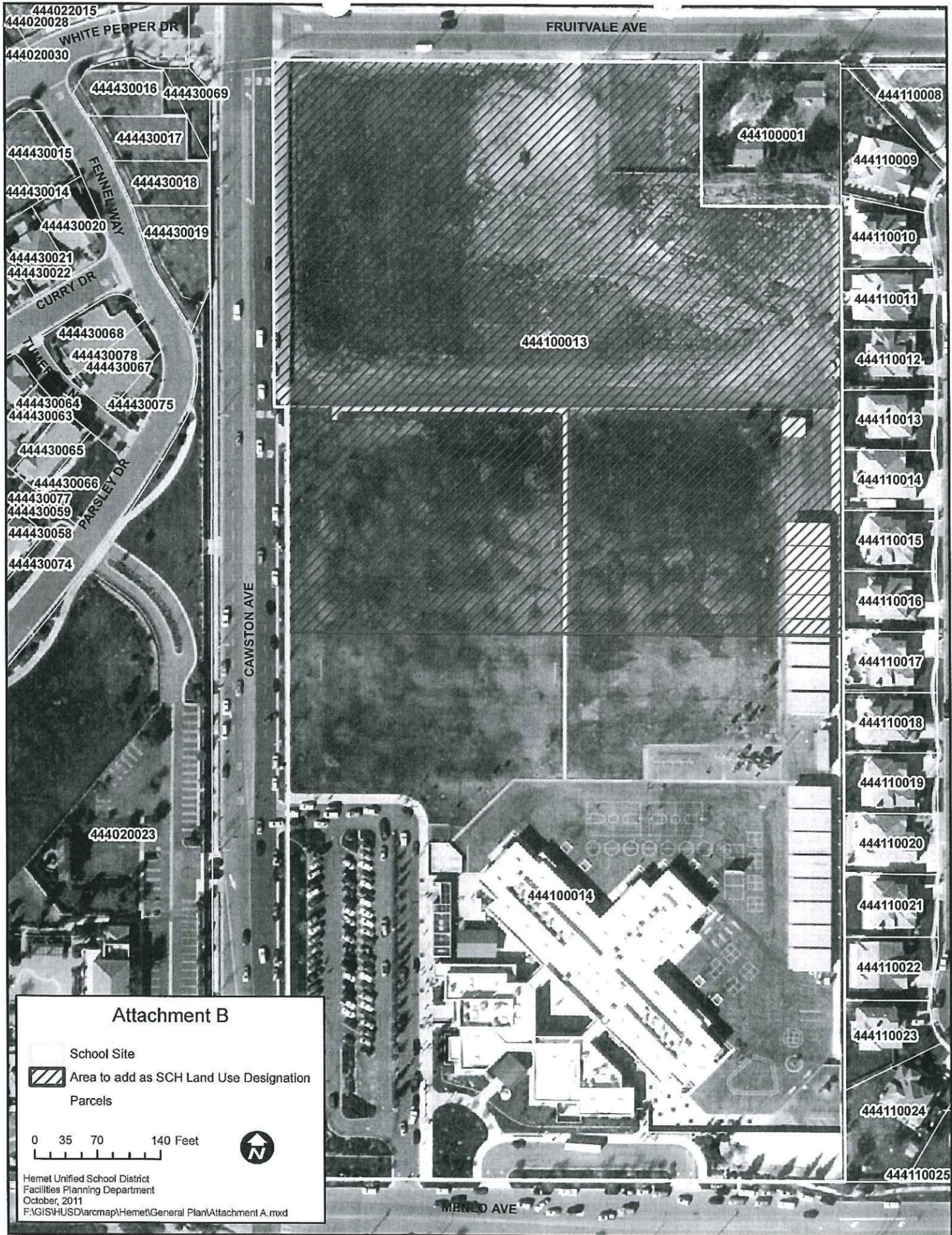
Attachment A

-  School Site
-  Area to add as SCH Land Use Designation
- Parcels

0 25 50 100 Feet

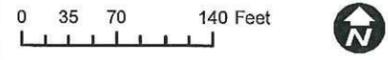


Hemet Unified School District
 Facilities Planning Department
 October, 2011
 F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd

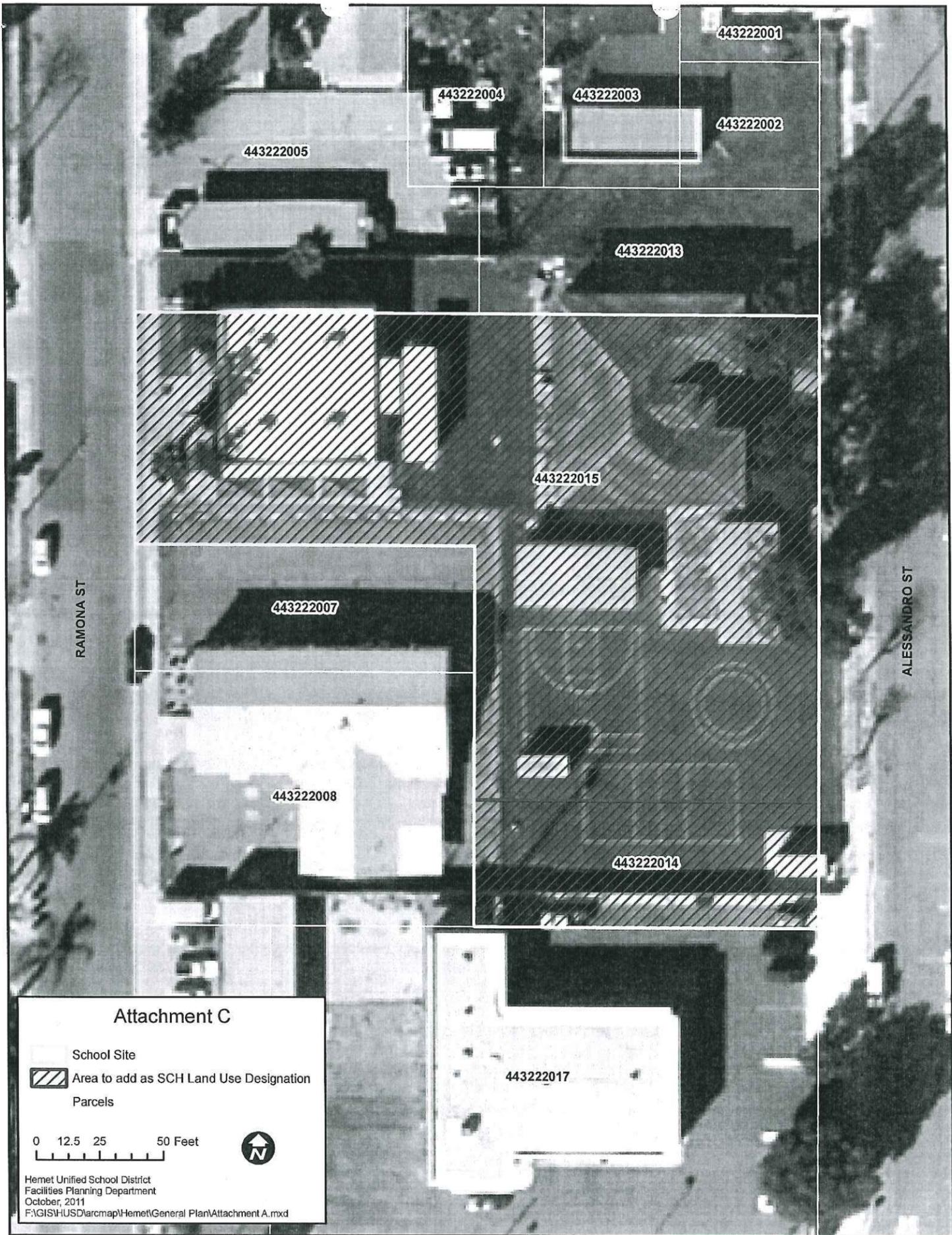


Attachment B

-  School Site
-  Area to add as SCH Land Use Designation
-  Parcels

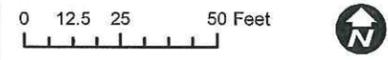


Hemet Unified School District
 Facilities Planning Department
 October, 2011
 F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd

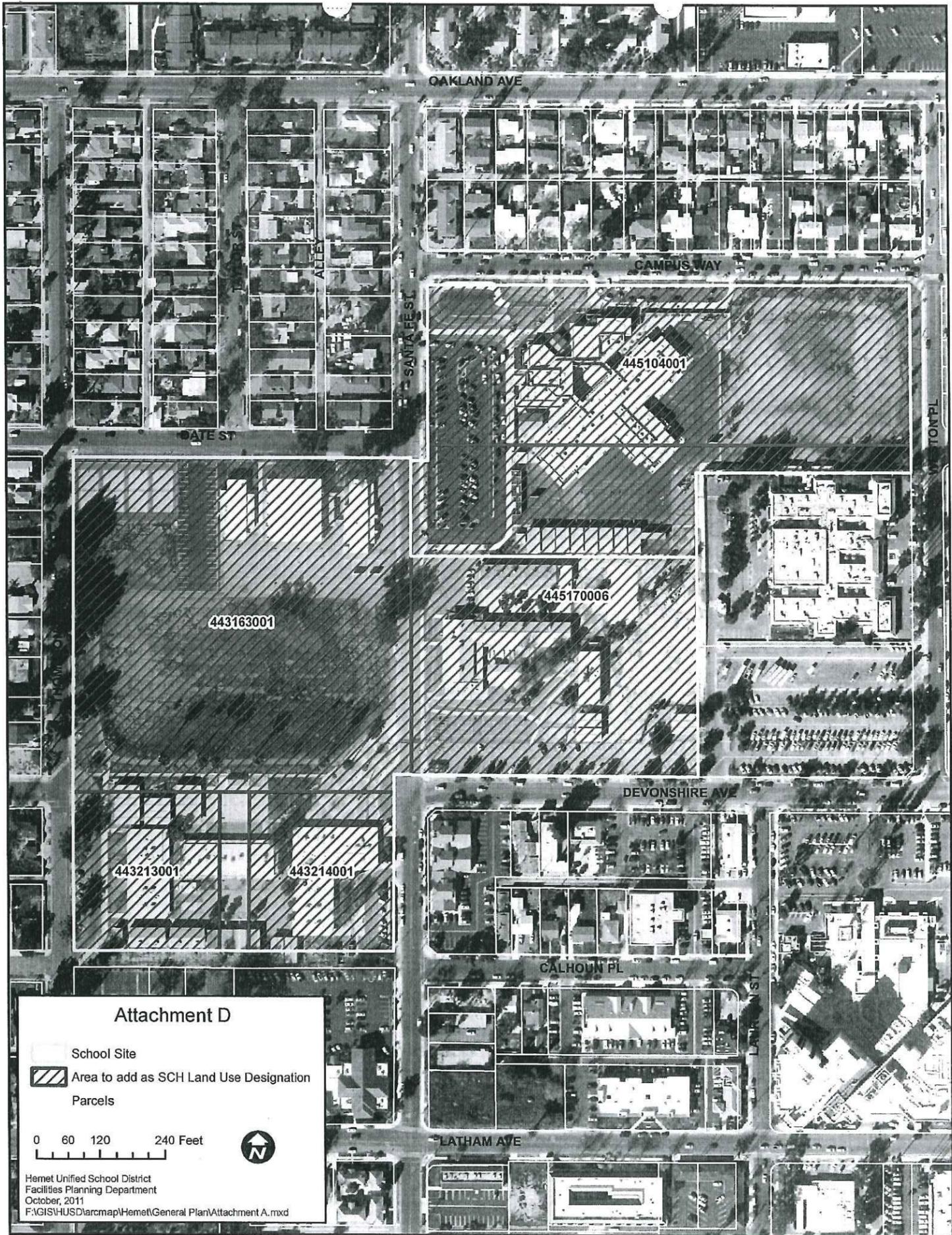


Attachment C

- School Site
- Area to add as SCH Land Use Designation
- Parcels

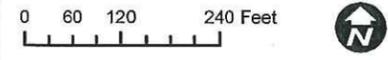


Hemet Unified School District
Facilities Planning Department
October, 2011
F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd

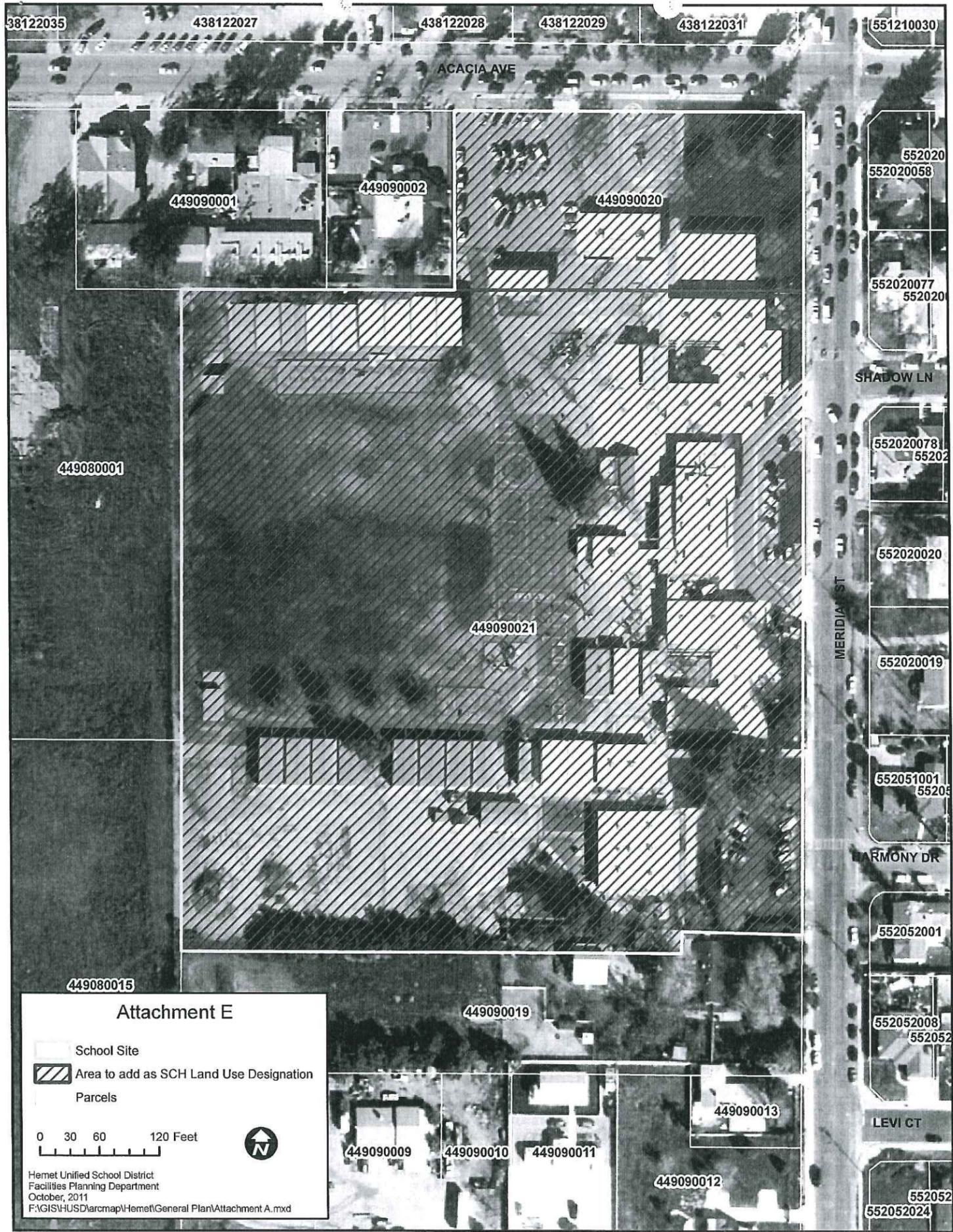


Attachment D

- School Site
- Area to add as SCH Land Use Designation
- Parcels



Hemet Unified School District
 Facilities Planning Department
 October, 2011
 F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd



38122035 438122027 438122028 438122029 438122031 551210030

ACACIA AVE

552020

55202058

449090001

449090002

449090020

55202077

552020

SHADOW LN

55202078

552020

449080001

55202020

449090021

55202019

552051001

55205

HARMONY DR

552052001

552052008

552052

449080015

449090019

LEVI CT

449090013

552052

552052024

449090009

449090010

449090011

449090012

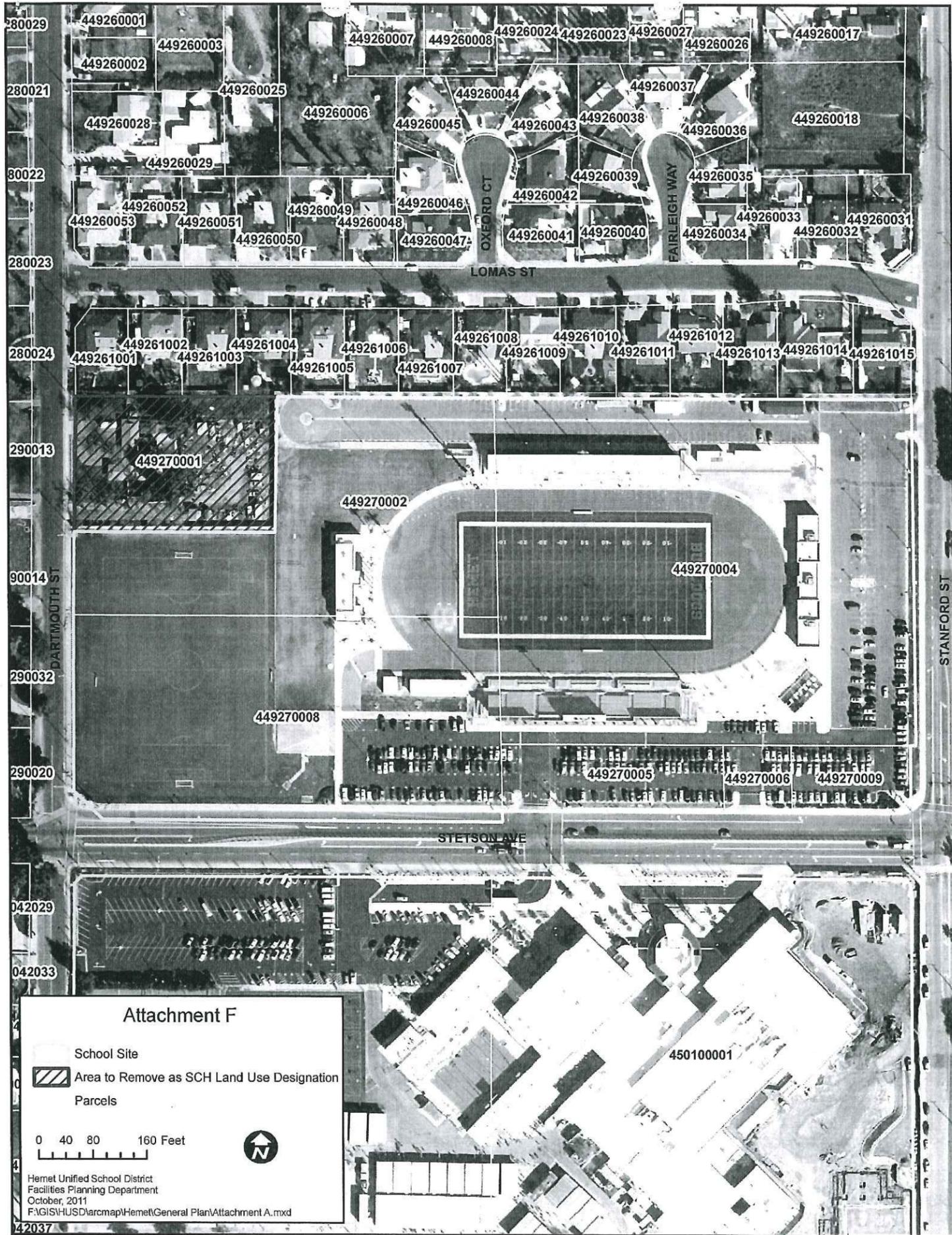
Attachment E

-  School Site
-  Area to add as SCH Land Use Designation
-  Parcels

0 30 60 120 Feet



Hemet Unified School District
 Facilities Planning Department
 October, 2011
 F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd



Attachment F

- School Site
- Area to Remove as SCH Land Use Designation
- Parcels

0 40 80 160 Feet



Hemet Unified School District
 Facilities Planning Department
 October, 2011
 F:\GIS\HUSD\arcmap\Hemet\General Plan\Attachment A.mxd

From: Jeff Slepki <jslepki@msjc.edu>
To: <ngutierrez@cityofhemet.org>
Date: 11/3/2011 3:58 PM
Subject: COH: WWW INFORMATION REQUEST FORM

The following e-mail message was generated by a form submitted on the <http://www.cityofhemet.org> web site. It was submitted by jslepki@msjc.edu (Jeff Slepki) on Thursday, November 03, 2011 at 03:57:44 PM.

Name: Jeff Slepki
Address: 27895 Vista del Valle
City: Hemet
State: CA
ZIP: 92544
Phone: (951) 587-7546
email: jslepki@msjc.edu
contact_me_by: e-mail
Message:
11/3/2011

Dear Members of the Planning Department,

I would like to thank the Planning Department for taking the time to formally present the aspects of the City of Hemet General Plan pertaining to Parks and Recreation to the Park Commission on Monday, Oct. 31st.

In reading through the Recreation and Trails element of the new General Plan, it was clearly evident that the City Planners of Hemet have designed and detailed a promising future for our community. They have provided direction through a quality plan that incorporates the values of our community and the potential of our local setting. It is also obvious that the planners took the time to meticulously access the interests, ideas, hopes and aspirations of the Hemet community and have integrated these ideas into a cohesive, thoughtful and pragmatic plan.

I think that I can speak on behalf of all the Park Commissioners at the presentation in that we were impressed with the plan and the willingness of the members of the Planning Dept. to elaborate, explain and address any questions asked of them about the plan. We found the plan to be comprehensive, yet coherent and well-articulated.

The work presented to the Park Commission demonstrates that the City of Hemet is a city that is committed to a optimistic future by identifying the interests, resources and opportunities unique to the community. Furthermore, the plan embodies the values and culture that the citizens of the area have clearly identified as important to them.

Hopefully the partnering of the diverse individuals, agencies and organizations of our area will help see the goals detailed in the general plan, come to fruition.

Sincerely,

Jeff Slepki
Park Commission

submit: [Send Message](#)

From: Chad Walton <chad.cjwgc@gmail.com>
To: <nshaw@cityofhemet.org>
Date: 11/4/2011 5:33 PM
Subject: COH: WWW INFORMATION REQUEST FORM

The following e-mail message was generated by a form submitted on the <http://www.cityofhemet.org> web site. It was submitted by chad.cjwgc@gmail.com (Chad Walton) on Friday, November 04, 2011 at 05:33:13 PM.

Name: Chad Walton
Address: 359 Cheshire Ln.
City: Hemet
State: CA
ZIP: 92544
Phone: 760.275.3254
email: chad.cjwgc@gmail.com
contact_me_by: e-mail
Message: Dear City

This is a positive comment due to the fact that I ride all the trails everyday. This is one of my ways to train for my mountain bike racing season. More trails would be the best thing, because sometimes the same trails get old.

Thanks
Chad
submit: [Send Message](#)

remote address: 75.215.11.157
remote host: 157.sub-75-215-11.myvzw.com
user agent: Mozilla/5.0 (Windows NT 6.0) AppleWebKit/535.2 (KHTML, like Gecko) Chrome/15.0.874.106 Safari/535.2
referer: http://www.cityofhemet.org/forms/planning_email.htm

Attachment No.2.3
GPA 11-001

Requests for Land Use Map Changes



COPPERFIELD
Investment & Development Company

October 18, 2011

City of Hemet
Community Development Dept.
Planning Division Counter
445 East Florida Avenue
Hemet, CA 92543

RE : 43.56 Acres of Land at South West
Quadrant of Kirby St. and Acacia Ave.

Dear Sirs:

We are the owner of the above property and we have enclosed herewith a site plan showing its location and boundaries.

We would like to preserve the existing zoning without any changes or modifications. We would strongly object to deleting commercial zoning from our property and converting to all industrial usage. In fact, we would highly recommend to change and/or add an option of residential zoning which is entirely in keeping with the existing residential usage on all three sides of our property.

We shall be grateful if the City of Hemet would seriously consider our suggestion and would not adopt any changes to our existing zoning.

Thank you.

Very truly yours,

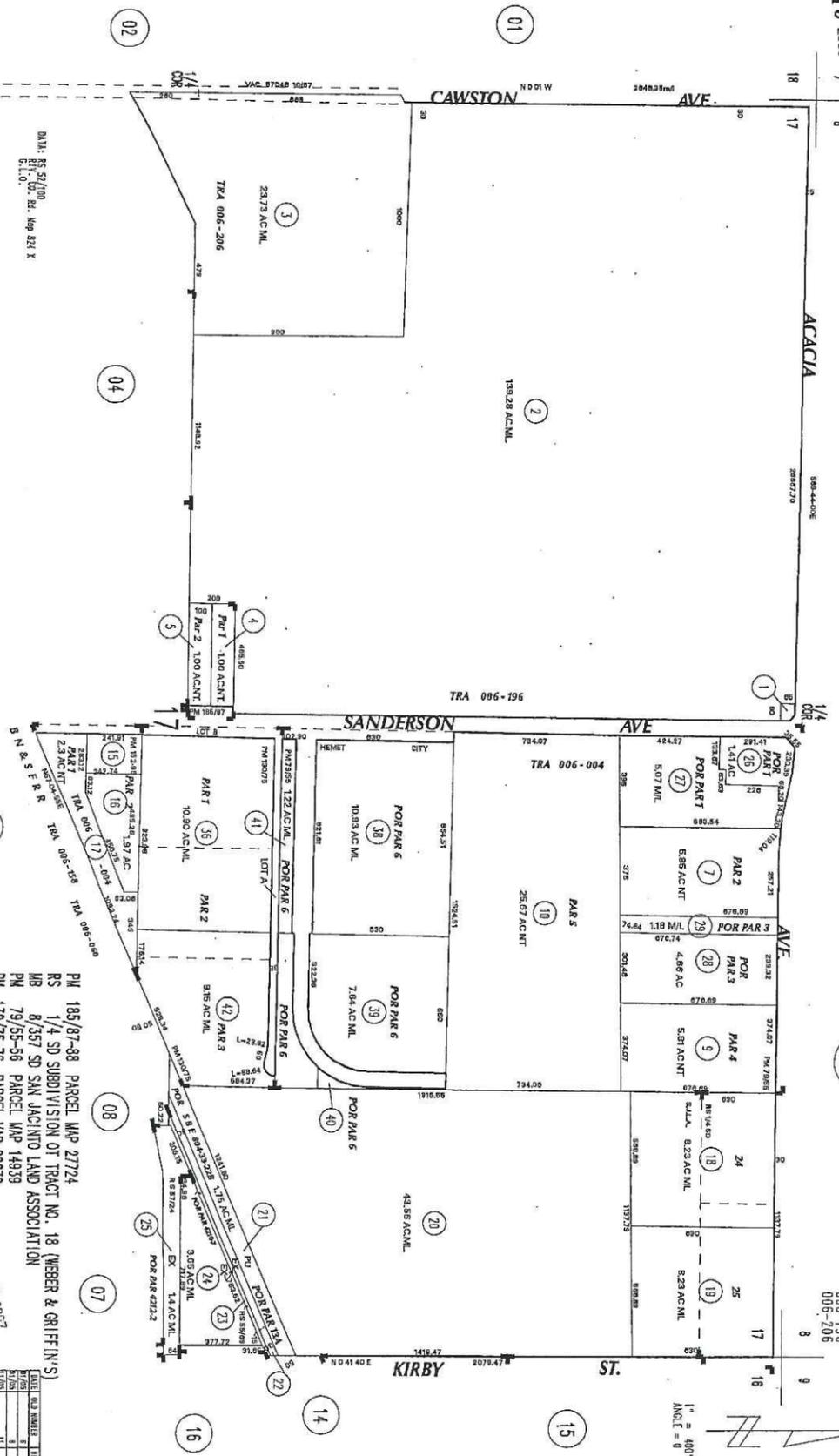
Macy Lai
Vice President

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMEY WITH LOCAL LOT-SPLIT OR BUILDING-SITE ORDINANCES.

DEC 1 8 2005

SEC. 17 T. 5S., R. 1W
CITY OF HEMET

456-03
453-04



ASSESSOR'S MAP BK456 PG.03
Riverside County, Calif.

PN 185/87-88 PARCEL MAP 27724
RS 1/4 SD SUBDIVISION OF TRACT NO. 18 (WEBER & GRIFFIN'S)
RS 8/55 SD SAN JACINTO LAND ASSOCIATION
MD 79/55-56 PARCEL MAP 14839
PN 130/75-76 PARCEL MAP 20670
RS 57/74 RECORD OF SURVEY
RS 55/69-77 RECORD OF SURVEY
PN 152/95-96 PARCEL MAP 23285

JAN 1 7 2007
Dec 2005

DATE	OLD NUMBER	NEW NUMBER
12/20/05	1	21
12/20/05	2	22
12/20/05	3	23
12/20/05	4	24
12/20/05	5	25
12/20/05	6	26
12/20/05	7	27
12/20/05	8	28
12/20/05	9	29
12/20/05	10	30
12/20/05	11	31
12/20/05	12	32
12/20/05	13	33
12/20/05	14	34
12/20/05	15	35
12/20/05	16	36
12/20/05	17	37
12/20/05	18	38
12/20/05	19	39
12/20/05	20	40
12/20/05	21	41
12/20/05	22	42
12/20/05	23	43
12/20/05	24	44
12/20/05	25	45
12/20/05	26	46
12/20/05	27	47
12/20/05	28	48
12/20/05	29	49
12/20/05	30	50
12/20/05	31	51
12/20/05	32	52
12/20/05	33	53
12/20/05	34	54
12/20/05	35	55
12/20/05	36	56
12/20/05	37	57
12/20/05	38	58
12/20/05	39	59
12/20/05	40	60
12/20/05	41	61
12/20/05	42	62

PROPERTY INFORMATION

4) Property: , CA
 APN: 456-030-020 Card#: Use: COMMERCIAL ACREAGE
 County: RIVERSIDE, CA Prop Tax: \$77,931.68 Total Value: \$6,971,665
 MapPg/Grid: Old Map: Tax Year: 2010 Delinq: Land Value: \$6,971,665
 Census: 435.03 Tract #: Tax Area: 6004 Imprv Value:
 High School: HEMET Elem School: Taxable Val: \$6,971,665
 Comm Coll: MT JACINTO Exemptions: Assd Year: 2011
 Subdivision: % Improved:
 Owner: COPPERFIELD INV & DEV CO Phone:
 Owner Vest: / / CO

Mail: 600 ST PAUL AVE #250; LOS ANGELES CA 90017-2038 C005

Owner Transfer = Rec Dt: 07/12/2007 Price: Doc#: 455808 Type: GRANT DEED
 Sale Dt: 07/10/2007

SALE & FINANCE INFORMATION

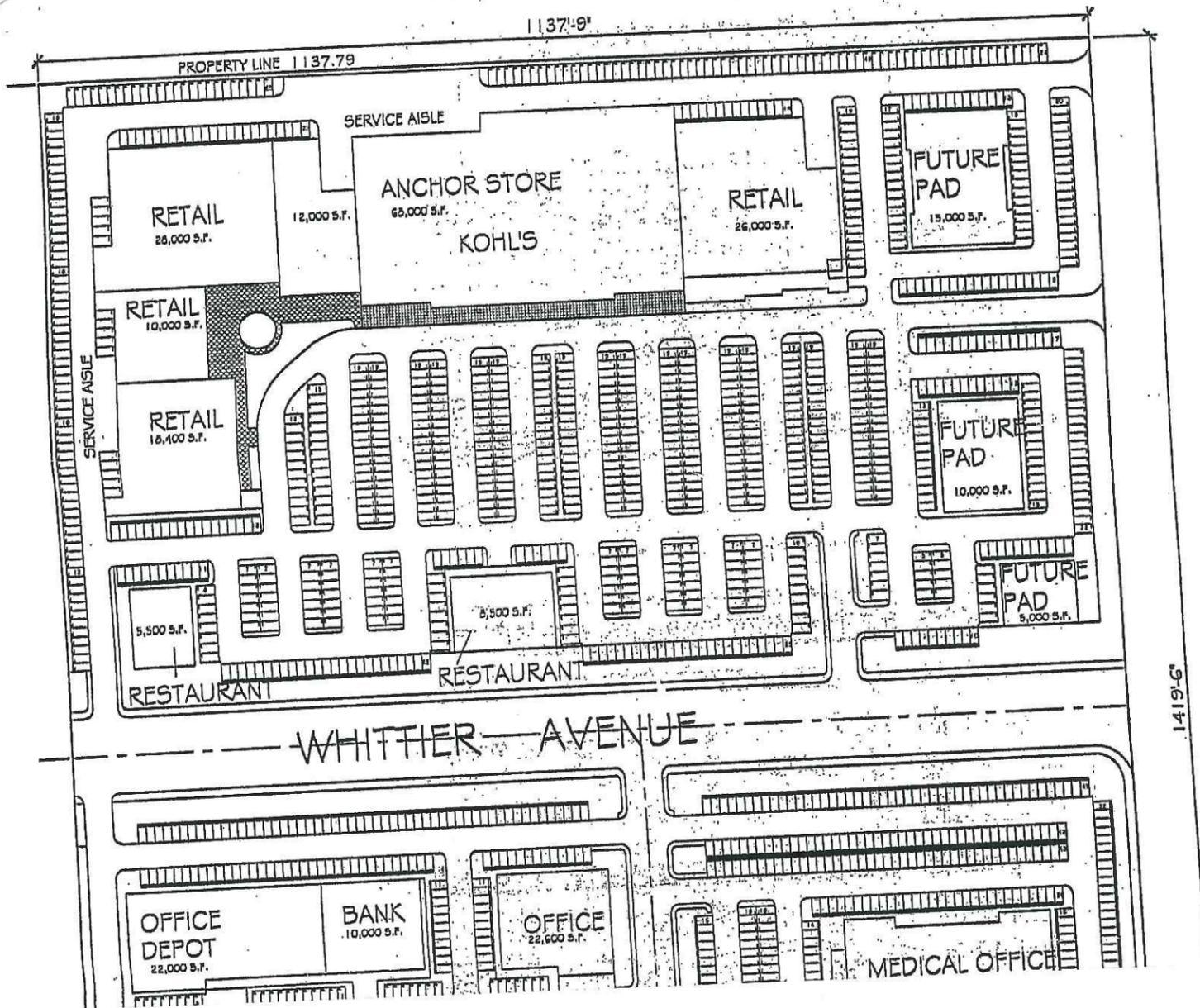
LAST SALE PRIOR SALE
 Recording/Sale Date: 01/09/2007 12/27/2006
 Sale Price/Type:
 Document #: 16615
 Deed Type: GRANT DEED
 1st Mtg Amt/Type:
 1st Mtg Rt/Type/Trm: / /
 1st Mtg Lender:
 2nd Mtg Amt/Type:
 2nd Mtg Rt/Type/Trm: / /
 Title Company:
 Seller: ATHALON PROPERTIES INC
 New Construction:
 Other Last Sale Info = # Parcels: Type 2: Pend:

IMPROVEMENTS

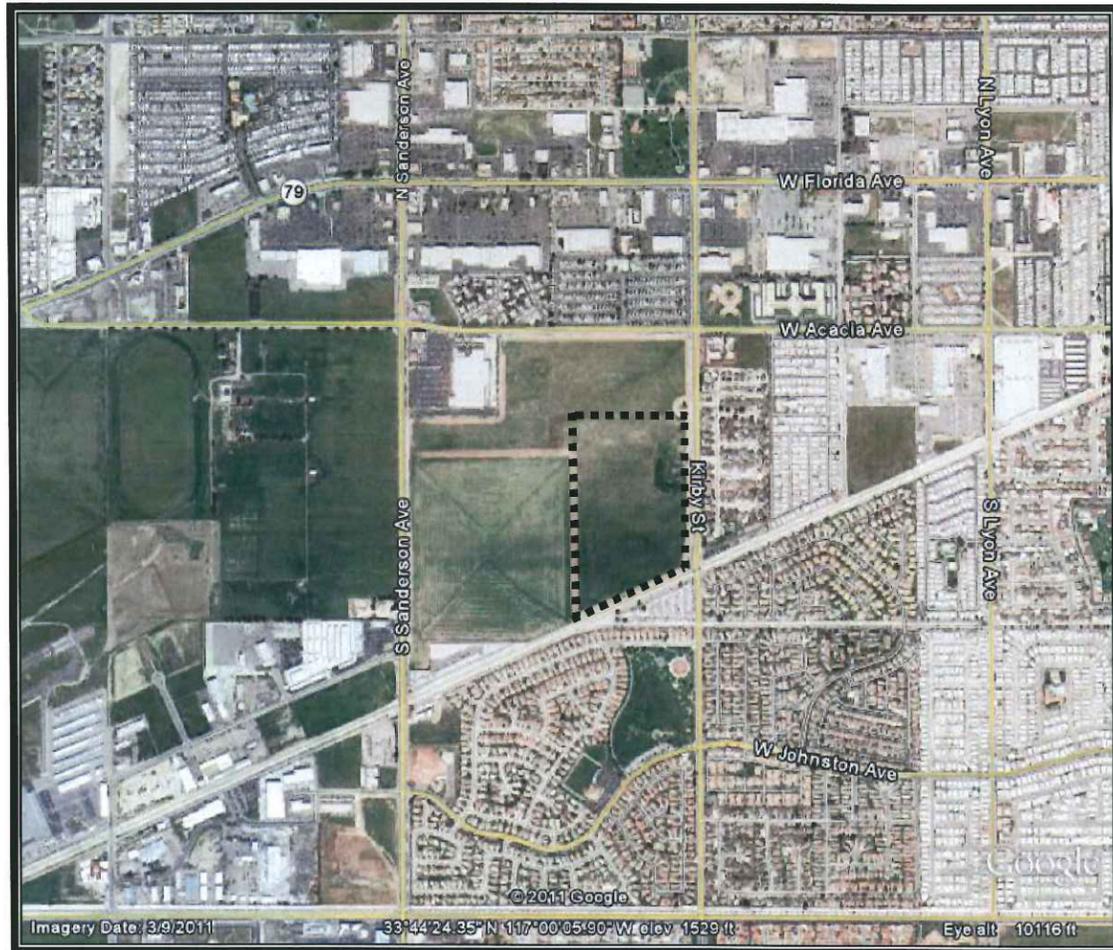
Bldg/Liv Area:
 Gross Area:
 Ground Flr:
 Bsmnt Area:
 \$/SqFt:
 Yrblt/Eff:
 # Stories:
 Rooms:
 Bedrooms:
 Full/Half Bath:
 Ttl Baths/Fixt:
 Fireplace:
 Pool:
 Porch Type:
 Patio Type:
 Construct:
 Foundation:
 Ext Wall:
 Roof Shape:
 Roof Type:
 Roof Matl:
 Floor Type:
 Floor Cover:
 Heat Type:
 Heat Fuel:
 Air Cond:
 Quality:
 Condition:
 Style:
 Equipment:
 Other Rms:

SITE INFORMATION

Res. Units: County Use: CY Acres: 43.56
 # Comm Units: Zoning: Lot Area: 1,897,473.6
 # Buildings: Flood Panel: Lot Width:
 Bldg Class: Panel Date: Lot Depth:
 Parking Sqft: Flood Zone: Usable Lot:
 Park Spaces: Sewer Type: TYPE UNKNOWN
 Garage Cap#: Water Type: TYPE UNKNOWN
 Park Type:
 Other Impvs:
 Legal Blk/Bldg: Site Influence:
 Legal Lot/Unit: Amenities:
 Legal: 43.56 ACRES M/L IN POR NE 1/4 OF SEC 17 T5S R1W FOR TOTAL
 DESCRIPTION SEE ASSESSORS MAPS

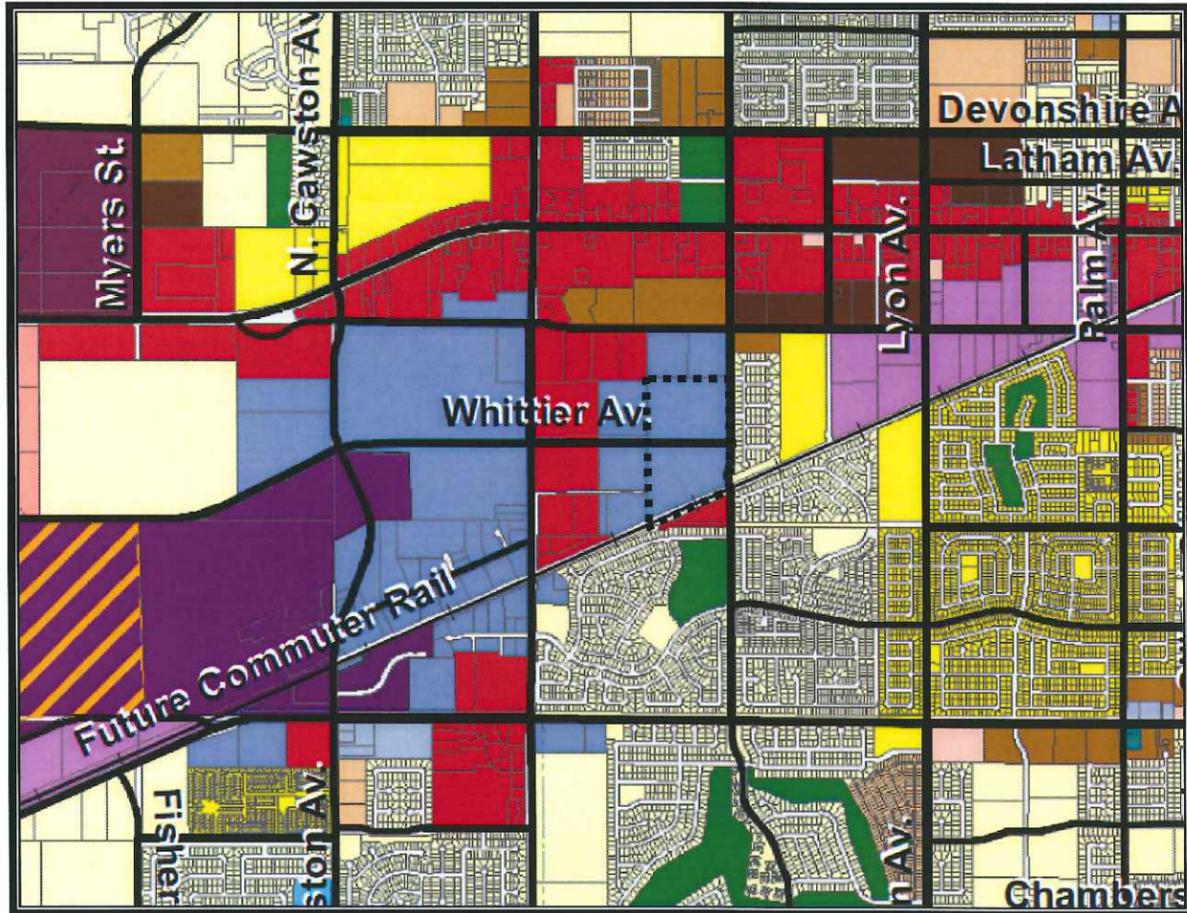


PROJECT NUMBER: General Plan Amendment No. 11-002 – 2030 General Plan Update
REQUESTED ACTION: Change the General Plan land use designation from Industrial (1992 GP) to Mixed Use or Commercial (GP 2030).
APPLICANT: Copperfield Investment & Development Company
LOCATION: Kirby Street, south of Acacia Avenue
ACREAGE: 43.56 acres
AERIAL MAP:



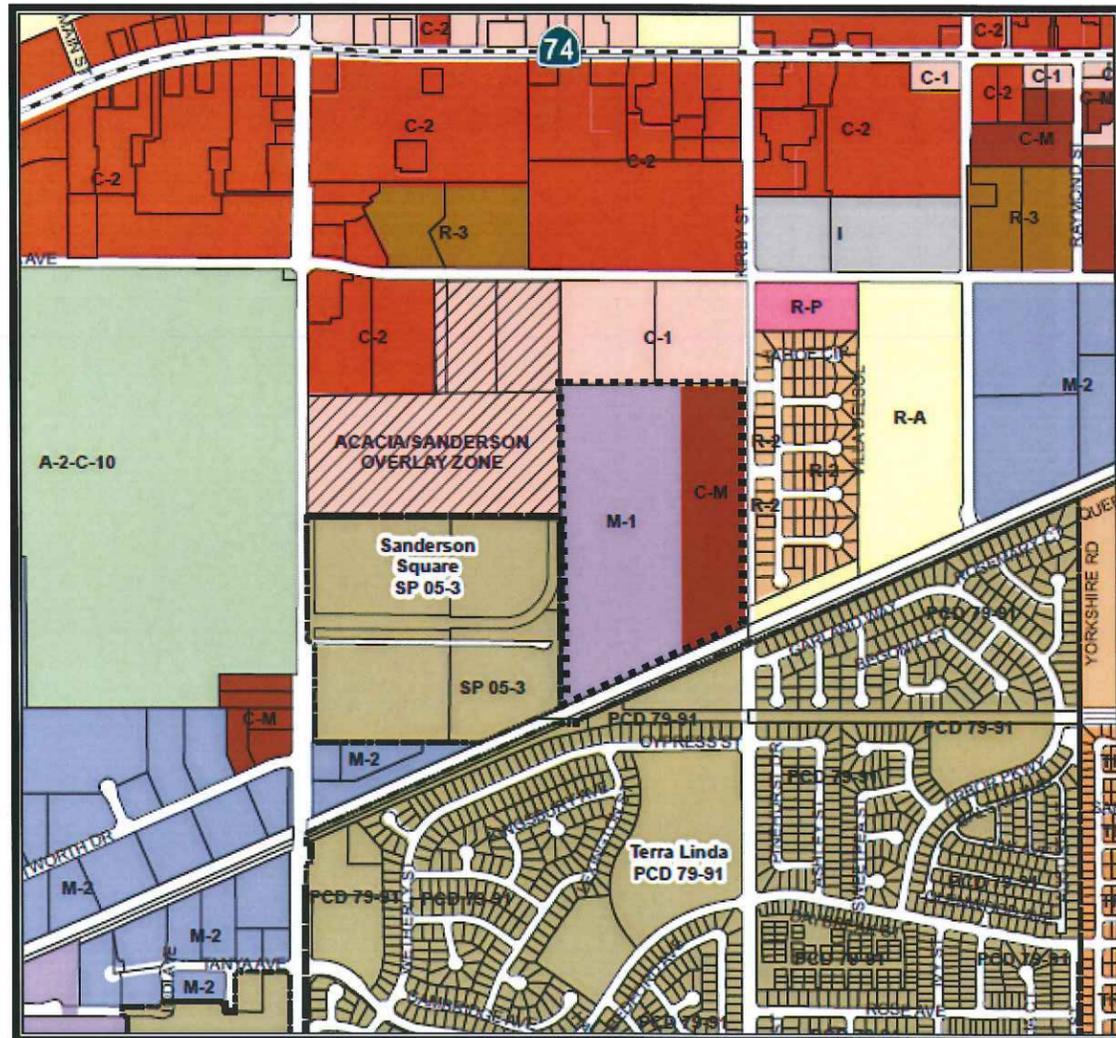
APN: 456-030-020

PROJECT NUMBER: General Plan Amendment No. 11-002 – 2030 General Plan Update
REQUESTED ACTION: Change the General Plan land use designation from Industrial (1992 GP) to Mixed Use or Commercial (GP 2030).
APPLICANT: Copperfield Investment & Development Company
LOCATION: Kirby Street, south of Acacia Avenue
ACREAGE: 43.56 acres
DRAFT GP 2030 MAP: BP (Business Park). Staff recommends designating the site as BP.



APN: 456-030-020

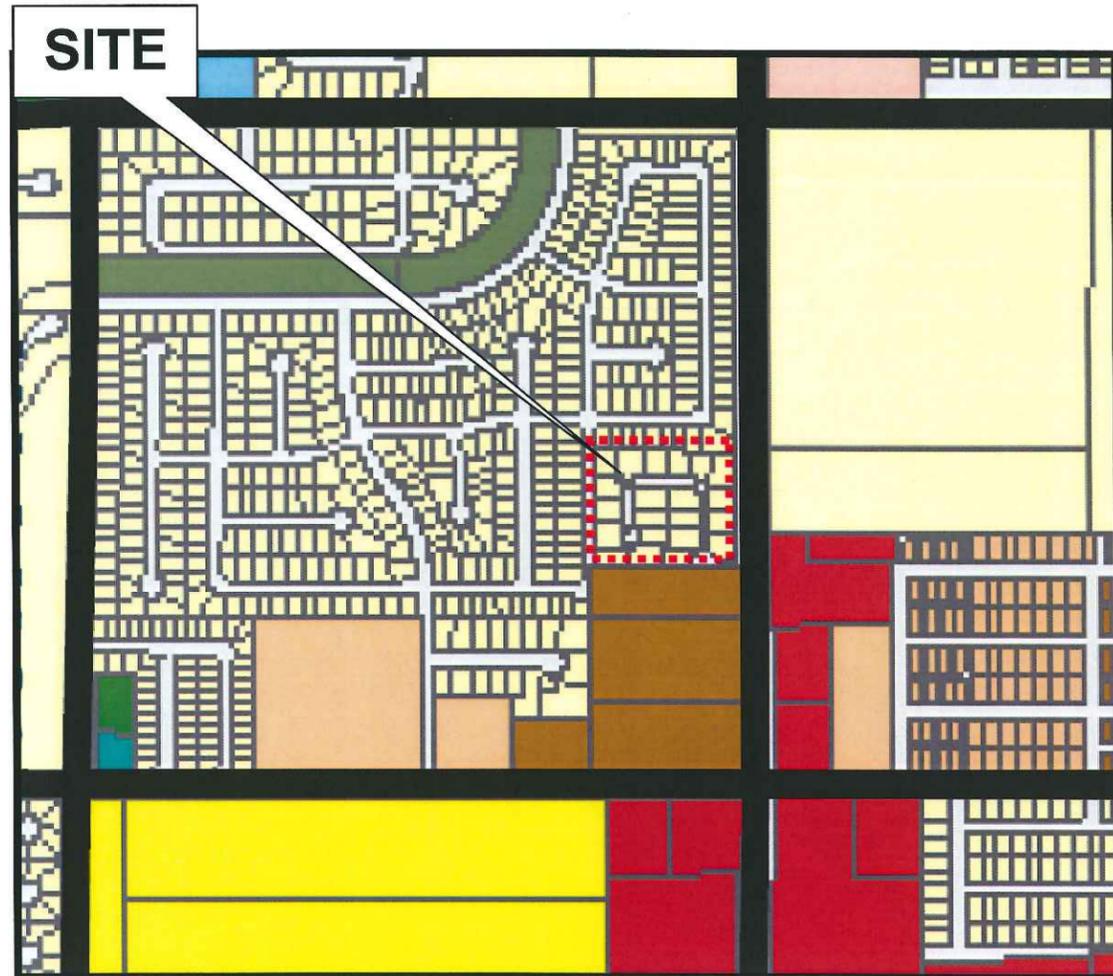
PROJECT NUMBER: General Plan Amendment No. 11-002 – 2030 General Plan Update
REQUESTED ACTION: Change the General Plan land use designation from Industrial (1992 GP) to Mixed Use or Commercial (GP 2030).
APPLICANT: Copperfield Investment & Development Company
LOCATION: Kirby Street, south of Acacia Avenue
ACREAGE: 43.56 acres
ZONING MAP: M-1 (Limited Manufacturing) and C-M (Commercial Manufacturing)



APN: 456-030-020

ATTACHMENT 2.3

PROJECT NUMBER: General Plan Amendment No. 11-001 – 2030 General Plan Update
PROPOSED ACTION: Change the Draft General Plan land use designation from Low Density Residential (2.1 – 5.0 du/ac) to Medium Density Residential (8.1 – 18.0 du/ac)
LOCATION: Along Essex Avenue and Delapp Drive, west of the intersection of Westcourt Way and Sanderson Avenue, between Devonshire and Menlo Avenues.
ACREAGE: 3.52 acres.
SITE MAP:



**Attachment No.3
GPA 11-001**

**Draft Environmental Impact Report
for the Hemet General Plan 2030
Update**

Distributed previously to the Planning
Commission and available on the City's
website at www.cityofhemet.org

Attachment No.4 GPA 11-001

Public Agency Comments Received on the Draft EIR

TOPIC/AREA	FROM	RECEIVED VIA	DATE RECEIVED
Biological Resources	Riverside County Habitat Conservation Authority	Letter dated October 25, 2011	October 31, 2011
Biological Resources/Hydrology	California Department of Fish and Game	Letter dated October 25, 2011	October 31, 2011
Cultural Resources	Native American Commission	Letter dated October 6, 2011	October 11, 2011
Land Use/Public Services and Facilities	Hemet Unified School District	Letter dated November 2, 2011	November 7, 2011



A Joint Powers Authority

RCHCA
Board of Directors

October 25, 2011

City of Corona
Eugene Montañez

Ms. Deanna Elliano
Community Development Director
City of Hemet
445 East Florida Avenue
Hemet, CA 92543

City of Hemet
Linda Krupa

**RE: City of Hemet Draft General Plan Update and Draft Program EIR
State Clearinghouse No. 2010061088**

City of Lake Elsinore
Melissa Melendez

Dear Ms. Elliano:

City of Menifee
Vacant

The Riverside County Habitat Conservation Agency (RCHCA) is the agency that implements the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP).

City of Moreno Valley
William H. Batey II
Vice-Chairperson

The RCHCA examined the City of Hemet Draft General Plan Update and Draft Program EIR and has the following comments:

Draft General Plan Update:

City of Murrieta
Alan Long

- Page 2-9 last paragraph
The RCA is the Regional Conservation Authority
- Page 7-9 Riverside County Integrated Project (RCIP) last line
The Community and Environmental Transportation Acceptability Process is CETAP
- Page 7-10 Southwestern Riverside County Multi-Species Reserve should include the following information:
Multiple ownerships comprise the Reserve that extends from Diamond Valley Lake to Lake Skinner
This is a core reserve for the Stephens' kangaroo rat under the SKR HCP
The last sentence in the section should read, "Additionally, it offers more than 10 miles of hiking and equestrian trails with the potential for strategically expanding the trail system."
- Page 7-10 through 7-11 Western Riverside County Multi-Species Habitat Conservation Plan
The Regional Conservation Authority (RCA) is comprised of member agency elected representatives
The area encompassed by the MSHCP includes the city of Wildomar and also the new cities of Jurupa Valley and Eastvale

City of Perris
Mark Yarbrough

City of Riverside
Mike Gardner

County of Riverside
Supervisor Bob Buster

City of Temecula
Maryann Edwards
Chairperson

City of Wildomar
Ben Benoit

Executive Director
Carolyn Syms Luna

General Counsel
Tiffany North
Deputy County Counsel

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- Page 9-9 Section 9.4.2
Should say 6,000 acres of sloping (not slopping)
- Page 12-2 final bullet
Should say MSHCP and add SKR HCP

Draft Program EIR

- Page 4.4-7 Stephens' Kangaroo Rat Habitat Conservation Plan (HCP)
There are eight core reserves encompassing about 51,200 acres with
15,000 acres of SKR-occupied habitat
The land acquisition requirement under the SKR HCP has been met
Any private lands in and around the established SKR reserves are not
part of a reserve

Thank you for the opportunity to comment on the referenced documents.

Sincerely,



Carolyn Syms Luna
Executive Director, RCHCA

Cc Linda Krupa



California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
<http://www.dfg.ca.gov>
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-200
Ontario, CA 91764
(909) 484-0167

EDMUND G. BROWN, JR., Governor
Charlton H. Bonham, Director



**COPY
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OCT 31 2011
PLANNING

October 25, 2011

Ms. Deanno Elliano
City of Hemet
445 E. Florida Ave.
Hemet, 92543

Subject: Draft Environmental Impact Report for the City of Hemet General Plan
Update, City of Hemet, Riverside County -- SCH #2010061088

Dear Ms. Elliano:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the [ND, MND or DIER] for the [project name]. The Department is responding as a Trustee Agency for fish and wildlife resources [Fish and Game Code sections 711.7 and 1802 and the California Environmental Quality Act Guidelines (CEQA) section 15386] and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines section 15381), such as a Lake and Streambed Alteration Agreement (Section 1600 et seq.).

The Department is also responsible for ensuring appropriate conservation of fish and wildlife resources including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA), and administers the Natural Community Conservation Plan Program (NCCP). On June 22, 2004, the Department issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per Section 2800, et seq., of the California Fish and Game Code.

The project is the update of the City of Hemet's General Plan, first adopted in 1992. The project includes the update of required elements of the General Plan. The elements of interest to the Department are the Biological Resources and Hydrology sections. The City of Hemet is located in the San Jacinto Valley in western Riverside County. The General Plan covers the 28.3 square miles within the City's corporate limits, 37 square miles in the City's Sphere of Influence and an additional 32.1 square miles in the remaining portion of the City's planning area.

The proposed project occurs within the MSHCP and is subject to the provisions and policies of the MSHCP. The City of Hemet is signatory to the Implementing Agreement and is a Permittee of the MSHCP. Participants in the MSHCP are issued take authorization for covered species. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit. In order to be

considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Section 15125(d) of the Guidelines for the Implementation of the California Environmental Quality Act requires that an environmental impact report (EIR) discuss any inconsistencies between a proposed project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans.

The major recommendation the Department has is for the City to discuss the MSHCP in general terms but also include specific information on the City of Hemet's role in the reserve assembly.

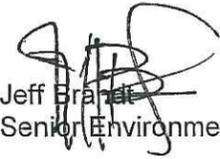
The MSHCP contains goals and objectives for distinct planning areas. The City of Hemet is included in the San Jacinto Valley Area Plan. The DEIR should include a discussion of the applicable Area Plan and its role in assembling the Reserve. The Department recommends that the DEIR include a discussion of the Area Plan and Criteria Cells, the goals and objectives, the total amount of acreage required to be acquired by the City of Hemet, and the current status of the acquisition, i.e., how much land has been acquired to comply with the Area Plan requirements of the MSHCP.

The Department recommends the following:

1. Combine the Federal Endangered Species Act (FESA) and CESA sections with the MSHCP discussion and discuss how the regulatory process works for signatories and participating special entities;
2. Include a discussion of the Area Plans and the role of the San Jacinto Area Plan with respect to the overall reserve;
3. Include a discussion of the Area Plan's goals and objectives; cores and linkages; how much property has been acquired and remains to be acquired; and the resource protection policies of the MSHCP;
4. Include a reference to the MSHCP internet site;
5. Distinguish between the Stephens' Kangaroo Plan and the MSHCP;
6. Include the Department's designation of RAFSS as "very threatened" community (S1.1) from the Department's "Sensitivity of Top Priority Rare Natural Communities in Southern California";
7. In the discussion of a Special Area Management Plan (SAMP) (page 4.4-6) include a statement that until such time as the resource agencies approve a SAMP, the existing regulatory requirements are in place; and,
8. Include a discussion of the Department's Fish and Game Code Lake and Streambed Agreement program in the Hydrology and Water Quality section.

Thank you for this opportunity to comment. Please contact Robin Maloney-Rames at (909) 980-3818, if you have any questions regarding this letter.

Sincerely,



Jeff Brant
Senior Environmental Scientist

cc: State Clearinghouse

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

**RECEIVED**

OCT 11 2011

PLANNING

October 6, 2011

Ms. Deanna Elliano, Community Development Director
City of Hemet Community Development Department
Planning Division
445 East Florida Avenue
Hemet, CA 92543

Re: SCH#2010061088: CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the "City of Hemet General Plan Update Project" located in the City of Hemet, Riverside County, California

Dear Ms. Elliano:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604). The court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites. This project is also subject to California Government Code §§65352.3, 65352.4, 65560 and 65562.5 (SB 18). The NAHC wishes to comment on the proposed project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted as follows: **Native American cultural resources were not identified** within the project area identified. However, the absence of archaeological resources does not preclude their existence.

The NAHC 'Sacred Sites,' as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96.

Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Special reference is made to the *Tribal Consultation* requirements of the California 2006 Senate Bill 1059: enabling legislation to the federal Energy Policy Act of 2005 (P.L. 109-58), mandates consultation with Native American tribes (both federally recognized and non federally recognized) where electrically transmission lines are proposed. This is codified in the California Public Resources Code, Chapter 4.3 and §25330 to Division 15.

Furthermore, pursuant to CA Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

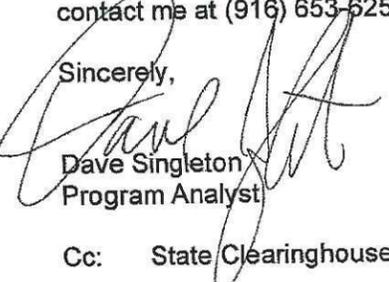
Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

Native American Contacts
Riverside County
October 6, 2011

Los Coyotes Band of Mission Indians
Shane Chapparosa, Spokesperson
P.O. Box 189 Cahuilla
Warner , CA 92086
loscoyotes@earthlink.net
(760) 782-0711
(760) 782-2701 - FAX

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

Pala Band of Mission Indians
Tribal Historic Preservation Office/Shasta Gaugher
35008 PalaTemecula Road, PMB Luiseno
Pala , CA 92059 Cupeno
sgaughen@palatribe.com
(760) 891-3515

Rincon Band of Mission Indians
Tiffany Wolfe, Cultural & Environmental
P.O. Box 68 Luiseno
Valley Center, CA 92082
twolfe@rincontribe.org
(760) 297-2632
(760) 297-2639 Fax

(760) 742-3189 Fax

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369 Luiseno
Pauma Valley CA 92061
paumareservation@aol.com
(760) 742-1289
(760) 742-3422 Fax

Soboba Band of Mission Indians
Scott Cozaet, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765
(951) 654-4198 - Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.
gov
(951) 506-9491 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairwoman
P.O. Box 391820 Cahuilla
Anza , CA 92539
sestrada@
(951) 659-2700
(951) 659-2228 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2010061088; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the City of Hemet General Plan Update Project; located in the City of Hemet; Riverside County, California.

Native American Contacts
Riverside County
October 6, 2011

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road Cahuilla
Banning, CA 92220 Serrano
(951) 201-1866 - cell
mcontreras@morongo-nsn.gov
(951) 922-0105 Fax

Cahuilla Band of Indians
Luther Salgado, Sr., Chairperson
PO Box 391760 Cahuilla
Anza, CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA 92220 Serrano
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseño
Temecula, CA 92593
ahoover@pechanga-nsn.gov
951-770-8100
(951) 694-0446 - FAX

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA 92593
tbrown@pechanga-nsn.gov
(951) 770-6100
(951) 695-1778 Fax

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto, CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

La Jolla Band of Mission Indians
ATTN: Rob Roy, Environmental Director
22000 Highway 76 Luiseno
Pauma Valley CA 92061
rob.roy@lajolla-nsn.gov
(760) 742-3796
(760) 742-1704 Fax

This list is current only as of the date of this document.

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This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2010061088; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the City of Hemet General Plan Update Project; located in the City of Hemet; Riverside County, California.



Dr. Steven A. Lowder
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. Sally Cawthon
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

Professional Development
Service Center

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Professional Development
Academy

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Charlotte Jones
Bill Sanborn
Ross Valenzuela
Joe Wojcik

November 2, 2011

Deanna Elliano
Community Development Director
City of Hemet
445 E Florida Avenue
Hemet, CA 92543

RECEIVED
NOV 07 2011
PLANNING

Re: 2030 General Plan Draft Environmental Impact Report Comments

Dear Community Development Director Elliano,

The Hemet Unified School District (HUSD) is in receipt of the Draft Environmental Impact Report for the 2030 General Plan Update. We are aware that the City has been working on this comprehensive update to its general plan for years now. Congratulations on bringing the years of work to fruition. We would also like to thank the City for allowing HUSD to be a part of the General Plan Advisory Committee and also for allowing the District to give input to the general plan update over the last few years.

Throughout the Draft EIR is a theme of the City and HUSD working jointly on various issues, for early planning for the future to avoid negative impacts before they are on top of us.

Following are HUSD's comments to the Draft EIR for the 2030 Draft General Plan. While most are grammatical in nature, HUSD is requesting several other changes, such as existing school sites not designated with the SCH land use be changed to reflect the SCH land use. Also, while most of these comments echo those of the comments to the General Plan itself, several are unique to the Draft EIR. HUSD respectfully submits the following comments to the Draft EIR for the Draft General Plan:

Exhibit 3.3 Change the land use designation to "SCH" for the following school sites. These sites are all existing school sites owned by HUSD (Refer to attachments A-E).

Site to Add as SCH Land Use	APN
Bautista Creek (Attachment A)	551-190-003 551-190-004 551-190-075 551-190-077
Cawston (Attachment B)	444-100-013
HELP (Attachment C)	443-222-014 443-222-015

Site to Add as SCH Land Use	APN
Jacob Wiens/Santa Fe Ed. Center (Attachment D)	443-163-001 443-213-001 443-214-001 445-104-001 445-170-006
Little Lake (Attachment E)	449-090-020 449-090-021

These changes would also affect Table 3-1, page 3-9, and other related tables and calculations.

Exhibit 3.3 Remove the “SCH” land use designation from a portion of Hemet High. This portion is a single-family residence, not part of the school site and not owned by HUSD (refer to Attachment F).

Site to Remove as SCH Land Use	APN
Hemet High (portion of) (Attachment F)	449-270-001

These changes would also affect Table 3-1, page 3-9, and other related tables and calculations.

Page 4.10-4 In the third paragraph it states “In Area III, the moderate risk area, a wide range of uses are permitted with the exception of schools, structures containing hazardous materials, places of assembly, and structures over 35-feet tall.” However, these uses can be permitted under a discretionary review. Please add a clarifying statement.

Page 4.12-1 First paragraph under “State School Funding”: “Facility Needs Analysis” should read “**School** Facility Needs Analysis”.

Page 4.12-4 Second paragraph under “Schools”: “*School Facility Needs Assessment*” should read “*School Facility Needs Analysis*”.

Page 4.12-4 Second paragraph under “Schools”: “Within the planning area, HUSD has ~~11~~ elementary schools, ~~six~~ middle schools, three high schools, and ~~one alternative high school~~ (HUSD 2011).” should read “Within the planning area, HUSD **operates 10** 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.**”

Page 4.12-4 Delete the third paragraph under “Schools” (beginning with “In response to recent growth...”). The projections the Master Plan references are outdated and did not come to fruition.

Page 4.12-4 Remove the fourth paragraph under “Schools” (beginning with “Based on anticipated...”). Since the projections the Master Plan referenced were not realized, the new school projects are currently on hold and will not be built in the referenced timeframe.

Exhibit 4.12-1 Change the symbol for Western Center Academy from “Middle School” (blue) to “Alternative School” (purple).

Exhibit 4.12-1 Change the label for "Alessandro HS" to "Alessandro".

Exhibit 4.12-1 Add an Alternative School at 136 N Ramona Street labeled "HELP".

Exhibit 4.12-1 Add an Alternative School at 26400 Dartmouth Street labeled "HAAAT"
(adjacent to and south of Dartmouth MS).

Exhibit 4.12-1 Change the label of "FTLC/HHJ/HAAAT/APA" to "Santa Fe Education Center".

Page 4.12-9 Table 4.12-4 lists the "Exchange Club Park, Community Park". This park has not been funded and therefore it has yet to be determined when this park will be built.

Page 9-10 The second and third references under "Public Services and Facilities" are preceded by an underscore. Is more information needed for these items?

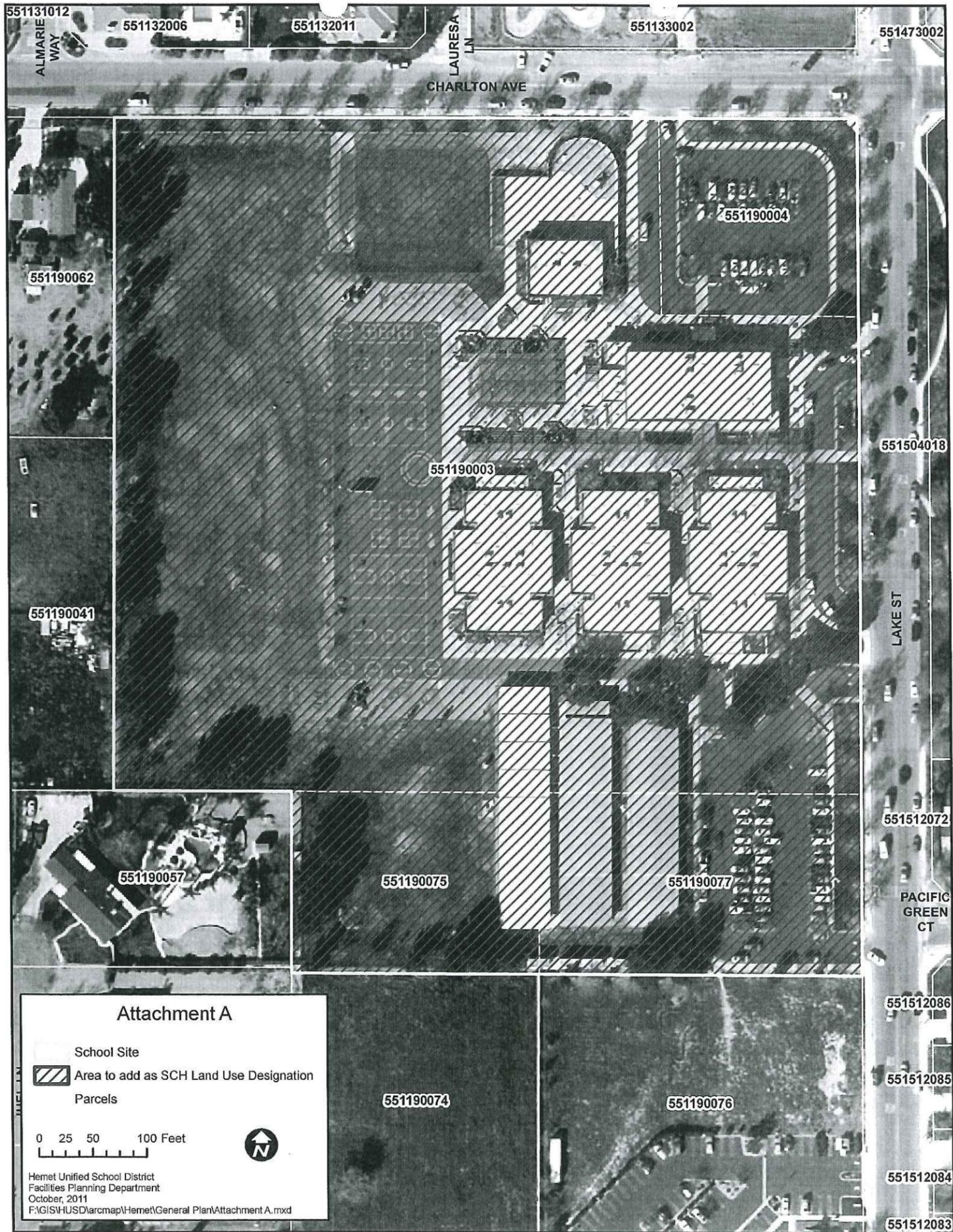
Thank you again for the opportunity to provide input to the Draft EIR for the comprehensive update to the City's General Plan. HUSD applauds the content as well as the effort the City has put into this document. Should you have any questions or comments do not hesitate to contact me at (951) 765-5100 ext. 5465 or jbridwell@hemetusd.k12.ca.us.

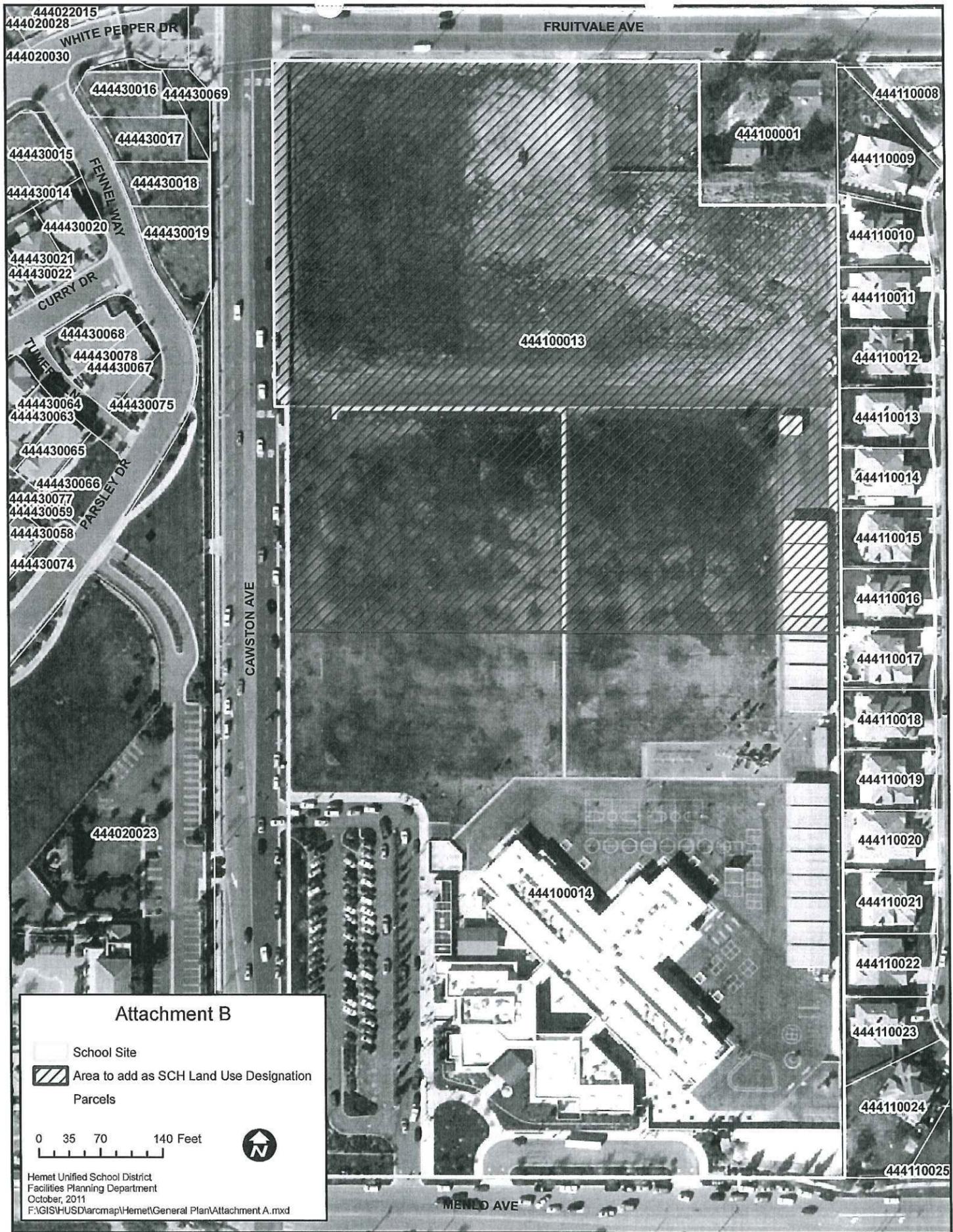
Sincerely,

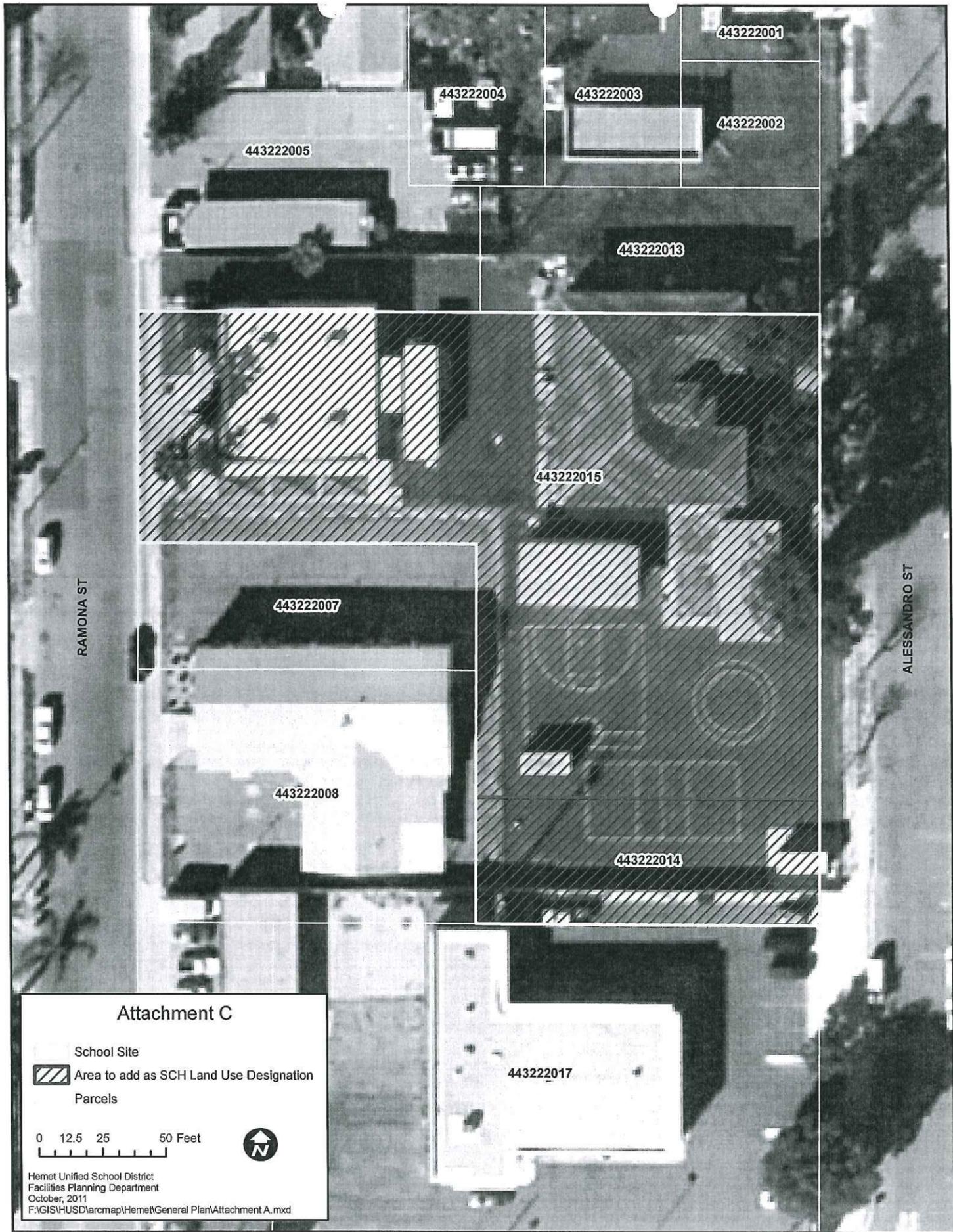


FOR JESSE BRIDWELL

Jesse Bridwell
Facilities Planner





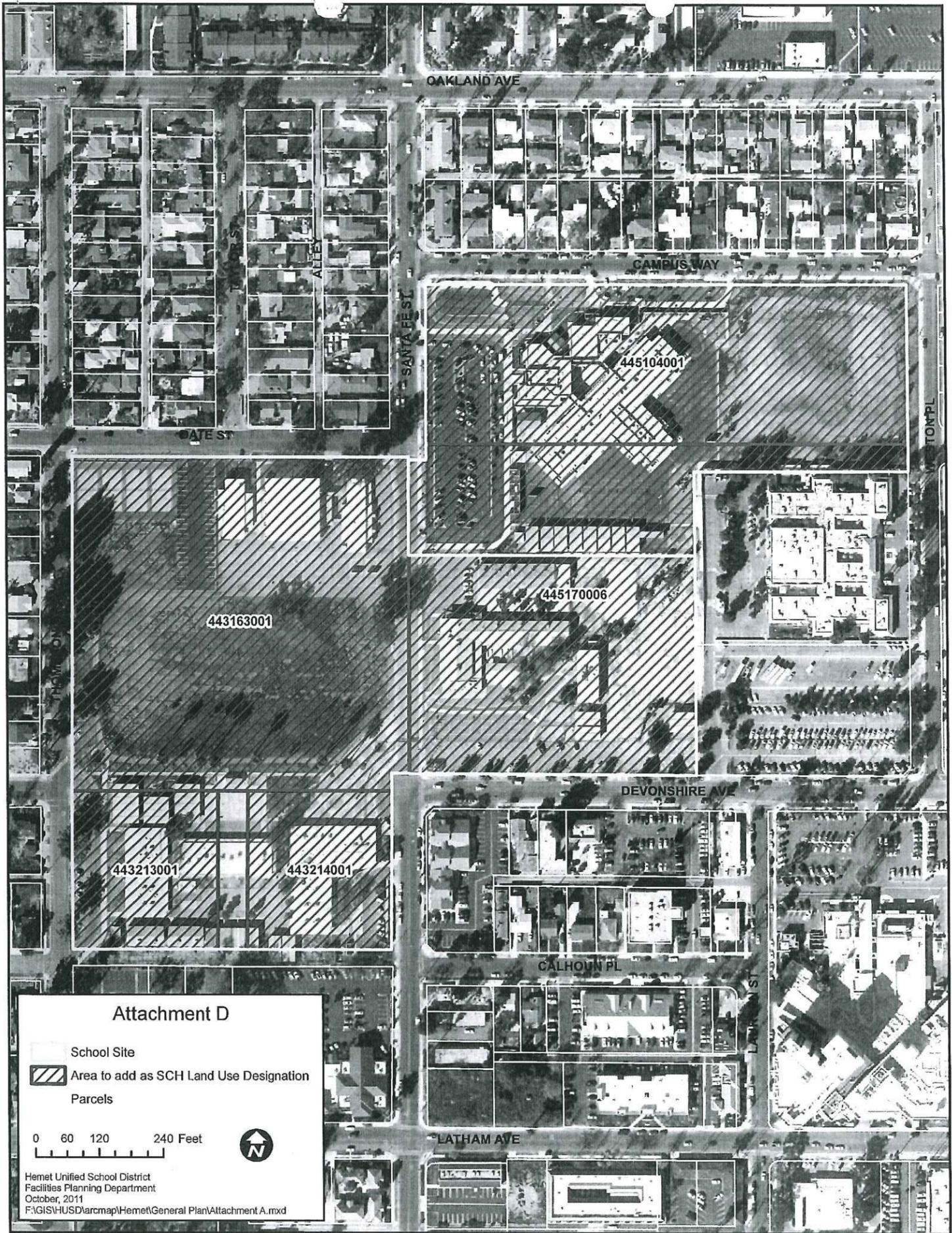


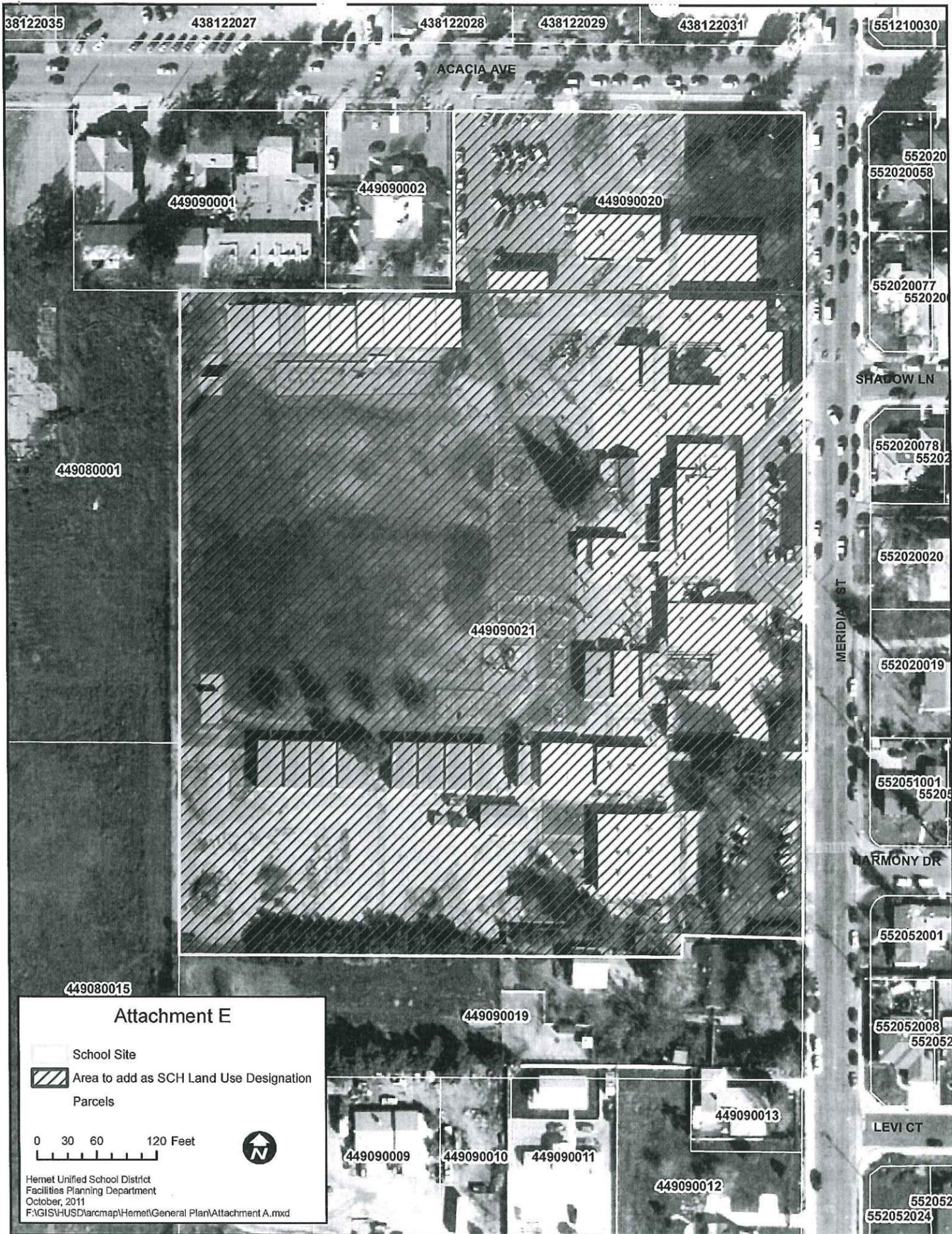
Attachment C

School Site
Area to add as SCH Land Use Designation
Parcels

0 12.5 25 50 Feet

Hemet Unified School District
Facilities Planning Department
October, 2011
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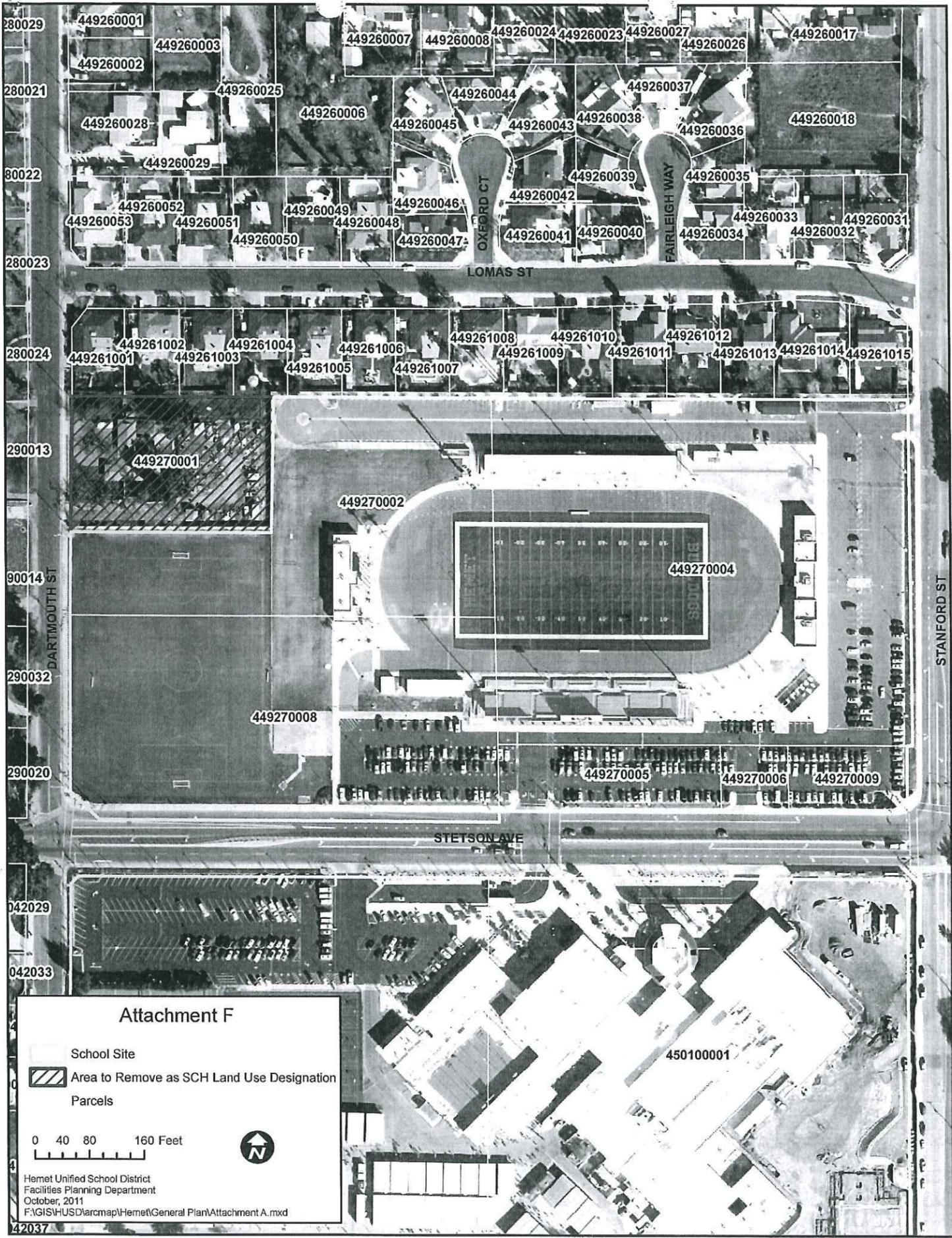
Attachment E

School Site
 Area to add as SCH Land Use Designation
 Parcels

0 30 60 120 Feet



Hemet Unified School District
 Facilities Planning Department
 October, 2011
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Attachment F

- School Site
- Area to Remove as SCH Land Use Designation
- Parcels



Hemet Unified School District
 Facilities Planning Department
 October, 2011
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STANFORD ST

DARTMOUTH ST

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280024
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290032
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042029
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STETSON AVE

LOMAS ST

OXFORD CT

FAIRLEIGH WAY