AGENDA

REGULAR MEETING OF THE HEMET CITY COUNCIL

April 10, 2012

5:00 p.m. **www.cityofhemet.org**
City of Hemet Council Chambers
450 E. Latham Avenue *Please silence all cell phones*
**Notice: Members of the Public attending shall comply with the Council's adopted Rules of Decorum in Resolution No. 4148. A copy of the Rules of Decorum are available from the City Clerk.*

Call to Order

Roll Call

ROLL CALL: Council Members Franchville, Krupa and Smith, Mayor Pro Tem Foreman and Mayor Youssef

Work Study

Discussion regarding these items, with possible direction to staff

1. Preview Proposed MWD Diamond Valley Lake Projects - Ralph Hicks, Director of Real Estate

Closed Session

Notice of Opportunity for Public Comment
Members of the Public may comment upon any identified item on the closed session agenda. Since the Council's deliberation on these items is confidential, the City Council and City Staff will not be able to answer or address questions relating to the items other than procedural questions. At the conclusion of the closed session, the City Attorney will report any actions taken by the City Council which the Ralph M. Brown Act requires to be publicly reported.

2. Conference with Legal Counsel - Existing Litigation
   Pursuant to Government Code section 54956.9(a)
   Names of case: *Heartland/MSK Realty Ventures, LLC v. City of Hemet, RIC535678*

3. Public Employee Appointment
   Pursuant to Government Code section 54957
   Title: Public Works Director

REGULAR SESSION

7:00 p.m.
City of Hemet Council Chambers
450 E. Latham Avenue

Call to Order

Roll Call

ROLL CALL: Council Members Franchville, Krupa and Smith, Mayor Pro Tem Foreman and Mayor Youssef

Invocation

Pledge of Allegiance

City Attorney Closed Session Report

4. Conference with Legal Counsel - Existing Litigation
   Pursuant to Government Code section 54956.9(a)
   Names of case: *Heartland/MSK Realty Ventures, LLC v. City of Hemet, IC535678*

5. Public Employee Appointment
   Pursuant to Government Code section 54957
   Title: Public Works Director

Presentations

6. Proclamation proclaiming April 23, 2012 as "Arbor Day" and recognizing the City of Hemet as a "Tree City USA"

7. Proclamation declaring April 14, 2012 as "The First People's Day"

City Council Business

Notice to the Public

The Consent Calendar contains items which are typically routine in nature and will be enacted by one motion by the Council unless an item is removed for discussion by a member of the public, staff, or Council. If you wish to discuss a Consent Calendar item please come to the microphone and state the number of the item you wish to discuss. Then wait near the lectern. When the Mayor calls your item give your last name, and address, then begin speaking. You will have three minutes at that time to address the council.

Consent Calendar

8. **Approval of Minutes** - February 28, 2012

9. **Receive and File** - Investment Portfolio as of December 2011

10. **Receive and File** - Warrant Register
    a. Warrant register dated March 22, 2012 and April 3, 2012. Payroll for the period of March 5, 2012 to March 18, 2012 was $558,754.94.

11. **Recommendation by Park Commission** - Tree Removal Request
    a. 348 Calle Cazadero - Oak (1)
    Recommend denial and approve tree for trimming

12. **Recommendation by Community Development Director -** Specific Plan Amendment No. 06-001 (Tres Cerritos East).
    a. Adopt an ordinance approving Specific Plan Amendment No. 06-001, an amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-009 and readoption as the Tres Cerritos East Specific Plan (SP 90-009). **(Ordinance Bill No. 11-001)**

13. **Recommendation by Engineering** - Installation of Banners Across Florida Avenue
    a. Saint Hyacith Academy - Spring Fling Fest being held April 28 & 29, 2012.
    b. Hemet/San Jacinto Chamber of Commerce - Spring Celebration being held on May 5, 2012.
    c. Center Against Sexual Assault (CASA) - Benefit being held on May 11, 2012
    d. AYSO Soccer - Sign-ups, Fall Registration May 5 & 16, June 6 & 14, 2012.
    e. Knights of Columbus Council - Knights of Columbus Car Show, June 3, 2012
    f. Valley Wide Recreation & Park District - Docent Recruitment Program, Year Round

Communications From the Public

Anyone who wishes to address the Council regarding items not on the agenda may do so at this time. As a courtesy, please complete a Request to Speak Form, found at the City Clerk's desk. Submit your completed form to the City Clerk prior to the beginning of the meeting. Presentations are limited to three minutes in consideration of others who are here for agenda items. Please come forward to the lectern when the Mayor calls upon you. When you are recognized, you may proceed with your comments.
Notice: Members of the Public attending shall comply with the adopted Rules of Decorum in Resolution No. 4148. A copy of the Rules of Decorum are available from the City Clerk.

State law prohibits the City Council from taking action or discussing any item not appearing on the agenda except for brief responses to statements made or questions posed by the public. In addition, they may, on their own initiative or in response to questions posed by the public, ask a question for clarification, provide a reference to staff or other resources for factual information, or request staff to report back to them at a subsequent meeting. Furthermore, a member of the City Council or the council itself may take action to direct staff to place a matter of business on a future agenda.

Discussion/Action Items

14. **Armed Forces Banner Program** - Special Events Coordinator Knotek
    a. Adopt a resolution approving an Armed Forces Banner Program to honor the current active duty military service of Hemet residents or family members. **(Resolution Bill No. 12-028)**

City Council Reports

15. CITY COUNCIL REPORTS AND COMMENTS
    A. Council Member Franchville
        1. Riverside Transit Agency (RTA)
        2. Airport Land Use Commission (ALUC)
        3. League of California Cities
        4. Autism Task Force

    B. Council Member Krupa
        1. Library Board
        2. Traffic and Parking Commission
        4. Riverside County Habitat Conservation Agency (RCHCA)
        5. Riverside Conservation Authority (RCA)
        6. Ramona Bowl Association
        7. Indian Gaming Distribution Fund
        8. Hemet ROCS Citizens Advisory Committee (CAC)

C. Council Member Smith
   1. League of California Cities
   2. Riverside County Transportation Commission (RCTC)
   3. Planning Commission
   4. Public Safety Update
   5. National League of Cities
   6. Hemet ROCS Citizens Advisory Committee (CAC)

D. Mayor Pro Tem Foreman
   1. Park Commission
   2. Indian Gaming Distribution Fund

E. Mayor Youssef
   1. Western Riverside Council of Governments (WRCOG)
   2. Riverside County Transportation Commission (RCTC)

F. Ad-Hoc Committee Reports
   1. Hemet ROCS Executive Advisory Committee
   2. Special Events Ad-Hoc Committee

G. Town Hall Meetings

H. City Manager Nakamura
   1. Manager's Reports
   2. Oversight Board to the Dissolved Redevelopment Agency

Continued Closed Session

City Attorney Continued Closed Session Report

Future Agenda Items

If Members of Council have items for consideration at the next City Council meeting, please state the agenda item to provide direction to the City Manager.

Adjournment

Adjourn to Tuesday, April 24, 2012 at 7:00 p.m. for considerations of items placed on that agenda. The next regular meeting will be held, May 8, 2012.

Staff reports and other disclosable public records related to open session agenda items are available at the City Clerk's Office or at the public counter located at 445 E. Florida Avenue during normal business hours.

#8

MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

February 28, 2012

3:00 p.m. **www.cityofhemet.org**
City of Hemet Council Chambers
450 E. Latham Avenue *Please silence all cell phones**

Call to Order

Mayor Pro Tem Foreman called the meeting to order 3:00 p.m.

Roll Call

PRESENT: Council Members Krupa, Smith and Mayor Pro Tem Foreman
ABSENT: Council Member Franchville and Mayor Youssef
Council Member Krupa moved and Mayor Pro Tem Foreman seconded a motion to excuse Council Member Franchville and Mayor Youssef. Motion carried 5-0.

There were no public comments presented at this time.
The City Council recessed to Closed Session Item No. 4 at 3:01 p.m.
Mayor Youssef arrived at 3:10 p.m.
The City Council reconvened at 3:48 p.m.

Work Study

Discussion regarding these items, with possible direction to staff

1. Fiscal Year 2011-12 Mid-Year Budget Update and Preliminary Fiscal Year 2012-13 Projections - Finance Director Conrad

Rita Conrad, Finance Director, gave the City Council a powerpoint presentation on the Fiscal Year 2011-12 Mid-Year Budget and preliminary projections for Fiscal Year 2012-13. The City is expected to end FY 2011-12 with $12,642,168 million in reserves plus an excess balance of $544,660 for a combined balance of $13,186,828. This includes paying off the $2,234,900 loan from Vehicle Replacement used to balance the FY 2011-12 General Fund Budget. Ms. Conrad displayed a graph showing the City's Fund Balance History from FY 2002-03 to FY 2011-12. Ms. Conrad also displayed a graph showing the City's History of Resources to Requirements for FY 2002-03 to FY 2011-12. Current revenues are more than current expenditures, that is definitely a step in the right direction. The City achieved this by: the City Council's policy direction to staff to find ways to preserve services, operate more efficiently, and create stable revenue streams; City Council support for staff to carryout this direction; City Council and City Manager direction to be conservative in fiscal projections; the City Manager's executive direction and guidance to staff to pursue options including franchising opportunities, public-private partnerships and department reorganizations; and the employee participation in solving the problem. The adopted 2011-

12 budget had a structural deficit of $2.23 million that was eliminated with a temporary loan from the Vehicle Replacement Fund. The original budget assumed a beginning General Fund balance of $142,168. At the FY 2010-11 year-end close, the beginning General Fund Balance for FY 2011-12 was increased by approximately $1.44 million. Negotiations were concluded with all labor groups resulting in about $279,300 less in savings than originally estimated. $1,120,700 net savings in employee concessions including the pick up of employee share of PERS and the cap on health insurance. The City Council also approved the Refuse Franchising Agreement for FY 2011-12. The property tax estimate increased by 4% ($173,000) from original the estimate which was consistent with 2010-11 actuals. Sales tax estimate increased by approximately 4.2% ($380,000) from original estimate which was also consistent with FY 2010-11 actuals. Motor Vehicle In-Lieu Fees (MVLF) decreased by $279,000 per State Budget projections. There was a decrease in development related revenue of $358,550 (about 17% less than originally budgeted) The transfer in from RDA for Code Enforcement has been reduced by $600,000 to $350,000. Graphs were displayed showing Major Revenue Sources projections for FY 2002-03 to FY 2012-13. For the most part, FY 2011-12 expenditures are on target with budget estimates. Savings are conservatively projected. Because of full-time vacancies and special projects, most vacancy savings is assumed to be used for interim and professional costs. Code Enforcement is projected to have savings of approximately $130,500 but there is also a corresponding shortfall in revenue reimbursement. The savings in the Police Department are estimated to be $200,000 due to vacancies and savings in line items. Fire is projected to be over budget at this time by approximately $145,000. However, Fire is working on reducing this amount through staff restructuring and supplies savings. Other Funds are on target with budget projections with the following notes: Refuse is projected to have remaining balance of approximately $5.4 million. This is due primarily to unused capital funds and payment from CR&R for equipment. Actuarial under way for outstanding PERS and OPEB liability related to the Refuse Fund. RDA funds in total are expected to be approximately $7 million at the end of the FY. For this FY, the assumption is the loss of funds for Code Compliance of $250,000, which is the only major impact to the General Fund. Ms. Conrad gave the City Council preliminary projections for the 2012-2013 fiscal year. Preliminary calculations show structural deficit of approximately $690,866. If unreserved excess of $544,660 is used, estimated shortfall is only $146,206. This assumes no use of budgeted reserve of $12.6 million. Ms. Conrad explained the primary reasons for the structural deficit: loss of SAFER grant funding of approximately $900,000; loss of COPS Stimulus grant funding of approximately $265,000; and loss of RDA funds of approximately $745,000. The future challenges are: OPEB Liability of approximately $65 million; possible PERS rate increase in FY 2013-14 due to actuarial assumptions changing; deferred vehicle replacement (approximately $500,000 for safety); gas monitoring system needs replacement (approximately $250,000); update to the City's Municipal Code; Hemet ROCS; and other deferred maintenance and capital expenses. Staff will be presenting to the City Council for consideration a Draft Reserve Policy to address needs. There will still be more continued staffing reorganizations in the 2012-13 fiscal year. Recently a position was moved from Refuse to the Finance Department. The Police Department has not completed their reorganization plan. In 2 years, the City has turned around its financial situation despite the financial issues and the City's dependance on it's Enterprise Funds.

Mayor Youssef, thanked Ms. Conrad, the City staff and the City Council for their due diligence. This is good news. There are still some issues that need to be addressed. The City Council can not lose sight of the fact that the City still has a structural deficit. Mayor Youssef asked of there is any way that Fire can correct their anticipated budget overage. Mayor Youssef also asked about the RDA loss impact to Code Enforcement.
Ms. Conrad, since February 1, 2012 there has been no RDA funding for Code Enforcement and there will be no RDA funding for Code Enforcement for next fiscal year. That loss has been factored into to these projections. Staff is hoping that the other administrative expenses will be considered for EOPS. If not, that loss will have to factored in.
Dave Brown, Police Chief, explained the loss of the COPS Grant. Obama's 2009 stimulus grant fully funded three officers through October 2012. The City applied for the funding again last year and were not awarded it, which means that the City should be considered for funding this year. This year, we applied for three officers specifically for the Hemet ROCS Program.
Mayor Youssef, asked about the anticipated financial challenges for Hemet ROCS.
Ms. Conrad, there is no staffing and no revenue factored into the budget for the program.
Brian Nakamura, City Manager, thanked staff and the Department Directors for their due diligence. Recently Mr. Nakamura has been asked by two cities in Southern California and one in Northern California to speak on how Hemet dealt with their financial situation.
Mayor Youssef, Mr. Nakamura, you have done a fantastic job of leading this city, thank you!
Mr. Nakamura, thanked the City Council for their policy direction.

2. Special Event Funding Guidelines/Policies - Community Investment Director Jansons
John Jansons, Community Investment Director, the City Council identified a number of recommendations on February 14th. Jansons presented the revised guidelines and policy for the City Council's review, as well as a funding request form.
Council Member Franchville arrived at 4:26 p.m.
Financial support has typically been in exchange for sponsorship recognition and credit as "sponsor" of the event in the organization's marketing, program and outreach materials. The level of financial sponsorship has ranged from $250 to $25,000 in years past. In-kind support has typically included: planning, permit and approval assistance; traffic control; electrical provision and support; street closures; security; city equipment; city personnel man-hours; provision of city facilities including parks, downtown parking, right of ways and portable or fixed restrooms. Staff recommends that the City Council consider formation of a review committee or a committee of staff. Based on the direction from the City Council, staff will revised the documents and bring them back for City Council consideration. The period for submitting requests will be determined, with a closing date of April 30th to allow for funding allocations to be included in the 2012-13 budget.
Council Member Smith, asked if staff time is considered in the funding amounts.
Mr. Jansons, staff time is not included in the award of fund, it is absorbed. If the guidelines are followed cost for staff time should be reduced.
Mayor Youssef, recommended that the scoring system include the expected return on

our dollar.
Council Member Krupa, asked if there is a way to track the cost of in-kind services.
Rita Conrad, Finance Director, tracking of costs for in-kind services can be done at the Department level.
The City Council discussed the policy and the process in detail.
Brian Nakamura, City Manager, suggested that the application process be tiered depending on the event and the requested funding.
Connie Hall, Central County United Way, the Hemet Police Department bills the United Way for services at the Tinsel Tri. The Tinsel Tri fills the hotels, the restaurants and the gas stations on the west end of Hemet. Google the Tinsel Tri and see how far reaching the event is. For many years the City of Hemet was the title sponsor.
Lori VanArsdale, Ramona Bowl, the pageant is a revenue generator for three consecutive weekends. The better our events do, the better the City does. Location of the event should be considered, events that bring people downtown should be rated higher. When the Ramona Bowl Board is looking for grant funding, one of the concerns or questions is does your City support your event.
Council Member Foreman, suggested that City events be handled differently, such as the Christmas Parade and the Veteran's Event.
The City Council gave direction to staff to include the City Council recommendations from this discussion and bring back for City Council consideration.

Closed Session

Notice of Opportunity for Public Comment
There were no public comments presented at this time.
The City Council recessed to Closed Session at 5:09 p.m.

3. Conference with Legal Counsel - Existing Litigation
   Pursuant to Government Code section 54956.9(a)
   Names of case: *Inland Fair Housing & Mediation Board v. City of Hemet*

4. Conference with Legal Counsel - Anticipated Litigation
   1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(b)

4.A Public Employee Appointment
   Pursuant to Government Code section 54957
   Title: Fire Chief

4.B Conference with Labor Negotiators
   Pursuant to Government Code section 54957.6
   Agency designated representatives: *City Manager Nakamura*
   Employee organization: Hemet Fire Fighters Association

REGULAR SESSION

7:00 p.m.
City of Hemet Council Chambers
450 E. Latham Avenue

Call to Order

Mayor Youssef called the meeting to order at 7:00 p.m.

Roll Call

PRESENT: Council Members Franchville, Krupa and Smith, Mayor Pro Tem Foreman and Mayor Youssef
ABSENT: None
OTHERS PRESENT: City Manager Nakamura, City Attorney Vail and City Clerk McComas

Invocation

Invocation given by Marsha Walker, Hemet-San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance led by Council Member Franchville

City Attorney Closed Session Report

5. Conference with Legal Counsel - Existing Litigation
Pursuant to Government Code section 54956.9(a)
Names of case: *Inland Fair Housing & Mediation Board v. City of Hemet*

City Attorney received direction from the City Council. There was no additional reportable action.

6. Conference with Legal Counsel - Anticipated Litigation
1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(b)

City Attorney received direction from the City Council. There was no additional reportable action.

6.A Public Employee Appointment
Pursuant to Government Code section 54957
Title: Fire Chief

City Manager received direction from the City Council. There was no additional reportable action.

6.B Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representatives: *City Manager Nakamura*
Employee organization: Hemet Fire Fighters Association

City Manager received direction from the City Council. There was no additional reportable action.

Presentations

7. Recognize winners of the 8th Annual Black History Essay Contest

Mary Morse, Human Relations Council and Mayor Youssef, presented Certificates of Appreciation to the winners of the 8th Annual Black History Essay Contest.

Council Member Krupa, explained that the essays are about black people in history and are written in the first person. The essays were very impressive.

City Council Business
Consent Calendar

8. **Approval of Minutes** - January 10, 2012

9. **Receive and File** - Warrant Registers
   a. Warrant registers dated January 16, 2012, and January 26, 2012 are attached for review and approval. Payroll for the period of January 9, 2012 to January 22, 2012 was $574,340.01 and January 23, 2012 to February 5, 2012 was $606,771.64.

10. **Recommendation by Engineering** - Installation of Banners Across Florida Avenue
    a. Valley Wide Recreation Country Fair, April 5th to 8th, 2012
    b. Habitat for Humanity Diamond Valley Lake Marathon, March 31, 2012
    c. The Human Relations Council First People's Day, April 14, 2012
    d. Hemet Valley Art Association "Evening of Art", April 14, 2012

11. **Recommendation by Community Development** Zoning Ordinance Amendment 12-001, Sex Offender Residency Restrictions in the City of Hemet
    a. Adopt an Ordinance establishing Article X, Division 3 of the Hemet Municipal Code regarding residency restrictions for sex offenders.
    (Ordinance No. 1846)

12. **Recommendation by Public Works** - Change Order No. 1 - L.O. Lynch Quality Wells & Pumps, Inc. - Well 13 Rehabilitation Project No. 5570
    a. Approve Change Order No. 1 with L.O. Lynch Quality Wells & Pumps, Inc. For Well 13 Rehabilitation Project No. 5570 in the amount of 14,560 to cover the cost of performing additional sonar jetting work require to complete the well repair.

13. **Recommendation by Engineering** - Consultant Services Agreement with Blaine A. Womer, Civil Engineering for the Safe Routes to School Project CIP 5548
    a. Approve a consultant services agreement with Blaine A. Womer, Civil Engineering in the amount of $58,650 and establish budget in Fund 329-5548-2710; and
    b. Authorize the City Manager to execute the agreement to perform environmental services, geotechnical and civil engineering.

14. **Recommendation by Engineering** - Notice of Completion - State Street and Devonshire Avenue Traffic Signal City Project No. 5521
    a. Accept this project; and
    b. Instruct the City Clerk's Office to file a Notice of Completion with the County Recorder's Office. The 10% retention and Labor and Materials Bond will be released after the Notice of Completion is filed and received by the County Recorder's Office. The Performance Bond will be maintained for and released after a period of one year.

15. **Recommendation by Engineering** - Award of Bid for the South Juanita Water Line Replacement, City Project No. 5555
    a. Award the contract to the second lowest, responsive bidder, MCC Equipment, Inc. in the amount of $263,658, reject all other bids; and
    b. Authorize the City Manager to enter into a construction contract for the improvements; and
    c. Establish budget in the amount of $263,658 in CDBG Fund No. 240-3975-5500 for the cost of construction and $35,837 in CDBG Fund No. 240-3975-2710 for geotechnical testing and surveying. $11,153 is available in Water Fund 571-555-5400 for Staff Administrative time and inspection services. Total cost of the project, including city staff time is estimated to be $310,658.

16. **Recommendation by Finance** - Refuse Collection and Recycle Rates and Sewer and Storm Drain Maintenance Fees
    a. Adopt a resolution rescinding Resolution No. 4058 regarding refuse collection and recycle rates **(Resolution No. 4487)**; and
    b. Adopt a resolution amending Resolution No. 4057 regarding billing of sewer and storm drain maintenance fees and rescinding the fee for street sweeping. **(Resolution No. 4488)**

Item No. 15 was removed from the Consent Calendar. **Council Member Smith moved and Mayor Pro Tem Foreman seconded a motion to approve the remaining Consent Calendar Items as presented. Motion carried 5-0.**

Item No. 15

Council Member Krupa, recused herself from the discussion based on the close proximity to her residence.

Council Member Franchville moved and Mayor Pro Tem Foreman seconded a motion to approve this item as presented. Motion carried 4-0.

Communications From the Public

Howard Tounget, Hemet, presented pictures of the Potato Shed, expressing concern that the tenant has not complied with the requirement to install warning signs. Mr. Tounget also noted that the required letter to the insurance company is not available. Mr. Tounget presented a picture of John Petty's house on Carmalita expressing concern regarding the condition of it. Mr. Tounget expressed concern with the time that it is taking to tear down the structure at State and Mayberry.

Joy Ward, Hemet, suggested that the City install roundabouts to move traffic without so many stop signs.

Frank Gorman, Hemet, Valley Watch and Mr. Gorman are in support of Hemet ROCS. Mr. Gorman also thanked the City Council for adopting the sex offender ordinance.

Public Hearings

17. **City of Hemet Streetlight Maintenance District No. 52 (Seven Hills)** - Engineering Director/City Engineer Biagioni
    a. Conduct a public hearing; and
    b. Count the ballots and announce the results of the vote; and
    c. Adopt a resolution approving the Engineer's Report ordering the formation of Hemet Streetlight Maintenance District No. 51 and the levy and collection of assessments within such District for fiscal year 2012/2013.
    (Resolution No. 4489)

Jorge Biagioni, Engineering Director/City Engineer, this action is to approve the formation, the Engineers Report and the levy and collection of the assessments.

1 ballot was received in the affirmative

Mayor Youssef declared the Public Hearing opened at 7:24 p.m.

There were no public comments presented at this.

Mayor Youssef declared the Public Hearing closed at 7:24 p.m.

Council Member Krupa moved and Mayor Pro Tem Foreman seconded a motion to approve this item as presented. Motion carried 5-0.

18. **City of Hemet Landscape Maintenance District No. 52 (Seven Hills)** - Engineering Director/City Engineer Biagioni
    a. Conduct a public hearing; and
    b. Count the ballots and announce the results of the vote; and
    c. Adopt a resolution approving the Engineer's Report ordering the formation of Hemet Landscape Maintenance District No. 51 and the levy and collection of assessments within such District for fiscal year 2012/2013. **(Resolution No. 4490)**

Jorge Biagioni, Engineering Director/City Engineer, this action is to approve the formation, the Engineers Report and the levy and collection of the assessments..
1 ballot was received in the affirmative
Mayor Youssef declared the Public Hearing opened at 7:25 p.m.
There were no public comments presented at this.
Mayor Youssef declared the Public Hearing closed at 7:25 p.m.
Council Member Krupa moved and Mayor Pro Tem Foreman seconded a motion to approve this item as presented. Motion carried 5-0.

19. **Specific Plan Amendment No. 06-01 (Tres Cerritos East) and Environmental Assessment No. 06-019** - Community Development Director Elliano
    a. Conduct a public hearing; and
    b. Adopt a resolution certifying the Final EIR for the Tres Cerritos East Specific Plan Amendment, and adopting the Mitigation Monitoring and Reporting Plan and the Findings of Fact and Statement of Overriding Considerations **(Resolution No. 4491)**; and
    c. Introduce, read by title only and waive further reading of an ordinance approving SPA-06-01 subject to the Conditions of Approval and re-adopting the Tres Cerritos Specific Plan No. 90-009. **(Ordinance Bill No. 11-001)**

Mayor Pro Tem Foreman, recused himself from the discussion due to the close proximity to his residence.
Deanna Elliano, Community Development Director, gave the City Council a power point presentation on Specific Plan Amendment No. 06-01. It is proposed to amend the Hemet Valley Country Club Estates SP by: changing the name to Tres Cerritos SP; adding a 16.9 acre parcel to the plan; deleting the golf course and changing the residential layout and unit mix; realigning Menlo Avenue through the project; and adding a recreational center and park sites. Tres Cerritos SP 90-09 was adopted on November 12, 1991 on 336 acres for 641 dwelling units. The plan was amended on August 10, 1999, renamed as Hemet Valley Country Club Estates with 710 units and a golf course. Peppertree Specific Plan was adopted in 2003, eliminating the golf course option for Tres Cerritos East. Tres Cerritos West amendment adopted January 11, 2005, was for the western 190 acres and allowing 177 single family lots with remaining Tres Cerritos East on 146 acres with 533 units (3.6 du/ac). Due to California Fish & Game drainage requirements for the downstream vernal pools, a future golf course was no longer viable for the Tres Cerritos East property. The proposed Tres Cerritos East SP amendment and draft EIR was completed with 787 units. Planning Commission workstudies and hearings resulted in a

reduction to 750 units. The Planning Commission recommended denial on August 16, 2011. The Applicant presented a revised proposal on November 8, 2011 to the City Council, with 518 single family units and 104 townhome units for a total of 622 units. A potential for an additional 88 units could be allowed with approval of Conditional Development Permit by the Planning Commission. Based on the direction from the City Council on November 8, 2011, the 622 base units are all single family. There are no 4-paks, 6-paks or other cluster development options proposed. With a Conditional Development Permit, townhomes can be considered in PA 11, and twin or zero-lot line homes could be considered in PA 6-10, subject to a public hearing and approval by the Planning Commission. The revised land plan, dated 2/28/12 was displayed. A matrix showing the proposed dwelling unit mix and the project density comparison was displayed. The park dedication requirements would range from approximately 7-8 acres, depending upon total number of units and population per household. This can be provided in land or park fees, or credit for improvements. 2.5 acres has been proposed for dedication, the rest would be provided in fees for park improvements, to possibly be combined with potential future sports park to the west. Uncertainty regarding future community park location to the west. Condition No. 18 would require approval of a Park Development Agreement prior to subdivision. 3.5 acres of private parks/open space required per City's guidelines. 6.6 acres are proposed as private pocket parks in neighborhoods, that could also be combined into one or two larger parks at the time of subdivision. 7.91 acre MWD easement will be improved as a linear park and maintained by an L&LMD. The project includes a one acre recreational center with a pool. The project will tie into and continue the Cawston/Devonshire trail system adjacent to the channel. Private park locations and improvements would also be included in the Park Development Agreement. Tentative Tract Maps will come before the Planning Commission. Site Development Review for development plan will come before the Planning Commission. Conditional Development Permits for specific housing types will come before the Planning Commission. The project will provide infrastructure plans and building plans. The formation of Maintenance Districts and Master HOA will come before the City Council. Staff is recommending that the City Council adopt Resolution No. 4491 and introduce Ordinance Bill No. 11-001. The City Council can direct staff to make additional modifications or changes to the project or indicate reasons for denial of the project and continue the public hearing allowing the City Attorney and staff time to prepare the appropriate documents.

Mayor Youssef declared the Public Hearing opened at 7:46 p.m.

Diane Norberg, Hemet, spoke in opposition. The previously proposed country club would improve the value of our homes one day. Townhomes or condos will only become rentals. Hemet does not need more houses. Developers should build projects that improve our community. The School District said that additional schools are not necessary, but the developer can still dedicate land for schools.

Gene Hikel, Hemet, spoke in opposition. As City Leaders you need make hard decisions and demand quality development. This plan calls for smaller homes that will become rentals. Staff efforts to move this project forward is respected but, there are still concerns with the quality of the plan. We are recommending that you add a condition requiring that any increase in density must improve the quality of the project.

John Torres, Hemet, complimented the City Council on raising the bar. This will help make Hemet a place where people want to live and want to recreate. We need a place for kids to play and people to walk.
Don Digby, Hemet, thanked the City Council for meeting with the residents to hear their concerns. You are trying to clean up the City with Hemet ROCS, then you approve a project with poor quality development. Encourage some stronger stipulations on the Conditional Development Permit.
Renetta Griffin, Hemet, opposed
Brian Rubin, Hemet, the City Council set the bar by approving the General Plan. This development should be single family homes only, no options for multi-family homes.
Robert Oxley, Hemet, opposed
David Perrault, Hemet, opposed
Linda Skea, Hemet, opposed
David Leonard, the City's new General Plan designation for the project area is up to 5 dwelling units per acre, this project is not at capacity. There were a number of adjustments made due to the aqueduct and the required drainage. The proposed density is lower than the surrounding develops. There are no cluster homes, all single family homes. A Conditional Development Permit can approved multi-family with additional improvements to the development. The proposed development must meet the City's Design Guidelines, which are some of the strictest in the Inland Empire. The School District requested school fees in lieu of property. The City Council set out goals and standards that this plan meets.
Tom Showen, property owner since 1960. This is the third amendment and the eighth public hearing in the last 2 years. This will be a quality development. The proposed development will be driven by the market and in accordance with the City's Design Guidelines. Mr. Showen explained that the density is consistent to the existing developments.
Mayor Youssef declared the Public Hearing closed at 8:25 p.m.
Council Member Franchville, as a resident in the Belmonte Seville Development with no sidewalks, small driveways and in some cases shared driveways, I expressed my concerns and the developer addressed them
Council Member Smith, the community has spoken and it made a difference. The Design Guidelines will help police the quality of the project. This is a much better project today then the project that I saw three years ago as a Planning Commissioner.
Council Member Franchville moved and Council Member Smith seconded a motion to adopt Resolution No. 4491. Motion carried 4-0.
Council Member Franchville moved and Council Member Smith seconded a motion to introduce Ordinance Bill No. 11-001, read by title only and waive further reading. Motion carried 4-0.

The City Council recessed briefly at 8:38 p.m.
Reconvened at 8:49 p.m.

Discussion/Action Items

20. **2012-2013 Program Year Community Development Block Grant entitlement funds and reprogramming of unexpended prior year funding** - CDBG Coordinator Callahan
    a. Accept and approve the Panel's recommended allocation of $698,038 in 2012-2013 Community Development Block Grant (CDBG) funding; and
    b. Reprogram unexpended prior year's funds of $7,041.98; and
    c. Incorporate these recommendations into the Annual Action Plan draft.

Brian Nakamura, City Manager, the recommendations made by the committee are based on a mirid of factors. Additional factors must be considered in the public service component for CDBG funding. The Committee's recommendation is to tentatively approve the 16 public service programs, based on the capital housing program needs. There was some reservation on funding government personnel and programs. It was determined that the "Hemet ROCS" program is striving to create a better quality of life for the residents of Hemet. Code Enforcement is a key component in the low and mod residential areas. Budget and staff to help maintain these programs, and support senior housing and disable senior housing improvements. Staff will look at additional criteria in the 16 recommendations and bring back the additional information and any potential amendments. Staff is recommending at this time that the City Council move forward with the approval of the remaining items.

Carla Callahan, CDBG Coordinator, the primary goal of the Panel in determining the 2012-2013 CDBG allocation recommendations was to provide maximum funding to public service projects that have the greatest direct benefit to the neediest of Hemet's citizens. In addition, the Panel gave preference to agencies with established ties in the City, activities that receive significant community support, activities that benefit youth, seniors or the disabled and agency activities that received an average rating of 87 or higher using the 2012/2013 Application Rating Sheet. The Panel considered the current guidelines regarding public services when making their recommendations. The 2012-2013 Program Year CDBG allocation and reprogramming of unexpended prior year CDBG funding will be incorporated into the Annual Action Plan (AAP) draft. The Annual Action Plan is a one year planning document used to address the City's annual needs, goals and objectives by allocating funds to eligible activities recommended and approved for the 2012-2013 Program Year. The AAP draft will be available for 30 days for public review and comment period at city hall and the library from March 12, 2012 through April 10, 2012. Before submitting the final AAP to HUD, a Public Hearing of the City Council to review the recommendations must occur and is tentatively scheduled for April 10, 2012.

Mayor Youssef, recommended that more funding be considered for the Hemet ROCS Program.

Mr. Nakamura, the City Council and the Committee would like to fund all of the requests, unfortunately, the City received more requests than there is funding available for. Mr. Nakamura recommended that the City Council approve the recommendations and allow staff time to look into the feasibility of allocating additional funding for Hemet ROCS.

The City Council and staff discussed the process and the funding allocations.

Jim Hall, Valley Restart, hoped that the City Council would take the recommendations from the Committee and staff. Mr. Hall expressed concern that funding from will be taken from these necessary services during these especially difficult times.
Mary Morse, Exceed, this non-profit started in Hemet in 1979, working with Adults with disabilities. 160 people would be effected by the loss of funding. Ms. Morse recommended that the City Council approve the recommendations from the Committee and staff.
Mary Morse, COPS 4 Kids, called this non-profit a hidden treasure for kids. This programs is located in Hemet and offers activities for over 880 kids per year. The Committee and staff did not recommend funding, Ms. Morse asked that funding be reconsidered.
Rich Thomsen, CASA, thanked the City Council for their continued support and recommended that the Committee and staff recommendations be approved.
Rob Rex, CASA, the program assisted over 500 victims and their families last year with the funding.
Bill Cutter and Flora Johnson, Home Away from Home, the program offers tutoring, sports, flag football, soccer, softball and a certified trainer. The funding is for supplies for the program, not infrastructure.
Mary Jo Ramirez, Care a Van Transit, this program has faithfully served Hemet since 1984 providing transportation for low income residents and seniors. This funding allows us the ability to apply for Measure A funding and provide transportation for 600 Hemet residents.
Sharyl Williams, Building the Way, this program helps special ed students learn construction skills. Ms. Williams asked that the City Council reconsider funding this program.
Louie Vega, Building the Way, this program provides hands on training for approximately 100 students, working with Habitat for Humanity. Mr. Vega recommended that the City Council reconsider funding.
Nancy Urtado, Assistance League of Hemecinto, this all volunteer program "Operation School Bell" began in 1976 and provides school supplies and clothes to over 1,200 Hemet children.
Valerie Florez, Valley Wide and Hemet PAL, thanked the City Council for their continued support. Hemet PAL started in 1996 by the Hemet PD. The program will be moving to the Santa Fe School facility to help free up space for the Police Property and Evidence.
Rachel Mason, Hemet Hospice Volunteers, recommended that the program be funded. This money is used to assist Hospice patients and their bereaving children.
Lakshman Koka, Habitat for Humanity, explained the qualifications to obtain a Habitat Home. 100% of the funds from Hemet are spent on building homes in Hemet.
Richard Perry, COPS 4 Kids, this program invests in the community. This program and PAL compliment each other.
Bambi Tran, Grid Alternatives, Grid Alternatives is a non-profit solar installer for low income home owners. The volunteers are supervised by staff, giving them training for careers in the green tech industry. This program has been in California since 2001 and completed over 1,600 installations. Ms. Tran recommended that the City Council reconsider funding for this program.

Cathy Serianni, Smiles for Seniors Program, this program helps low income seniors with rent, housing, food and medication.
Eliza Woolfolk, Alternatives to Domestic Violence, thanked the City Council for their past support. This program is dependent on local, state and federal funding, as well as, United Way and private donations.
Mary Snow, California Family Life Center & KinCare, these programs were not recommended for funding. These programs were effected by the recent cutback from DPSS. Our services are located in Hemet and currently provide services to 266 Hemet residents. This program offers support for seniors and their caregivers. Ms. Snow recommended that funding for these programs be reconsidered.
Jim Lineberger, Community Pantry, explained the services provided by the pantry and the need for continued funding. Mr. Lineberger recommended that funding be reconsidered.
Eric Vail, City Attorney, reminded the City Council that there are mandated services that have to be provided. HUD continuously reviews the recommended allocations. The City has agreed to a minimum allocation of $10,000.
Council Member Krupa move and Mayor Pro Tem Foreman seconded a motion to approve nos. 1-6, 8, 9, 11-16. Motion carried 5-0.
The remaining allocation recommendations will come back on March 13, 2012 for City Council consideration.

The City Council recessed briefly at 10:26 p.m.
Reconvened at 10:29 p.m.

21. **Hemet/San Jacinto Basin Groundwater Management Plan: Adoption of Principle Documents** - City Attorney Vail
    a. Adopt a resolution making responsible agency findings related to the Second Addendum to the Hemet/San Jacinto Integrated Recharge and Recovery Program Final Environmental Impact Report; and **(Resolution No. 4492)**
    b. Adopt a resolution approving the Hemet/San Jacinto Integrated Recharge and Recovery Program Agreement with EMWD, et al., approving the Hemet/San Jacinto Groundwater Management Plan, and the Related Stipulation for Judgment. **(Resolution No. 4493)**

Eric Vail, City Attorney, these resolutions will make the necessary findings to the Second Addendum and approve the Hemet/San Jacinto Integrated Recharge and Recovery Program Agreement with EMWD. The Stipulated Judgment may change, however approval will allow the City Manager and City Attorney to make the necessary changes as long as there is no additional cost to the City.
Mayor Pro Tem Foreman moved and Council Member Smith seconded a motion to approve Item No. 21.a as presented. Motion carried 5-0.
Council Member Smith moved and Mayor Pro Tem Foreman seconded a motion to approve Item No. 21.b as presented. Motion carried 5-0.

22. **City of Hemet Board and Commission Appointments** - City Manager Nakamura

a. Adopt City of Hemet Commission/Board Selection Process

Brian Nakamura, City Manager, after much debate and concern with the current selection process staff is recommending that the City Council consider nominating two council members to form an Commission/Board Ad-Hoc Committee. The committee should include the liaison to the effected Board/Commission.

The City Council decided to take no action at this time and continue with the current selection process.

City Council Reports

23. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Franchville

1. Riverside Transit Agency (RTA)
2. Airport Land Use Commission (ALUC)
3. League of California Cities
4. Autism Task Force

B. Council Member Krupa

1. Library Board
2. Traffic and Parking Commission
4. Riverside County Habitat Conservation Agency (RCHCA)
5. Riverside Conservation Authority (RCA)
6. Ramona Bowl Association
7. Indian Gaming Distribution Fund

C. Council Member Smith

1. League of California Cities
2. Riverside County Transportation Commission (RCTC)
3. Planning Commission
4. Public Safety Update
5. National League of Cities

Council Member Smith, John Jansons and I met with the Administrative Office of the Courts and Senator Emmerson. There is a lot of work to be done if Hemet is going to stay in the game for the proposed Hemet Court. At this time, Hemet is their 2nd choice. The City must begin clearing the property and prepare a lot plan.

D. Mayor Pro Tem Foreman

1. Park Commission
2. Indian Gaming Distribution Fund

E. Mayor Youssef
   1. Western Riverside Council of Governments (WRCOG)
   2. Riverside County Transportation Commission (RCTC)

F. Ad-Hoc Committee Reports
   1. Hemet ROCS Executive Advisory Committee

G. Town Hall Meetings

H. City Manager Nakamura
   1. Manager's Reports

Future Agenda Items

There were no future agenda items requested at this time.

Adjournment

Adjourned at 10:51 p.m. to Tuesday, March 13, 2012 at 7:00 p.m.

AGENDA # 9

Staff Report

TO: Honorable Mayor and members of the City Council

FROM: Judith L. Oltman, City Treasurer

DATE: April 10, 2012

RE: Investment Portfolio as of December 2011

Recommendation:

Receive and file.

Analysis:
The summary statement of activity and balances of the Treasurer's Investment Portfolio for the month of December 2011, is forwarded herewith for your review. On 12/7/11 we purchased two 5 year negotiable CDs #3146 and 3147 for $247,000 each at 1.90%. On 12/2/11 our FHLB #2184 was called, on 12/23/11 our FHLB #2217 was called and on 12/30/11 our FHLB #2225 was called.

I hereby certify that this report accurately reflects all City of Hemet and Hemet Redevelopment Agency pooled investments and is in conformity with the investment policy of the City of Hemet and that a copy hereof is on file in the office of the City Clerk. Our third party custodial bank, Union Bank, has provided us with the monthly market values.

It is further certified that there is sufficient liquidity to meet the next six months' estimated day-to-day operational expenses.

Respectfully Submitted,

Judith L. Oltman

Judith L. Oltman
City Treasurer

attachment

CITY OF HEMET, CALIFORNIA
Monthly Report of Investment Activities

DECEMBER 2011

INVESTMENT CLASSIFICATIONS	MONTHLY ACTIVITY	CONSOLIDATED BALANCE
PORTFOLIO AS OF November 2011	67,778,092.84	
CERTIFICATES OF DEPOSIT		
Placed this month	494,000.00	
Matured this month		
Balance		**6,340,000.00**
LOCAL AGENCY INVESTMENT FUND: City of Hemet		
Deposits	11,000,000.00	
Withdrawals		
Balance		**39,918,053.41**
LOCAL AGENCY INVESTMENT FUND: City of Hemet RDA		
Deposits		
Withdrawals		
Balance		**5,037,822.02**
UNION BANK: Money Market Account		
Deposits	1,526,379.94	
Withdrawals	-520,379.94	
Balance		**1,904,782.78**
CITIBANK: Money Market Account		
Deposits	60,078.73	
Withdrawals	-3,000,000.00	
Balance		**3,369,093.67**
CITIBANK: Money Market Account 3		
Deposits	1,402,003.64	
Withdrawals	-6,000,000.00	
Balance		**5,030,423.33**
HUSD CONSTRUCTION BONDS		
Deposits		
Withdrawals		
Balance		**2,000,000.00**
LINCOLN MUNICIPAL BONDS		
Deposits		
Withdrawals		
Balance		**1,000,000.00**
LAKE HEMET MUNICIPAL WATER BONDS		
Deposits		
Withdrawals		
Balance		**140,000.00**
GOVERNMENT AGENCIES		
2184 4.00% FHLB 12/2/13	-500,000.00	
2196 2.375% FHLB 1/27/14		**500,000.00**
2197 2.27% FHLB 2/24/14		**500,000.00**
2209 2.00% FNMA 5/28/15		**500,000.00**
2217 1.30% FHLB 9/23/14	-500,000.00	
2223 2.0% FHLMD 6/29/16		**500,000.00**
2224 2.0% FHLMC 6/29/16		**500,000.00**
2225 1.25% FHLB 6/30/16	-500,000.00	
2228 2.3% FHLMC 7/20/16		**500,000.00**
2229 2.125% FNMA 7/22/16		**500,000.00**
2231 2.375% FNMA 7/27/16		**500,000.00**
2233 1.125% FHLB 10/20/16		**500,000.00**
2234 1.0% FNMA 10/26/16		**500,000.00**
2235 1.05% FNMA 11/17/16		**500,000.00**
2236 1.50% FNMA 11/23/16		**500,000.00**
2237 1.50% FNMA 11/23/16		**500,000.00**
PORTFOLIO BALANCE AS OF DECEMBER 2011	**71,240,175.21**	**71,240,175.21**

INTEREST EARNINGS	11-12 FISCAL YEAR-TO-DATE	
EARNINGS BALANCE AS OF December 1, 2011		**95,044.79**
CERTIFICATES OF DEPOSIT INT.	1,682.62	
OTHER GOVERNMENT SECURITIES	13,250.00	
CITIBANK MONEY MARKET ACCOUNT	707.81	
CITIBANK MONEY MARKET ACCOUNT 3	865.13	
UNION BANK: MONEY MARKET ACCT.	4.94	
LOCAL AGENCY INVESTMENT FUNDS		
City of Hemet Interest		
City of Hemet RDA Interest		
MONTHLY EARNINGS TOTAL	16,510.50	16,510.50
MEMO ONLY:		
CITI BNKG CHGS.		
MERCHANT BANK CHG.	-2,257.30	
LIBRARY CREDIT CARD FEES	-29.97	
ARMORED CAR	-351.05	
ASSET SEIZURE FUNDS		
Charges as of: Sep. 30, 2011	-13,013.93	
YTD CHARGES	-15,652.25	
11-12 YEAR-TO-DATE INTEREST EARNINGS		**111,555.29**

CITY OF HEMET
Portfolio Management
Portfolio Summary
December 31, 2011

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit - Bank	6,340,000.00	6,366,210.60	6,340,000.00	8.90	1,438	1,179	1.633	1.656
Managed Pool Accounts	44,955,875.43	44,955,875.43	44,955,875.43	63.10	1	1	0.375	0.380
Passbook/Checking Accounts	10,304,299.78	10,304,299.78	10,304,299.78	14.46	1	1	0.364	0.369
Local Government Bonds	3,140,000.00	3,247,856.80	3,147,886.64	4.42	1,640	1,268	4.360	4.421
Federal Agency Issues - Coupon	6,500,000.00	6,531,180.00	6,500,000.00	9.12	1,771	1,533	1.792	1.817
Investments	**71,240,175.21**	**71,405,422.61**	**71,248,061.85**	**100.00%**	**363**	**302**	**0.791**	**0.802**
Cash and Accrued Interest								
Accrued Interest at Purchase		6,270.83	6,270.83					
Subtotal		6,270.83	6,270.83					
Total Cash and Investments	**71,240,175.21**	**71,411,693.44**	**71,254,332.68**		**363**	**302**	**0.791**	**0.802**

Total Earnings	December 31 Month Ending	Fiscal Year To Date
Current Year	47,785.91	276,993.85
Average Daily Balance	**70,257,448.60**	
Effective Rate of Return	**0.80%**	

JUDITH L. OLTMAN, TREASURER

CITY OF HEMET
Portfolio Management
Portfolio Details - Investments
December 31, 2011

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit - Bank												
SYS3124	3124	Ally Bank		07/30/2010	247,000.00	252,384.60	247,000.00	2.450		2.450	1,306	07/30/2015
SYS3125	3125	Ally Bank		07/30/2010	247,000.00	252,384.60	247,000.00	2.450		2.450	1,306	07/30/2015
SYS3138	3138	AMERICAN EXPRESS CENTURIAN		08/25/2011	248,000.00	247,893.36	248,000.00	1.150		1.150	967	08/25/2014
SYS3139	3139	AMERICAN EXPRESS CENTURIAN		08/25/2011	248,000.00	247,893.36	248,000.00	1.150		1.150	967	08/25/2014
06740KEX1	3146	BARCLAYS BANK DE		12/07/2011	247,000.00	244,873.33	247,000.00	1.900		1.900	1,802	12/07/2016
SYS3147	3147	BARCLAYS BANK		12/07/2011	247,000.00	244,873.33	247,000.00	1.900		1.900	1,802	12/07/2016
SYS3130	3130	BMW BANK OF NORTH AMERICA, UT		10/22/2010	248,000.00	251,023.12	248,000.00	1.550		1.550	1,025	10/22/2014
SYS3131	3131	BMW BANK OF NORTH AMERICA UT		10/22/2010	248,000.00	251,023.12	248,000.00	1.550		1.550	1,025	10/22/2014
SYS3128	3128	BANK OF HEMET		09/06/2010	247,000.00	247,000.00	247,000.00	1.600		1.600	614	09/06/2013
SYS3144	3144	BANK OF THE WEST		10/12/2011	249,000.00	248,472.12	249,000.00	1.750		1.750	1,746	10/12/2016
SYS3145	3145	BANK OF THE WEST		10/12/2011	249,000.00	248,472.12	249,000.00	1.750		1.750	1,746	10/12/2016
SYS3129	3129	BANK OF HEMET		09/06/2010	247,000.00	247,000.00	247,000.00	1.600		1.600	614	09/06/2013
SYS3136	3136	CIT BANK		08/24/2011	247,000.00	247,953.42	247,000.00	1.800		1.800	1,697	08/24/2016
SYS3137	3137	CIT BANK		08/24/2011	247,000.00	247,953.42	247,000.00	1.800		1.800	1,697	08/24/2016
SYS3122	3122	COMMUNITY COMMERCE BANK		06/20/2010	99,000.00	99,000.00	99,000.00	2.200		2.231	536	06/20/2013
SYS3123	3123	COMMUNITY COMMERCE BANK		06/20/2010	99,000.00	99,000.00	99,000.00	2.200		2.231	536	06/20/2013
SYS3142	3142	COMPASS BANK		09/14/2011	248,000.00	248,000.00	248,000.00	0.850		0.850	624	09/16/2013
SYS3143	3143	COMPASS BANK		09/14/2011	248,000.00	248,000.00	248,000.00	0.850		0.850	624	09/16/2013
SYS3134	3134	DISCOVER BANK		08/24/2011	248,000.00	247,957.84	248,000.00	1.050		1.050	967	08/25/2014
SYS3135	3135	DISCOVER BANK		08/24/2011	248,000.00	247,957.84	248,000.00	1.050		1.050	967	08/25/2014
SYS3126	3126	GE Money Bank		07/30/2010	247,000.00	252,735.34	247,000.00	2.400		2.400	1,306	07/30/2015
36160WVR7	3132	G.E. Capital Financial, Inc.		08/12/2011	247,000.00	247,926.25	247,000.00	1.850		1.850	1,685	08/12/2016
	3133	G.E. CAPITAL FINANCIAL, INC		08/12/2011	247,000.00	247,926.25	247,000.00	1.850		1.850	1,685	08/12/2016
SYS3127	3127	GE Money Bank		07/30/2010	247,000.00	252,735.34	247,000.00	2.400		2.400	1,306	07/30/2015
SYS3140	3140	GOLDMAN SACHS		08/31/2011	248,000.00	247,885.92	248,000.00	1.200		1.200	975	09/02/2014
SYS3141	3141	GOLDMAN SACHS		08/31/2011	248,000.00	247,885.92	248,000.00	1.200		1.200	975	09/02/2014
SYS3120	3120	RABOBANK		02/26/2010	100,000.00	100,000.00	100,000.00	1.900		1.900	422	02/26/2013
SYS3121	3121	RABOBANK		02/26/2010	100,000.00	100,000.00	100,000.00	1.900		1.900	422	02/26/2013
		Subtotal and Average	**6,244,387.10**		**6,340,000.00**	**6,366,210.60**	**6,340,000.00**			**1.656**	**1,179**	
Managed Pool Accounts												
SYS1001	1001	LOCAL AGENCY INVESTMENT FUND			39,918,053.41	39,918,053.41	39,918,053.41	0.380		0.380	1	
SYS1002	1002	LOCAL AGENCY INVEST. FUND RDA			5,037,822.02	5,037,822.02	5,037,822.02	0.380		0.380	1	
		Subtotal and Average	**44,955,875.43**		**44,955,875.43**	**44,955,875.43**	**44,955,875.43**			**0.380**	**1**	

CITY OF HEMET
Portfolio Management
Portfolio Details - Investments
December 31, 2011

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM 365	Days to Maturity	Maturity Date
Passbook/Checking Accounts												
SYS5001	5001	Citibank			3,369,093.67	3,369,093.67	3,369,093.67	0.450		0.450	1	
SYS5003	5003	CITIBANK			0.00	0.00	0.00	3.050		3.050	1	
SYS5004	5004	CITIBANK3			5,030,423.33	5,030,423.33	5,030,423.33	0.450		0.450	1	
SYS5002	5002	UNION BANK OF CALIFORNIA			1,904,782.78	1,904,782.78	1,904,782.78	0.012		0.012	1	
		Subtotal and Average	**8,570,489.23**		**10,304,299.78**	**10,304,299.78**	**10,304,299.78**			**0.369**	**1**	
Local Government Bonds												
423542KL2	5006	HEMET UNIFIED SCHOOL DISTRICT		07/22/2010	2,000,000.00	2,086,060.00	1,985,834.74	5.375		5.609	1,277	07/01/2015
509896AC0	5007	Lake Hemet Municipal Water Dis		10/07/2010	140,000.00	141,626.80	141,935.15	3.000		2.153	618	09/10/2013
533020DC4	5008	CITY OF LINCOLN		11/03/2011	1,000,000.00	1,020,170.00	1,020,116.75	3.000		2.423	1,340	09/02/2015
		Subtotal and Average	**3,147,987.16**		**3,140,000.00**	**3,247,856.80**	**3,147,886.64**			**4.421**	**1,268**	
Federal Agency Issues - Coupon												
3133XWMW62	2196	FEDERAL HOME LOAN BANK		01/27/2010	500,000.00	500,700.00	500,000.00	2.375		2.375	757	01/27/2014
3133XWTF6	2197	FEDERAL HOME LOAN BANK		02/24/2010	500,000.00	501,250.00	500,000.00	2.270		2.270	785	02/24/2014
313375UT2	2233	FEDERAL HOME LOAN BANK		10/20/2011	500,000.00	500,255.00	500,000.00	1.125		1.125	1,754	10/20/2016
3134G2LWO	2223	FEDERAL HOME LOAN MTG ASSOC.		06/29/2011	500,000.00	502,980.00	500,000.00	2.000		2.000	1,641	06/29/2016
3134G2LY6	2224	FEDERAL HOME LOAN MTG ASSOC.		06/29/2011	500,000.00	504,320.00	500,000.00	2.000		2.000	1,641	06/29/2016
3134G2QV7	2228	FEDERAL HOME LOAN MTG ASSOC.		07/20/2011	500,000.00	500,460.00	500,000.00	2.300		2.300	1,662	07/20/2016
3136FMTY0	2209	FEDERAL NTL MORTGAGE ASSOC.		05/28/2010	500,000.00	506,960.00	500,000.00	2.000		2.000	1,243	05/28/2015
3136FRB44	2229	FEDERAL NTL MORTGAGE ASSOC.		07/22/2011	500,000.00	509,835.00	500,000.00	2.125		2.125	1,664	07/22/2016
3136FRB51	2231	FEDERAL NTL MORTGAGE ASSOC.		07/27/2011	500,000.00	500,540.00	500,000.00	2.375		2.375	1,669	07/27/2016
3136FTCL1	2234	FEDERAL NTL MORTGAGE ASSOC.		10/26/2011	500,000.00	499,600.00	500,000.00	1.000		1.000	1,760	10/26/2016
3136FTKE8	2235	FEDERAL NTL MORTGAGE ASSOC.		11/17/2011	500,000.00	500,540.00	500,000.00	1.050		1.050	1,782	11/17/2016
3136FTKM0	2236	FEDERAL NTL MORTGAGE ASSOC.		11/23/2011	500,000.00	502,830.00	500,000.00	1.500		1.500	1,788	11/23/2016
3136FTKH1	2237	FEDERAL NTL MORTGAGE ASSOC.		11/23/2011	500,000.00	500,910.00	500,000.00	1.500		1.500	1,788	11/23/2016
		Subtotal and Average	**7,338,709.68**		**6,500,000.00**	**6,531,180.00**	**6,500,000.00**			**1.817**	**1,533**	
		Total and Average	**70,257,448.60**		**71,240,175.21**	**71,405,422.61**	**71,248,061.85**			**0.802**	**302**	

CITY OF HEMET
Portfolio Management
Portfolio Details - Cash
December 31, 2011

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM 365	Days to Maturity
		Average Balance	0.00	Accrued Interest at Purchase		6,270.83	6,270.83				0
				Subtotal		6,270.83	6,270.83				
	Total Cash and Investmentss		70,257,448.60		71,240,175.21	71,411,693.44	71,254,332.68			0.802	302

CITY OF HEMET
Received Interest
Sorted by Issuer - Grouped by Fund
Received December 1, 2011 - December 31, 2011

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest Date Due	Interest Date Received	Interest Amount Due	Interest Amount Received	Variance
Fund: General Fund										
BANK OF HEMET	SYS3128	3128	BCD	247,000.00	1.600	12/06/2011	12/07/2011	324.82	324.82	-
							Subtotal	**324.82**	**324.82**	
BANK OF THE WEST	SYS3144	3144	BCD	249,000.00	1.750	12/12/2011	12/19/2011	358.15	358.15	-
							Subtotal	**358.15**	**358.15**	
BANK OF THE WEST	SYS3145	3145	BCD	249,000.00	1.750	12/12/2011	12/19/2011	358.15	358.15	-
							Subtotal	**358.15**	**358.15**	
BANK OF HEMET	SYS3129	3129	BCD	247,000.00	1.600	12/06/2011	12/07/2011	324.82	324.82	-
							Subtotal	**324.82**	**324.82**	
FEDERAL HOME LOAN BANK	3133XSMM7	2184	FAC	0.00	4.000	12/02/2011	12/05/2011	10,000.00	10,000.00	-
	313371YB6	2217	FAC	0.00	1.300	12/23/2011	12/27/2011	3,250.00	3,250.00	-
							Subtotal	**13,250.00**	**13,250.00**	
RABOBANK	SYS3120	3120	BCD	100,000.00	1.900	12/26/2011	12/29/2011	156.16	158.34	2.18
							Subtotal	**156.16**	**158.34**	
RABOBANK	SYS3121	3121	BCD	100,000.00	1.900	12/26/2011	12/29/2011	156.16	158.34	2.18
							Subtotal	**156.16**	**158.34**	
							General Fund Subtotal	**14,928.26**	**14,932.62**	
							Total	**14,928.26**	**14,932.62**	
							Total Cash Overpayment	**4.36**		
							Total Cash Shortfall	**0.00**		

CITY OF HEMET
Received Interest
Received December 1, 2011 - December 31, 2011

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest Date Received	Interest Amount Received
Cash Accounts							
Fund: General Fund							
Citibank	SYS5001	5001	PA1	3,369,093.67	0.450	12/30/2011	707.81
						Subtotal	**707.81**
CITIBANK3	SYS5004	5004	PA1	5,030,423.33	0.450	12/30/2011	865.13
						Subtotal	**865.13**
UNION BANK OF CALIFORNIA	SYS5002	5002	PA1	1,904,782.78	0.012	12/05/2011	4.94
						Subtotal	**4.94**
						General Fund Subtotal	**1,577.88**
						Total	**1,577.88**

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

www.treasurer.ca.gov/pmia-laif
January 16, 2012

CITY OF HEMET

CITY TREASURER
445 EAST FLORIDA AVENUE
HEMET, CA 92543-4209

PMIA Average Monthly Yields

Account Number: 98-33-362

Transactions
Tran Type Definitions

December 2011 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Authorized Caller	Amount
12/1/2011	12/1/2011	RD	1340945	DONNA ROWLEY	11,000,000.00

Account Summary

Total Deposit:	11,000,000.00	Beginning Balance:	28,918,053.41
Total Withdrawal:	0.00	Ending Balance:	39,918,053.41

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

www.treasurer.ca.gov/pmia-laif
January 16, 2012

HEMET REDEVELOPMENT AGENCY

TREASURER
445 EAST FLORIDA AVENUE
HEMET, CA 92543-4209

PMIA Average Monthly Yields

Account Number: 65-33-006

Transactions
Tran Type Definitions

December 2011 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	5,037,822.02
Total Withdrawal:	0.00	Ending Balance:	5,037,822.02

HEMET REDEVELOPMENT AGENCY
Cash W/Fiscal Agent: US BANK and LAIF
1999 TAX ALLOCATION BONDS/RDA

Date	Activity	98510810 491-1502 Interest Fund	98510811 Principal Fund	98510812 Sinking Fund	98510813 491-1503 Reserve Fund	98510814 Redemption Fund	98510815 390-1502 Cost of Issuance	RDA 390-1503 Acquisition Fund	TOTAL All Accounts
7/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.00	0.00	0.00	607,178.60	0.00	0.00	0.00	607,178.60
8/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.00	0.00	0.00	607,178.60	0.00	0.00	0.00	607,178.60
9/30/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.00	0.00	0.00	607,178.60	0.00	0.00	0.00	607,178.60
10/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.00	0.00	0.00	607,178.60	0.00	0.00	0.00	607,178.60
11/30/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.00	0.00	0.00	607,178.60	0.00	0.00	0.00	607,178.60
12/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.00	0.00	0.00	607,178.60	0.00	0.00	0.00	607,178.60

First American Treas Oblig CL D Corp Tr Money Market/RDA	607,178.60
	607,178.60

HEMET REDEVELOPMENT AGENCY
Cash W/Fiscal Agent: US BANK and LAIF
2002 TAX ALLOCATION BONDS/RDA

Date	Activity	98510818 491-1504 Interest Fund	98510819 Principal Fund	Sinking Fund	98510816 491-1506 Reserve Fund	98510815 Redemption Fund	98510817 389-1502 Cost of Issuance	RDA 389-1503 Acquisition Fund	TOTAL All Accounts
7/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.00	0.00	0.00	477,068.90	0.00	(0.00)	0.00	477,068.90
8/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.00	0.00	0.00	477,068.90	0.00	(0.00)	0.00	477,068.90
9/30/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.00	0.00	0.00	477,068.90	0.00	(0.00)	0.00	477,068.90
10/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.00	0.00	0.00	477,068.90	0.00	(0.00)	0.00	477,068.90
11/30/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.00	0.00	0.00	477,068.90	0.00	(0.00)	0.00	477,068.90
12/31/2011	Interest								0.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.00	0.00	0.00	477,068.90	0.00	(0.00)	0.00	477,068.90

First American Treas Oblig CL D Corp Tr	477,068.90
LAIF/RDA	0.00
	477,068.90

CITY OF HEMET
Cash W/Fiscal Agent: US BANK
2006 Refunding Bonds Series Heartland Project

Date	Activity		103852000 788-1508 Bond	103852001 788-1508 Prepayment	103852002 Special	103852003 788-1510 Escrow	103852004 788-1502 Cost of	103852005 788-1506 Reserve	TOTAL
7/11/2011	Interest								0.00
	Transfer funds								0.00
	City of Hemet								0.00
	Debt Service								0.00
	Trust fees								0.00
	BALANCE	0.00	0.00	2,820,099.41	10,736.85	5,682,094.41	0.00	466,136.25	8,979,066.92
8/11/2011	Interest								0.00
	Transfer funds		1,291,349.93	(1,291,349.93)					0.00
	City of Hemet			38,991.59					38,991.59
	Debt Service								0.00
	Trust fees								0.00
	BALANCE	0.00	1,291,349.93	1,567,741.07	10,736.85	5,682,094.41	0.00	466,136.25	9,018,058.51
9/11/2011	Interest					147,732.44			147,732.44
	Transfer funds								0.00
	City of Hemet								0.00
	Debt Service		(653,878.75)			(300,449.38)			(954,328.13)
	Trust fees								0.00
	BALANCE	0.00	637,471.18	1,567,741.07	10,736.85	5,529,377.47	0.00	466,136.25	8,211,462.82
10/11/2011	Interest								0.00
	Transfer funds								0.00
	City of Hemet								0.00
	Debt Service								0.00
	Khov prepay (31 lots)			280,016.15					280,016.15
	Trust fees								0.00
	BALANCE	0.00	637,471.18	1,847,757.22	10,736.85	5,529,377.47	0.00	466,136.25	8,491,478.97
11/30/2011	Interest								0.00
	Transfer funds								0.00
	City of Hemet								0.00
	Debt Service								0.00
	Khov prepay (31 lots)								0.00
	Trust fees								0.00
	BALANCE	0.00	637,471.18	1,847,757.22	10,736.85	5,529,377.47	0.00	466,136.25	8,491,478.97
12/31/2011	Interest								0.00
	Transfer funds								0.00
	City of Hemet			415.97					415.97
	Debt Service								0.00
	Khov prepay (31 lots)								0.00
	Trust fees								0.00
	BALANCE	0.00	637,471.18	1,848,173.19	10,736.85	5,529,377.47	0.00	466,136.25	8,491,894.94

First American Treasury Oblig	0.00	
US Treasury Notes, various	8,491,478.97	not carried on COH books
Misc Assets	1.00	
	8,491,479.97	
Cash held by FA, net of Escrow acct	2,962,517.47	

AGENDA # 10

Staff Report

TO: Honorable Mayor and Members of the City Council

FROM: Rita Conrad, Director of Administrative Services;
Brian Nakamura, City Manager

DATE: April 10, 2012

RE: Warrant Register

The City of Hemet's current warrant registers dated March 22, 2012 and April 3, 2012, are attached for review and approval. Payroll for the period of March 5, 2012 to March 18, 2012 was $558,754.94.

CLAIMS VOUCHER APPROVAL

"I, Rita Conrad, Director of Administrative Services, do hereby certify that to the best of my knowledge and ability, the above and foregoing is a true and correct list of warrants for bills submitted to the City of Hemet, and the payroll register through the dates listed above, and that there will be sufficient monies in the respective funds for their payment."

Respectfully submitted,

Rita Conrad
Director of Administrative Services

RC: mh

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141502	3/22/2012	82947 A E C O M TECHNICAL SVCS INC	37203212		PROFESSIONAL SERVICES AGREEMEI	
				2005-508261	6/29/10 CHANGE ORDER #3 INCREASI	
					241-1750-2710	13,427.50
					Total :	**13,427.50**
141503	3/22/2012	85722 A T & T MOBILITY	999159630		WIRELESS SERVICE	
					WIRELESS SERVICE	
					110-3100-2202	1,752.77
					Total :	**1,752.77**
141504	3/22/2012	83711 ADAME LANDSCAPE INC	45060		LANDSCAPING AND MAINTENANCE	
					LANDSCAPING AND MAINTENANCE	
					225-8250-2400	3,807.55
					LANDSCAPING AND MAINTENANCE	
					228-8267-2400	40.00
					LANDSCAPING AND MAINTENANCE	
					228-8266-2400	1,830.76
					LANDSCAPING AND MAINTENANCE	
					228-8272-2400	2,726.67
					LANDSCAPING AND MAINTENANCE	
					228-8264-2400	635.16
					LANDSCAPING AND MAINTENANCE	
					228-8268-2400	767.52
					LANDSCAPING AND MAINTENANCE	
					228-8269-2400	236.67
					LANDSCAPING AND MAINTENANCE	
					228-8270-2400	171.31
					LANDSCAPING AND MAINTENANCE	
					228-8276-2400	730.40
					LANDSCAPING AND MAINTENANCE	
					228-8277-2400	73.52
					LANDSCAPING AND MAINTENANCE	
					228-8278-2400	98.69
					LANDSCAPING AND MAINTENANCE	
					228-8273-2400	262.43

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141504	3/22/2012	83711 ADAME LANDSCAPE INC	(Continued)			
					LANDSCAPING AND MAINTENANCE	
					228-8274-2400	7.48
					LANDSCAPING AND MAINTENANCE	
					228-8279-2400	729.24
					LANDSCAPING AND MAINTENANCE	
					228-8285-2400	5.34
					LANDSCAPING AND MAINTENANCE	
					228-8280-2400	1,202.07
					LANDSCAPING AND MAINTENANCE	
					228-8283-2400	64.67
					LANDSCAPING AND MAINTENANCE	
					228-8271-2400	592.75
			45061		LANDSCAPING AND MAINTENANCE	
					LANDSCAPING AND MAINTENANCE	
					225-8250-2400	4,815.00
			45071		LANDSCAPING AND MAINTENANCE	
					LANDSCAPING AND MAINTENANCE	
					228-8292-2400	49.49
			45201		LANDSCAPING AND MAINTENANCE	
					LANDSCAPING AND MAINTENANCE	
					225-8250-2450	35.70
			45203		LANDSCAPING AND MAINTENANCE	
					LANDSCAPING AND MAINTENANCE	
					228-8271-2450	9.60
			45224		LANDSCAPING AND MAINTENANCE	
					LANDSCAPING AND MAINTENANCE	
					225-8250-2450	8.40
			45225		LANDSCAPING AND MAINTENANCE	
					LANDSCAPING AND MAINTENANCE	
					228-8276-2450	15.60
					Total :	**18,916.02**
141505	3/22/2012	84989 ADVANCED INC	14039		PERFORM JANITORIAL SERVICE AT VA	
				2012-000282	PERFORM JANITORIAL SERVICE AT VA	
					685-4560-2400	5,104.58

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141505	3/22/2012	84989 84989 ADVANCED INC	(Continued)		**Total :**	**5,104.58**
141506	3/22/2012	90631 AETNA	MAR 2012		MEDICARE SUPPLEMENTAL PLAN F	
					MEDICARE SUPPLEMENTAL PLAN F	
					689-2150-2400	3,240.94
					Total :	**3,240.94**
141507	3/22/2012	90633 AETNA	MAR 2012		SUPPLEMENTAL PLAN F RX	
					SUPPLEMENTAL PLAN F RX	
					689-2150-2400	1,499.90
					Total :	**1,499.90**
141508	3/22/2012	90552 AINSWORTH, JAMES/DIANN	87070		REFUND UTILITY ACCOUNT	
					REFUND UTILITY ACCOUNT	
					571-0835	123.68
					Total :	**123.68**
141509	3/22/2012	54790 AIRGAS USA, LLC	9004618079		WELDING & OXYGEN SUPPLIES	
					WELDING & OXYGEN SUPPLIES	
					571-9000-2450	182.91
			9901556898		WELDING & OXYGEN SUPPLIES	
					WELDING & OXYGEN SUPPLIES	
					254-4600-2450	111.49
			9901556900		WELDING & OXYGEN SUPPLIES	
					WELDING & OXYGEN SUPPLIES	
					254-4650-2450	172.87
					Total :	**467.27**
141510	3/22/2012	90869 ALBINI, ROBERT/SHAYLA	95694		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	186.25
					Total :	**186.25**
141511	3/22/2012	85727 ALL SAFE INDUSTRIES INC	02-52909		TK600T TYCHEM TK NFPA 1991 SUIT~	
				2012-000458	TK600T-M	
					232-3211-5400	1,692.60
				2012-000458	TK600T-XL	

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141511	3/22/2012	85727 ALL SAFE INDUSTRIES INC	(Continued)			
					232-3211-5400	3,385.20
				2012-000458	TK600T-2XL	
					232-3211-5400	3,589.22
				2012-000458	TK600T-3XL~	
					232-3211-5400	1,904.18
				2012-000458	Freight	
					232-3211-5400	106.00
					Riverside County Sales Tax 02	
					232-3211-5400	819.27
					Total :	**11,496.47**
141512	3/22/2012	90870 ALMEYDA, PETER G	48374		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	131.08
					Total :	**131.08**
141513	3/22/2012	10710 AL'S KUBOTA TRACTOR INC	305166		REPAIRS/PARTS/SHARPENING	
					REPAIRS/PARTS/SHARPENING	
					254-4650-2450	8.73
			305167		REPAIRS/PARTS/SHARPENING	
					REPAIRS/PARTS/SHARPENING	
					221-4200-2850	97.63
			305169		REPAIRS/PARTS/SHARPENING	
					REPAIRS/PARTS/SHARPENING	
					254-4650-2450	1,898.35
					Total :	**2,004.71**
141514	3/22/2012	79612 AMAZON.COM	87810049714		LITERATURE	
					LITERATURE	
					363-6100-2220	1,299.96
					Total :	**1,299.96**
141515	3/22/2012	89019 AMERICAN MICROIMAGING INC	45621		PROVIDE LASERFICHE ANNUAL MAINT	
				2012-000496	PROVIDE LASERFICHE ANNUAL MAINT	
					120-3300-2400	3,770.00

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141515	3/22/2012	89019 89019 AMERICAN MICROIMAGING INC	(Continued)		**Total :**	**3,770.00**
141516	3/22/2012	11526 ANADY'S TROPHIES & ENGR INC	83224		NAME PLATES/TAGS - PLAQUE	
					NAME PLATES/TAGS - PLAQUE	
					110-3200-2450	133.61
					Total :	**133.61**
141517	3/22/2012	79820 ANGELA'S GLASS AND MIRROR	47244		EMERGENCY BOARD UP	
					EMERGENCY BOARD UP	
					110-3100-2801	237.70
					Total :	**237.70**
141518	3/22/2012	69018 ANIMAL MEDICAL CENTER	15235		VETERINARIAN SERVICES	
					VETERINARIAN SERVICES	
					110-3100-2701	165.00
					Total :	**165.00**
141519	3/22/2012	11873 APPLE ONE	01-2222905		LUTON WE 02/18/12	
					LUTON WE 02/18/12	
					120-3350-1250	720.00
			01-2230568		LUTON WE 02/25/12	
					LUTON WE 02/25/12	
					120-3350-1250	225.00
			01-2242567		LUTON WE 03/03/12	
					LUTON WE 03/03/12	
					120-3350-1250	652.50
					Total :	**1,597.50**
141520	3/22/2012	73468 APPLIANCE SHOWROOM	82333		PARTS/SERVICE	
					PARTS/SERVICE	
					685-4560-2450	85.07
					Total :	**85.07**
141521	3/22/2012	90871 ARAUZA, LUCIO	99573		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	125.23

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141521	3/22/2012	90871 90871 ARAUZA, LUCIO	(Continued)		**Total :**	**125.23**
141522	3/22/2012	86161 ARELLANO, MICHAEL	ARELLANO/M		EMPLOYEE COMPUTER PURCHASE	
					EMPLOYEE COMPUTER PURCHASE	
					110-1246	2,097.63
			REQ 03/20		REIMB EXPENSES,K9,RIV,2/28-29	
					REIMB EXPENSES,K9,RIV,2/28-29	
					231-3150-2560	22.35
			REQ 03-20		REIMB EXPENSES,TACTICAL,1/25-26	
					REIMB EXPENSES,TACTICAL,1/25-26	
					236-3163-2560	61.67
					Total :	**2,181.65**
141523	3/22/2012	72882 ARMORCAST PRODUCTS COMPANY	0135132		WATER METER BOXES	
					WATER METER BOXES	
					571-9000-2450	2,601.10
					Total :	**2,601.10**
141524	3/22/2012	12112 ARRANGEMENT GALLERY FLOR, INC	981		FLORAL ARRANGEMENTS	
					FLORAL ARRANGEMENTS	
					686-4150-2250	91.53
					FLORAL ARRANGEMENTS	
					100-1100-2250	94.76
					Total :	**186.29**
141525	3/22/2012	76144 B & H PHOTO-VIDEO	58251933		PHOTOGRAPHIC, VIDEO, AUDI	
					PHOTOGRAPHIC, VIDEO, AUDI	
					571-9000-2720	159.80
					Total :	**159.80**
141526	3/22/2012	13566 B & W PIPE & SUPPLY	90994		PIPE & LANDSCAPING SUPPLIES	
					PIPE & LANDSCAPING SUPPLIES	
					254-4650-2450	95.81
			91006		PIPE & LANDSCAPING SUPPLIES	
					PIPE & LANDSCAPING SUPPLIES	
					110-4250-2450	14.12
			91014		PIPE & LANDSCAPING SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141526	3/22/2012	13566 B & W PIPE & SUPPLY	(Continued)			
					PIPE & LANDSCAPING SUPPLIES	
					571-9000-2450	9.33
			91017		PIPE & LANDSCAPING SUPPLIES	
					PIPE & LANDSCAPING SUPPLIES	
					110-4250-2450	91.28
			91018		PIPE & LANDSCAPING SUPPLIES	
					PIPE & LANDSCAPING SUPPLIES	
					110-4250-2450	58.54
					Total :	**269.08**
141527	3/22/2012	82263 B W I	264771D		BOOKS, CD'S, DVD'S, VHS	
					BOOKS, CD'S, DVD'S, VHS	
					363-6100-2228	25.20
			266393D		BOOKS, CD'S, DVD'S, VHS	
					BOOKS, CD'S, DVD'S, VHS	
					363-6100-2228	35.00
			268352D		BOOKS, CD'S, DVD'S, VHS	
					BOOKS, CD'S, DVD'S, VHS	
					363-6100-2228	181.49
			269387D		BOOKS, CD'S, DVD'S, VHS	
					BOOKS, CD'S, DVD'S, VHS	
					363-6100-2228	35.00
			269740D		BOOKS, CD'S, DVD'S, VHS	
					BOOKS, CD'S, DVD'S, VHS	
					363-6100-2228	16.25
			273823D		BOOKS, CD'S, DVD'S, VHS	
					BOOKS, CD'S, DVD'S, VHS	
					363-6100-2228	67.30
			277461D		BOOKS, CD'S, DVD'S, VHS	
					BOOKS, CD'S, DVD'S, VHS	
					363-6100-2222	11.35
					Total :	**371.59**
141528	3/22/2012	70164 BAKER & TAYLOR, INC	4010104189		FOR LIBRARY BBOKS FOR THE PERIO	
				2012-000326	FOR LIBRARY BBOKS FOR THE PERIO	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141528	3/22/2012	70164 BAKER & TAYLOR, INC	(Continued)			
					363-6100-2228	36.17
			4010108736		FOR LIBRARY BBOKS FOR THE PERIO	
				2012-000326	FOR LIBRARY BBOKS FOR THE PERIO	
					363-6100-2228	83.40
			4010111041		FOR LIBRARY BBOKS FOR THE PERIO	
				2012-000326	FOR LIBRARY BBOKS FOR THE PERIO	
					363-6100-2228	34.93
					Total :	**154.50**
141529	3/22/2012	86246 BAKER ELECTRIC/TED BAKER	REQ 03/12		REFUND OVERPAYMENT BL#30257	
					REFUND OVERPAYMENT BL#30257	
					110-0160	10.00
					Total :	**10.00**
141530	3/22/2012	74556 BAKER, JOHN	APR 2012		PYMT IN LIEU OF CONTR MEDICAL INS	
					PYMT IN LIEU OF CONTR MEDICAL INS	
					689-2150-2400	446.87
					Total :	**446.87**
141531	3/22/2012	74643 BANNING, CITY OF	REQ 03-19		JPA PROGRAM 2011/12	
					JPA PROGRAM 2011/12	
					110-3100-2712	13,792.00
					Total :	**13,792.00**
141532	3/22/2012	90909 BARNETT'S BUILDING SUPPLY	REQ 03/12		REFUND BUS LIC # 36863	
					REFUND BUS LIC # 36863	
					110-0163	40.00
					Total :	**40.00**
141533	3/22/2012	90872 BENVIN, MIKEAL	98747		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	246.30
					Total :	**246.30**
141534	3/22/2012	70645 BERNAN ASSOCIATES	9256476		REPLENISH BOOK ACCOUNT	
					REPLENISH BOOK ACCOUNT	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141534	3/22/2012	70645 BERNAN ASSOCIATES	(Continued)			
					363-6100-2221	159.66
					Total :	**159.66**
141535	3/22/2012	75427 BIO-TOX LABORATORIES, INC	24768		BLOOD ANALYSIS	
					BLOOD ANALYSIS	
					110-3100-2711	1,724.20
			24769		BLOOD ANALYSIS	
					BLOOD ANALYSIS	
					110-3100-2711	217.00
					Total :	**1,941.20**
141536	3/22/2012	69134 BISHOP COMPANY	344393		PARTS AND SUPPLIES	
					PARTS AND SUPPLIES	
					225-8250-2450	1,079.50
			345127		PARTS AND SUPPLIES	
					PARTS AND SUPPLIES	
					225-8250-2450	145.92
			345221		PARTS AND SUPPLIES	
					PARTS AND SUPPLIES	
					225-8250-2450	52.60
					Total :	**1,278.02**
141537	3/22/2012	15328 BLAZE OUT EXTINGUISHER SERVICE	51588		EXTINGUISHER SERVICE	
					EXTINGUISHER SERVICE	
					684-4550-2350	213.47
					Total :	**213.47**
141538	3/22/2012	90873 BOWEN, LORI	94486		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	167.33
					Total :	**167.33**
141539	3/22/2012	80630 BOWMAN SIGNS	120032		SIGNS, DECALS, BANNERS	
					SIGNS, DECALS, BANNERS	
					684-4550-2350	65.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141539	3/22/2012	80630 80630 BOWMAN SIGNS	(Continued)		**Total :**	**65.00**
141540	3/22/2012	90874 BREWER, JAMES/PAULETTE	95437		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	25.34
					Total :	**25.34**
141541	3/22/2012	84249 BREWER, TIMOTHY	RE 03/20		REIMB EXPENSES,COLT,LA,2/27-29	
					REIMB EXPENSES,COLT,LA,2/27-29	
					236-3163-2560	263.45
					Total :	**263.45**
141542	3/22/2012	89313 BROWDER, LINDA	94043		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	126.54
					Total :	**126.54**
141543	3/22/2012	16112 BURKE, WILLIAMS & SORENSEN	154447		LEGAL FEES JAN 2012	
					LEGAL FEES JAN 2012	
					247-1912-2710	3,612.50
					LEGAL FEES	
					680-1600-2710	76,597.65
					Total :	**80,210.15**
141544	3/22/2012	76238 BUSINESS CARD	5472063574SU		BUSINESS CARD EXPENSES	
					BUSINESS CARD EXPENSES	
					680-1100	-16.85
					BUSINESS CARD EXPENSES	
					680-1930-2450	1,008.92
			5472063576DB		BUSINESS CARD EXPENSES	
					BUSINESS CARD EXPENSES	
					110-1100	-23.69
					BUSINESS CARD EXPENSES	
					110-3100-2553	250.60
			WEBB03/04		BUSINESS CARD EXP CORR 03/04	
					BUSINESS CARD EXP CORR 03/04	
					110-3100-2563	-1,383.59

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141544	3/22/2012	76238 BUSINESS CARD	(Continued)			
					BUSINESS CARD EXP CORR 03/04	
					110-3100-2253	460.99
					BUSINESS CARD EXP CORR 03/04	
					236-3163-2560	472.60
					BUSINESS CARD EXP CORR 03/04	
					231-3150-2560	450.00
					Total :	**1,218.98**
141545	3/22/2012	80106 C D W GOVERNMENT INC	F935750		COMPUTER EQUIPMENT	
					COMPUTER EQUIPMENT	
					100-1800-2250	24.88
					Total :	**24.88**
141546	3/22/2012	19035 C P S HR CONSULTING	SOP32041		POLICE EXAMS	
					POLICE EXAMS	
					110-3100-2712	463.10
			SOP32043		POLICE EXAMS	
					POLICE EXAMS	
					110-3100-2712	885.50
					Total :	**1,348.60**
141547	3/22/2012	76831 C R & R INC	FEB 2012		EMWD REFUSE FEES	
					EMWD REFUSE FEES	
					750-2152	175,079.19
					Total :	**175,079.19**
141548	3/22/2012	84334 CALIFORNIA WATER ENVIRONMENT	6186		RENEWAL,BURKE #6186	
					RENEWAL,BURKE #6186	
					254-4600-2560	132.00
					COLLECTIONS WORKSHOP,3/14/12-CC	
					254-4600-2560	-180.00
					COLLECTIONS WORKSHOP, 3/14/12-C(	
					571-9000-2560	180.00
					Total :	**132.00**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141549	3/22/2012	60100 CALIFORNIA, STATE OF (DOJ)	891391		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					100-1300-2250	51.00
			895530		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					110-3100-2711	35.00
			896504		FINGERPRINTS/BLOOD ALCOHOL	
					FINGERPRINTS/BLOOD ALCOHOL	
					110-3100-2713	2,505.00
					Total :	**2,591.00**
141550	3/22/2012	85108 CALLAHAN, CARLA	REQ 03/08		REIMB MILEAGE,HOUSING,MOVAL,3/8	
					REIMB MILEAGE,HOUSING,MOVAL,3/8	
					240-1925-2710	31.39
					Total :	**31.39**
141551	3/22/2012	90875 CANTERBURY LOTS-68 LLC	99742		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	235.60
					Total :	**235.60**
141552	3/22/2012	66525 CARL WARREN & CO.	1365990		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	91.52
			1365991		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	133.76
			1365992		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	77.44
			1365993		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	133.76
			1365994		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	91.52

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141552	3/22/2012	66525 CARL WARREN & CO.	(Continued)			
			1365995		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	70.40
			1365996		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	119.68
			1365997		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	370.90
			1365998		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	133.76
			1365999		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	121.52
			1366000		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	239.36
			1366001		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	993.46
			1366002		CLAIMS INVESTIGATIONS	
					CLAIMS INVESTIGATIONS	
					683-2200-2400	239.88
					Total :	**2,816.96**
141553	3/22/2012	90876 CARLTON, DAVID	92520		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	6.63
					Total :	**6.63**
141554	3/22/2012	90877 CARTER, LYNDA	97083		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	144.69

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141554	3/22/2012	90877 90877 CARTER, LYNDA	(Continued)		Total :	144.69
141555	3/22/2012	17920 CASTELLANO'S TOWING	56335		TOWING SERVICES	
					TOWING SERVICES	
					130-3100-2350	70.00
					Total :	70.00
141556	3/22/2012	90878 CASTLE, RICHARD	78473		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	94.41
					Total :	94.41
141557	3/22/2012	90879 CENTANNI, LARRY	10619		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	92.70
					Total :	92.70
141558	3/22/2012	88315 CENTURY 21 OSBORNE REALTY	98492		REFUND 150 W MONTROSE AVE	
					REFUND 150 W MONTROSE AVE	
					571-0835	181.52
					Total :	181.52
141559	3/22/2012	90707 CESAR'S AUTOBODY INC	2154		PAINT LABOR	
				2012-000470	PAINT LABOR	
					684-4550-2350	840.00
				2012-000470	~	
					684-4550-2350	134.40
				2012-000470	PAINT SUPPLIES (TAX)	
					684-4550-2350	560.00
				2012-000470	CLEARCOAT SUPPLIES (TAX)	
					684-4550-2350	89.60
					Riverside County Sales Tax 02	
					684-4550-2350	50.34
					Total :	1,674.34
141560	3/22/2012	90917 CHAD PETERS AND EISENBERG	0630000640		FINAL SETTLEMENT DOL 10/05/08	
					FINAL SETTLEMENT DOL 10/05/08	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141560	3/22/2012	90917 CHAD PETERS AND EISENBERG	(Continued)			
					683-2200-2722	1,030,000.00
					Total :	**1,030,000.00**
141561	3/22/2012	75249 CINTAS CORPORATION	055-02063		UNIFORM RENTAL	
					UNIFORM RENTAL	
					110-4250-2700	162.72
					UNIFORM RENTAL	
					120-3300-2700	37.94
					UNIFORM RENTAL	
					221-4200-2700	933.96
					UNIFORM RENTAL	
					225-8250-2700	118.24
					UNIFORM RENTAL	
					228-8250-2700	136.24
					UNIFORM RENTAL	
					228-8265-2700	195.84
					UNIFORM RENTAL	
					254-4600-2700	162.68
					UNIFORM RENTAL	
					254-4650-2700	180.84
					UNIFORM RENTAL	
					571-9000-2700	688.52
					UNIFORM RENTAL	
					684-4550-2450	266.60
					UNIFORM RENTAL	
					684-4550-2700	613.50
					UNIFORM RENTAL	
					685-4560-2400	1,265.31
					UNIFORM RENTAL	
					685-4560-2700	199.80
					UNIFORM RENTAL	
					553-4500-2700	-723.61
			055-03896		MATS/WOOL BLANKETS	
					MATS/WOOL BLANKETS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141561	3/22/2012	75249 CINTAS CORPORATION	(Continued)			
					685-4560-2400	159.48
					MATS/WOOL BLANKETS	
					110-3100-2801	459.00
			055-03898		MATS	
					MATS	
					685-4560-2400	69.79
					Total :	**4,926.85**
141562	3/22/2012	88076 CIVIC STONE, INC	2012-19		CONSULTING SERVICES	
					CONSULTING SERVICES	
					247-1902-2710	4,161.65
			2012-20		CONSULTANT TO PROVIDE SERVICES	
				2012-000432	CONSULTANT TO PROVIDE SERVICES	
					247-1912-2710	2,645.00
					Total :	**6,806.65**
141563	3/22/2012	87191 CLEAN STREAK CARWASH LLC	81957		REFUND CLOSED REFUSE ACCT	
					REFUND CLOSED REFUSE ACCT	
					571-0835	18.86
					Total :	**18.86**
141564	3/22/2012	87829 COBRA 28 #2 LP	98626		REFUND 253 S INEZ ST	
					REFUND 253 S INEZ ST	
					571-0835	216.13
					Total :	**216.13**
141565	3/22/2012	89708 COLONIAL LIFE	Ben308986		COLONIAL ACCIDENT: Payment	
					COLONIAL ACCIDENT: Payment	
					750-2188	186.78
					COLONIAL CRITICAL ILLNESS: Paymen	
					750-2188	183.84
					COLONIAL DISABILITY: Payment	
					750-2188	508.36
					COLONIAL TERM LIFE: Payment	
					750-2188	516.50

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
141565	3/22/2012	89708	89708 COLONIAL LIFE	(Continued)		**Total :**	**1,395.48**
141566	3/22/2012	74606	COMMUNICATION WORKERS OF AMER	Ben308998		CWA UNION DUES: Payment	
						CWA UNION DUES: Payment	
						750-2168	669.54
						Total :	**669.54**
141567	3/22/2012	73994	COMMUNITY PANTRY	2A		CDBG REIMBURSEMENT	
						CDBG REIMBURSEMENT	
						240-3970-2400	569.17
				2B		CDBG REIMBURSEMENT	
						CDBG REIMBURSEMENT	
						240-3970-2710	2,430.34
						Total :	**2,999.51**
141568	3/22/2012	71881	COMPUTER SERVICE COMPANY	1604-1636		FOR TRAFFIC SIGNAL MAINTENANCE~	
					2012-000404	FOR TRAFFIC SIGNAL MAINTENANCE~	
						221-4200-2400	4,937.78
				3842-92		FOR TRAFFIC SIGNAL MAINTENANCE~	
					2012-000404	FOR TRAFFIC SIGNAL MAINTENANCE~	
						221-4200-2400	2,299.52
						Total :	**7,237.30**
141569	3/22/2012	19025	CONSOLIDATED ELECTRICAL DI INC	481853		ELECTRICAL PARTS	
						ELECTRICAL PARTS	
						685-4560-2450	25.44
						Total :	**25.44**
141570	3/22/2012	88979	COST CONTROL ASSOCIATES INC	006467		UTILITY COST SAVINGS ADVISOR	
						UTILITY COST SAVINGS ADVISOR	
						571-9000-2100	329.19
						Total :	**329.19**
141571	3/22/2012	61765	COUNSELING TEAM INTERNATIONAL, THE	18542		EMPLOYEE SUPPORT SERVICES FOR	
					2012-000317	EMPLOYEE SUPPORT SERVICES FOR	
						681-2350-2710	720.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141571	3/22/2012	61765 61765 COUNSELING TEAM INTERNATIONAL, TH (Continued)			Total :	720.00
141572	3/22/2012	19062 CRAFCO INC	419877		BULK ASPHALT	
					BULK ASPHALT	
					221-4200-2450	4,333.88
					Total :	4,333.88
141573	3/22/2012	77879 CROP PRODUCTION SERVICES INC	240458		LANDSCAPE MATERIALS	
					LANDSCAPE MATERIALS	
					110-4250-2450	414.46
			241123		LANDSCAPE MATERIALS	
					LANDSCAPE MATERIALS	
					228-8265-2450	625.00
					Total :	1,039.46
141574	3/22/2012	19092 CURRY COPY CENTER	8731		PRINTING SERVICES	
					PRINTING SERVICES	
					291-1926-2250	31.90
					Total :	31.90
141575	3/22/2012	76608 CUSTOM SERVICE SYSTEMS	40906		JANITORIAL SERVICE	
					JANITORIAL SERVICE	
					685-4560-2400	250.00
					Total :	250.00
141576	3/22/2012	82747 D & B INDUSTRIAL SAFETY SP LLC	18619		SAFETY SUPPLIES	
					SAFETY SUPPLIES	
					110-3200-2450	91.14
			18641		SAFETY SUPPLIES	
					SAFETY SUPPLIES	
					110-3200-2450	73.52
					Total :	164.66
141577	3/22/2012	90907 DAVIS, RUTH	6740		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	101.32

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141577	3/22/2012	90907 90907 DAVIS, RUTH	(Continued)		**Total :**	**101.32**
141578	3/22/2012	90880 DAVIS, TUNDRA	95897		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	49.71
					Total :	**49.71**
141579	3/22/2012	69332 DESERT SAFE	689240		KEYS/REPAIR	
					KEYS/REPAIR	
					254-4650-2850	13.64
					Total :	**13.64**
141580	3/22/2012	90881 DEVICK, DAVE	87377		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	260.71
					Total :	**260.71**
141581	3/22/2012	19810 DEWEY PEST CONTROL	1035222		PEST & TERMITE CONTROL	
					PEST & TERMITE CONTROL	
					685-4560-2400	50.00
			1063906		PEST & TERMITE CONTROL	
					PEST & TERMITE CONTROL	
					685-4560-2400	75.00
			143175		PEST & TERMITE CONTROL	
					PEST & TERMITE CONTROL	
					685-4560-2400	58.00
			172790		PEST & TERMITE CONTROL	
					PEST & TERMITE CONTROL	
					685-4560-2400	36.00
			172793		PEST & TERMITE CONTROL	
					PEST & TERMITE CONTROL	
					685-4560-2400	68.00
			608140		PEST & TERMITE CONTROL	
					PEST & TERMITE CONTROL	
					685-4560-2400	55.00
			729644		PEST & TERMITE CONTROL	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141581	3/22/2012	19810 DEWEY PEST CONTROL	(Continued)			
					PEST & TERMITE CONTROL	
					685-4560-2400	120.00
					Total :	**462.00**
141582	3/22/2012	71087 DOUBLETREE HOTEL	REQ 03-12		LODGING,HESS,SLI,4/2-4	
					LODGING,HESS,SLI,4/2-4	
					236-3163-2560	310.24
					Total :	**310.24**
141583	3/22/2012	71087 DOUBLETREE HOTEL	REQ 03/12		LODGING,HESS,SLI,4/30-5/2	
					LODGING,HESS,SLI,4/30-5/2	
					236-3163-2560	310.24
					Total :	**310.24**
141584	3/22/2012	71087 DOUBLETREE HOTEL	REQ 03/12		LODGING,QUIN,SLI,4/12-14	
					LODGING,QUIN,SLI,4/12-14	
					236-3167-2560	286.24
					Total :	**286.24**
141585	3/22/2012	78286 DOUGLAS, JOSIAH	TRAVEL		ADVANCE,DET,UNIVERSAL,4/23-26	
					ADVANCE,DET,UNIVERSAL,4/23-26	
					236-3163-2560	200.00
					Total :	**200.00**
141586	3/22/2012	73523 DR DETAIL	03/09/12		CAR DETAILING	
					CAR DETAILING	
					254-4650-2450	100.00
			03/10/12		CAR DETAILING	
					CAR DETAILING	
					221-4200-2450	100.00
					Total :	**200.00**
141587	3/22/2012	13570 E S BABCOCK & SONS, INC	BB22551-0142		WATER TESTING	
					WATER TESTING	
					571-9000-2720	315.00
			BC20238-0142		WATER TESTING	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141587	3/22/2012	13570 E S BABCOCK & SONS, INC	(Continued)			
					WATER TESTING	
					571-9000-2720	495.00
			BC20816-0142		WATER TESTING	
					WATER TESTING	
					571-9000-2720	370.00
					Total :	**1,180.00**
141589	3/22/2012	23010 EASTERN MUNICIPAL WATER DIST, CITY WAT	100118-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	141.39
			104740-01		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					110-4250-2100	394.41
			10783-01		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2100	52.65
			147104-04		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	348.98
			15535-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	360.60
			176989-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8265-2100	707.02
			176990-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8265-2100	964.09
			178433-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8267-2100	19.09
			179435-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8266-2100	616.79
			181067-02		CITY OF HEMET WATER ACCOUNTS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141589	3/22/2012	23010 EASTERN MUNICIPAL WATER DIST, CITY WAT	(Continued)			
					CITY OF HEMET WATER ACCOUNTS	
					228-8268-2100	105.36
			187218-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8270-2100	207.46
			18985-23		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2100	34.80
			190886-01		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2100	34.80
			196114-01		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	219.56
			199094-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8278-2100	48.97
			19953-23		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2100	165.04
			203624-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8276-2100	664.91
			204014-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8279-2100	215.18
			205125-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2100	972.53
			205126-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2100	2,182.20
			205127-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2100	624.15

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141589	3/22/2012	23010 EASTERN MUNICIPAL WATER DIST, CITY WAT	(Continued)			
			208622-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8272-2100	11.07
			216449-04		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8271-2100	229.31
			224627-03		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8292-2100	488.09
			226022-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8285-2100	41.49
			226309-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					228-8292-2100	521.04
			24239-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	193.45
			24241-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	230.28
			24592-01		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	10.03
			85218-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	58.19
			89861-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	91.47
			91095-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	218.95
			91612-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141589	3/22/2012	23010 EASTERN MUNICIPAL WATER DIST, CITY WAT	(Continued)			
					225-8250-2100	117.94
			92777-02		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					225-8250-2100	22.40
			95304-01		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					685-4560-2100	19.20
					Total :	**11,332.89**
141590	3/22/2012	75913 ELITE FIRE PROTECTION INC	33962		EXTINGUISHER SERVICE	
					EXTINGUISHER SERVICE	
					110-3200-2450	90.00
					Total :	**90.00**
141591	3/22/2012	69095 EMERGENCY MEDICAL PRODUCTS,INC	1443168		FIRST AID SUPPLIES	
					FIRST AID SUPPLIES	
					110-3200-2700	102.09
					Total :	**102.09**
141592	3/22/2012	52875 ENTERPRISE MEDIA	100152903		LEGAL ADS	
					LEGAL ADS	
					247-1912-2710	112.50
					LEGAL ADS	
					247-1901-2710	112.50
					Total :	**225.00**
141593	3/22/2012	71274 EVANSON, LEE	APR 2012		PYMT IN LIEU OF CONTR MEDICAL INS	
					PYMT IN LIEU OF CONTR MEDICAL INS	
					689-2150-2400	261.67
					Total :	**261.67**
141594	3/22/2012	65259 EXCEED, BULK MAILING	15133		BULK MAILING/WATER BILLS	
					BULK MAILING/WATER BILLS	
					254-4600-2255	48.70
					BULK MAILING/WATER BILLS	
					254-4650-2255	48.70

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141594	3/22/2012	65259 EXCEED, BULK MAILING	(Continued)			
					BULK MAILING/WATER BILLS	
					571-9000-2255	124.51
			15134		BULK MAILING/WATER BILLS	
					BULK MAILING/WATER BILLS	
					254-4600-2255	8.50
					BULK MAILING/WATER BILLS	
					254-4650-2255	8.50
					BULK MAILING/WATER BILLS	
					571-9000-2255	21.72
			15135		BULK MAILING/WATER BILLS	
					BULK MAILING/WATER BILLS	
					254-4600-2255	10.89
					BULK MAILING/WATER BILLS	
					254-4650-2255	10.89
					BULK MAILING/WATER BILLS	
					571-9000-2255	27.82
			15138		BULK MAILING/WATER BILLS	
					BULK MAILING/WATER BILLS	
					254-4600-2255	36.07
					BULK MAILING/WATER BILLS	
					254-4650-2255	36.07
					BULK MAILING/WATER BILLS	
					571-9000-2255	92.19
					Total :	**474.56**
141595	3/22/2012	82121 F M LOCK & KEY INC	72047		LOCK AND KEYS	
					LOCK AND KEYS	
					221-4200-2450	17.78
					Total :	**17.78**
141596	3/22/2012	73590 FAIR HOUSING COUNCIL OF RIV CO	8		2011/2012 FAIR HOUSING SERVICES~	
				2012-000264	2011/2012 FAIR HOUSING SERVICES~	
					291-1925-2710	1,633.59
					Total :	**1,633.59**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141597	3/22/2012	88502 FAS AHM UTILITIES LLC	98562		REFUND 850 VAL MONTE	
					REFUND 850 VAL MONTE	
					571-0835	11.60
					Total :	**11.60**
141598	3/22/2012	78950 FECHNER, PAMELA	APR 2012		PYMT IN LIEU OF MEDICAL INS	
					PYMT IN LIEU OF MEDICAL INS	
					689-2150-2400	953.81
					Total :	**953.81**
141599	3/22/2012	72447 FEDEX	7-816-27811		EXPRESS MAIL SERVICE	
					EXPRESS MAIL SERVICE	
					120-1700-2250	8.99
					Total :	**8.99**
141600	3/22/2012	74893 FERNANDEZ - STAPLES, IDA	APR 2012		PYMT IN LIEU OF CONTR MEDICAL INS	
					PYMT IN LIEU OF CONTR MEDICAL INS	
					689-2150-2400	161.82
					Total :	**161.82**
141601	3/22/2012	90910 FERRELL, JAMES	REQ 03/12		REFUND BUS LIC # 24661	
					REFUND BUS LIC # 24661	
					110-0160	40.00
					Total :	**40.00**
141602	3/22/2012	69102 FIRE CONDIMENT FUND	Ben308992		FIRE CONDIMENT FUND: Payment	
					FIRE CONDIMENT FUND: Payment	
					750-2173	1,125.00
					Total :	**1,125.00**
141603	3/22/2012	89779 FITNESS TRAINING CENTER INC	FEB 2012		ANNUAL EMPLOYEE GYM MEMBERSH	
				2012-000318	ANNUAL EMPLOYEE GYM MEMBERSH	
					681-2350-2710	99.00
					Total :	**99.00**
141604	3/22/2012	90821 G T E/VERIZON	10484		REFUND CLOSED REFUSE ACCT	
					REFUND CLOSED REFUSE ACCT	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141604	3/22/2012	90821 G T E/VERIZON	(Continued)			
					571-0835	1,654.42
					Total :	**1,654.42**
141605	3/22/2012	80767 GARDA CL WEST, INC	178-329712		ARMORED TRANSPORT	
					ARMORED TRANSPORT	
					140-0410	351.05
					Total :	**351.05**
141606	3/22/2012	90911 GENE RUSSELL ENTERPRISES	REQ 03/12		REFUND BUS LIC #32956	
					REFUND BUS LIC #32956	
					110-0160	40.00
					Total :	**40.00**
141607	3/22/2012	77842 GIGANDET, VINCENT	APR 2012		PAYMENT IN LIEU OF MEDICAL INS	
					PAYMENT IN LIEU OF MEDICAL INS	
					689-2150-2400	649.03
					Total :	**649.03**
141608	3/22/2012	69442 GILLESPIE REPORTING & DOC, INC	21172		COURT REPORTING (MINUTES) SERVI	
				2012-000008	COURT REPORTING (MINUTES) SERVI	
					120-1700-2710	725.00
					Total :	**725.00**
141609	3/22/2012	74479 GLENN, JOE	APR 2012		PYMT IN LIEU OF CONTR MEDICAL INS	
					PYMT IN LIEU OF CONTR MEDICAL INS	
					689-2150-2400	555.04
					Total :	**555.04**
141610	3/22/2012	69236 GOAR, M H	634		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					571-9000-2450	30.00
			635		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			636		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141610	3/22/2012	69236 GOAR, M H	(Continued)			
					225-8250-2710	30.00
			637		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			638		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			639		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			640		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			641		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			642		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			643		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			644		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	30.00
			645		BACKFLOW TESTING AND REPAIR	
					BACKFLOW TESTING AND REPAIR	
					225-8250-2710	220.00
					Total :	**550.00**
141611	3/22/2012	90574 GOBER, JON	84725*		Refund closed utiilty acct, replaces	
					Refund closed utiilty acct, replaces	
					571-0835	52.45
					Total :	**52.45**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141612	3/22/2012	90882 GOMEZ, CHELSEA/ARMANDO	97323		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	223.96
					Total :	**223.96**
141613	3/22/2012	74737 GOSCH FORD	115258		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	180.16
			115407		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	29.48
			115453		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	4.48
			115457		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	245.12
			115504		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	15.19
			115631		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	31.60
			115640		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	60.80
			115678		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	70.98
			115706		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	123.77
			115708		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	23.27
			115719		PARTS/SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141613	3/22/2012	74737 GOSCH FORD	(Continued)			
					PARTS/SUPPLIES	
					684-4550-2350	11.63
			115779		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	345.23
			115791		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	65.61
			115799		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	146.84
			115868		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	64.64
					Total :	**1,418.80**
141614	3/22/2012	90629 GRACE, ELIZABETH	REQ 03/14		REIMB MILEAGE,CAPPO,RIV,3/12	
					REIMB MILEAGE,CAPPO,RIV,3/12	
					100-1400-2560	13.87
					Total :	**13.87**
141615	3/22/2012	90883 GRANADOS, ERICA	94923		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	78.56
					Total :	**78.56**
141616	3/22/2012	84134 GROUPLINK CORP	2012-02-01-17337		EVERYTHING HELP DESK - UPGRADE	
				2012-000506	EVERYTHING HELP DESK - UPGRADE	
					680-1930-2450	2,197.80
					Total :	**2,197.80**
141617	3/22/2012	77258 H D SUPPLY WATERWORKS LTD	4418968		UNDERGROUND WATER WORKS	
					UNDERGROUND WATER WORKS	
					571-9000-2450	1,738.10
			4437238		UNDERGROUND WATER WORKS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141617	3/22/2012	77258 H D SUPPLY WATERWORKS LTD	(Continued)			
					UNDERGROUND WATER WORKS	
					571-9000-2450	33.97
			4453711		UNDERGROUND WATER WORKS	
					UNDERGROUND WATER WORKS	
					571-9000-2450	156.24
			4490566		UNDERGROUND WATER WORKS	
					UNDERGROUND WATER WORKS	
					571-9000-2450	2,133.45
			4490587		UNDERGROUND WATER WORKS	
					UNDERGROUND WATER WORKS	
					571-9000-2450	2,133.45
			4490589		UNDERGROUND WATER WORKS	
					UNDERGROUND WATER WORKS	
					571-9000-2450	1,377.56
					Total :	**7,572.77**
141618	3/22/2012	89842 HALL, CHRISTINE	Ben309020		wage assignment: Payment	
					wage assignment: Payment	
					750-2174	540.50
					Total :	**540.50**
141619	3/22/2012	75359 HALTOM, LYNETTE	APR 2012		PYMT IN LIEU OF CONTR MEDICAL INS	
					PYMT IN LIEU OF CONTR MEDICAL INS	
					689-2150-2400	740.00
					Total :	**740.00**
141620	3/22/2012	88517 HAMILTON AUTO REPAIR, INC	35031		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
			35042		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
			35047		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141620	3/22/2012	88517 HAMILTON AUTO REPAIR, INC	(Continued)			
			35052		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
			35053		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
			35080		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
			35081		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
			35084		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
			35108		EMISSION TESTING	
					EMISSION TESTING	
					684-4550-2350	39.75
					Total :	**357.75**
141621	3/22/2012	79661 HAMPTON, MARILYN	APR 2012		PYMT IN LIEU OF CONTR MEDICAL INS	
					PYMT IN LIEU OF CONTR MEDICAL INS	
					689-2150-2400	664.00
					Total :	**664.00**
141622	3/22/2012	90407 HARDY & HARPER INC	38989		LYON AVE ST. REHABILITATION, CIP #:	
				2012-000406	LYON AVE ST. REHABILITATION, CIP #:	
					329-5562-5500	531,839.00
					RETENTION	
					329-2015	-53,183.90
					Total :	**478,655.10**
141623	3/22/2012	90884 HARTMAN, JOHNNY/BRENDA	84637		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	104.77

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141623	3/22/2012	90884 90884 HARTMAN, JOHNNY/BRENDA	(Continued)		**Total :**	**104.77**
141624	3/22/2012	81246 HART'S AUTO SUPPLY	32305		AUTO PARTS	
					AUTO PARTS	
					684-4550-2350	602.38
					Total :	**602.38**
141625	3/22/2012	29850 HEMET FENCE CO	2071		FENCE INSTALLATION FISHER/THORN	
					FENCE INSTALLATION FISHER/THORN	
					254-4650-2450	1,455.00
			2082		300' X 6' NEW CHAIN LINK FENCING WI	
				2012-000474	300' x 6' NEW CHAIN LINK FENCING WI	
					110-3100-2801	3,660.00
				2012-000474	930' OF BARB WIRE AND RAZOR WIRE	
					110-3100-2801	3,295.00
				2012-000474	REPAIR HOLES IN EXISTING CHAINE L	
					110-3100-2801	350.00
					Total :	**8,760.00**
141626	3/22/2012	69103 HEMET FIREFIGHTER ASSOC	Ben308994		HEMET FIRE FIGHTER ASSOC: Paymer	
					HEMET FIRE FIGHTER ASSOC: Paymer	
					750-2160	7,558.54
					Total :	**7,558.54**
141627	3/22/2012	29915 HEMET INDUSTRIAL SUPPLY	37948		MISCELLANEOUS HARDWARE	
					MISCELLANEOUS HARDWARE	
					110-4250-2450	4.91
			37962		MISCELLANEOUS HARDWARE	
					MISCELLANEOUS HARDWARE	
					110-4250-2450	16.16
					Total :	**21.07**
141628	3/22/2012	70906 HEMET PUBLIC SAFETY MGMT ASSOC	Ben308982		POLICE MANAGEMENT UNION: Paymer	
					POLICE MANAGEMENT UNION: Paymer	
					750-2167	622.00
					Total :	**622.00**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141629	3/22/2012	30358 HEMET RUBBER STAMP	102293		RUBBER STAMPS/LETTERINGS/	
					RUBBER STAMPS/LETTERINGS/	
					110-3100-2253	17.24
			102304		RUBBER STAMPS/LETTERINGS/	
					RUBBER STAMPS/LETTERINGS/	
					100-1400-2250	25.86
					Total :	**43.10**
141630	3/22/2012	69934 HEMET TRUE VALUE HARDWARE	70095		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					221-4200-2850	21.53
			70138		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					254-4650-2850	20.90
					Total :	**42.43**
141631	3/22/2012	30606 HEMET VALLEY MEDICAL CENTER	71335		RETURN EVENT DEPOSIT, 12/3/11	
					RETURN EVENT DEPOSIT, 12/3/11	
					110-2049	300.00
					Total :	**300.00**
141632	3/22/2012	30607 HEMET VALLEY PIPE & SUPPLY	141777		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					225-8250-2450	1,066.41
			142174		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					225-8250-2450	630.18
			142220		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					110-4250-2450	284.65
			142258		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					225-8250-2450	310.96
			142407		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					684-4550-2350	24.17

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141632	3/22/2012	30607 HEMET VALLEY PIPE & SUPPLY	(Continued)			
			142445		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					228-8268-2450	291.36
					IRRIGATION SUPPLIES	
					225-8250-2450	563.27
					IRRIGATION SUPPLIES	
					228-8266-2450	69.30
			142550		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					225-8250-2450	105.08
			142652		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					225-8250-2450	285.88
			142678		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					685-4560-2450	63.85
			142986		IRRIGATION SUPPLIES	
					IRRIGATION SUPPLIES	
					685-4560-2450	26.25
					Total :	**3,721.36**
141633	3/22/2012	30608 HEMET VALLEY TOOL	69564		SMALL TOOL SERVICE	
					SMALL TOOL SERVICE	
					684-4550-2350	53.71
			69603		SMALL TOOL SERVICE	
					SMALL TOOL SERVICE	
					221-4200-2850	103.02
					Total :	**156.73**
141634	3/22/2012	69107 HEMET, CITY OF	Ben309012		COMPUTER DEDUCTION: Payment	
					COMPUTER DEDUCTION: Payment	
					750-2171	1,850.85
					Total :	**1,850.85**
141635	3/22/2012	69345 HEMET, CITY OF (MEDICAL INS)	Ben308980		OGDEN- VISION: Payment	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141635	3/22/2012	69345 HEMET, CITY OF (MEDICAL INS)	(Continued)			
					OGDEN- VISION: Payment	
					750-2150	6,838.00
					OGDEN-DENTAL: Payment	
					750-2150	20,251.00
					Total :	**27,089.00**
141636	3/22/2012	69110 HEMET, CITY OF POLICE ASSOC	Ben308984		POLICE CANCER INSURANCE: Paymen	
					POLICE CANCER INSURANCE: Paymen	
					750-2165	898.48
					POLICE LIFE INSURANCE: Payment	
					750-2165	125.00
					HEMET POLICE ASSOCIATION: Paymer	
					750-2165	3,276.00
					Total :	**4,299.48**
141637	3/22/2012	18626 HEMET, CITY OF WATER	10303		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	34.37
			10304		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	34.37
			10305		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	34.37
			3261		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	213.83
			3287		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					391-8900-2710	79.39
			3288		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	112.73
			3352		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141637	3/22/2012	18626 HEMET, CITY OF WATER	(Continued)			
					685-4560-2100	538.32
			3353		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2100	234.18
			3521		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	62.14
			3627		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	508.46
			45821		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-9000-2100	115.11
			48108		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					228-8274-2100	56.58
			48113		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					228-8274-2100	60.17
			48716		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					228-8274-2100	92.30
			49554		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2100	67.85
			54121		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	56.44
			54122		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	148.66
			54803		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					571-0820	104.34
			89684		DEPARTMENT WATER BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141637	3/22/2012	18626 HEMET, CITY OF WATER	(Continued)			
					DEPARTMENT WATER BILLS	
					225-8250-2100	67.43
			89685		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					225-8250-2100	42.35
					Total :	**2,663.39**
141638	3/22/2012	71518 HERDER, BILL	EDUCAT 02/22		EDUCATIONAL REIMBURSMENT	
					EDUCATIONAL REIMBURSMENT	
					110-3200-1400	166.00
					Total :	**166.00**
141639	3/22/2012	90885 HERNANDEZ, JOHN	87740		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	26.83
					Total :	**26.83**
141640	3/22/2012	80436 HESS, MATTHEW	TRAVEL		ADVANCE,SLI,SACRAMENTO,4/2-4	
					ADVANCE,SLI,SACRAMENTO,4/2-4	
					236-3163-2560	150.00
					Total :	**150.00**
141641	3/22/2012	90886 HINTZ, DEBORAH	88790		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	64.32
					Total :	**64.32**
141642	3/22/2012	73802 HI-TECH SECURITY	012430		ALARM MONITORING	
					ALARM MONITORING	
					685-4560-2400	50.00
					Total :	**50.00**
141643	3/22/2012	74732 HOME DEPOT CREDIT SERVICES	322503959441		BUILDING MATERIAL	
					BUILDING MATERIAL	
					221-4200-2850	230.44
			322503959557		BUILDING MATERIAL	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141643	3/22/2012	74732 HOME DEPOT CREDIT SERVICES	(Continued)			
					BUILDING MATERIAL	
					685-4560-2450	15.24
					Total :	**245.68**
141644	3/22/2012	90908 HUMPHREY, BRANDON	EDUCAT 03/01		EDUCATIONAL PREPAYMENT	
					EDUCATIONAL PREPAYMENT	
					110-3200-1400	495.00
					Total :	**495.00**
141645	3/22/2012	73294 HUNTER MD, JOHN W	17917		MEDICAL SERVICES	
					MEDICAL SERVICES	
					110-3100-1400	115.00
					MEDICAL SERVICES	
					681-2350-2710	165.00
					MEDICAL SERVICES	
					571-9000-1400	50.00
					MEDICAL SERVICES	
					110-3200-1400	200.00
					MEDICAL SERVICES	
					254-4600-1400	50.00
					MEDICAL SERVICES	
					361-7150-1400	150.00
					MEDICAL SERVICES	
					225-8250-1400	50.00
					MEDICAL SERVICES	
					221-4200-1400	50.00
					Total :	**830.00**
141646	3/22/2012	82802 HUTCHISON, TY	EDUCAT 02/19		EDUCATIONAL REIMBURSEMENT	
					EDUCATIONAL REIMBURSEMENT	
					110-3200-1400	134.00
					Total :	**134.00**
141647	3/22/2012	86242 I P C USA, INC	136576		ULTRA LOW SULFUR DIESEL FOR CIVI	
				2012-000476	ULTRA LOW SULFUR DIESEL FOR CIVI	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141647	3/22/2012	86242 I P C USA, INC	(Continued)			
					684-1296	6,131.95
					FUEL	
					684-1296	237.44
			136577		ULTRA LOW SULFUR DIESEL FOR CIVI	
				2012-000476	ULTRA LOW SULFUR DIESEL FOR COF	
					684-1296	7,823.38
					FUEL	
					684-1296	305.61
					Total :	**14,498.38**
141648	3/22/2012	32981 ICMA RETIREMENT TRUST M & T BK	Ben309010		DEFERRED COMP MGMT: Payment	
					DEFERRED COMP MGMT: Payment	
					750-2135	3,177.59
					DEFERRED COMP: Payment	
					750-2135	7,945.39
					DEFERRED COMP PART TIME: Paymen	
					750-2135	577.15
					DEFERRED COMP RETIREE MED: Payr	
					750-2135	5,600.00
					Total :	**17,300.13**
141649	3/22/2012	69877 INLAND CHEVROLET INC	508400		VEHICLE PARTS AND SERVICE	
					VEHICLE PARTS AND SERVICE	
					684-4550-2350	90.67
					Total :	**90.67**
141650	3/22/2012	77555 INTERINSURANCE EXCHANGE OF THE	010506036		FULL & FINAL SETTLEMENT,8/25/11	
					FULL & FINAL SETTLEMENT,8/25/11	
					683-2200-2722	8,893.42
					Total :	**8,893.42**
141651	3/22/2012	33881 INTERSTATE BATTERY SYSTEM, INC	33122636		VEHICLE BATTERIES	
					VEHICLE BATTERIES	
					684-4550-2350	393.67
					Total :	**393.67**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141652	3/22/2012	90887 IRWIN, RALPH	98046		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	190.96
					Total :	**190.96**
141653	3/22/2012	90392 J & M ENVIRONMENTAL CONTROL GR	22578		HAZARD ASSESSMENT SERVICES	
					HAZARD ASSESSMENT SERVICES	
					247-1914-5100	350.00
					Total :	**350.00**
141654	3/22/2012	80484 JOHN COBB INC	03/12/12		107 MAYBERRY	
					107 MAYBERRY	
					247-1904-2710	5,700.00
					Total :	**5,700.00**
141655	3/22/2012	37290 K M E FIRE APPARATUS	516299		FIRE TRUCK PARTS	
					FIRE TRUCK PARTS	
					684-4550-2350	403.72
			516425		FIRE TRUCK PARTS	
					FIRE TRUCK PARTS	
					684-4550-2350	293.84
			516442		FIRE TRUCK PARTS	
					FIRE TRUCK PARTS	
					684-4550-2350	56.04
			516451		FIRE TRUCK PARTS	
					FIRE TRUCK PARTS	
					684-4550-2350	569.56
					Total :	**1,323.16**
141656	3/22/2012	36951 KAISER FOUNDATION HEALTH PLAN	Ben308988		KAISER PERMANENTE 2292-00: Payme	
					KAISER PERMANENTE 2292-00: Payme	
					750-2156	93,111.76
					MEDICAL INS/ ACTIVE EMPLOYEES	
					750-2156	236.60
					MEDICAL INS/ ACTIVE EMPLOYEES	
					110-6100-1400	1,663.64

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141656	3/22/2012	36951 KAISER FOUNDATION HEALTH PLAN	(Continued)			
					MEDICAL INS/ ACTIVE EMPLOYEES	
					254-4600-1400	2,850.36
					MEDICAL INS/ ACTIVE EMPLOYEES	
					110-3200-1400	950.12
					Total :	**98,812.48**
141657	3/22/2012	84865 KAISER FOUNDATION HEALTH PLAN	0006062360		INSURANCE PREM-LUNA	
					INSURANCE PREM-LUNA	
					689-2150-2400	510.32
					Total :	**510.32**
141658	3/22/2012	85881 KAISER FOUNDATION HEALTH PLAN	APR 2012		MEDICAL INS/RETIREES	
					MEDICAL INS/RETIREES	
					750-2156	1,811.90
					MEDICAL INS/RETIREES	
					689-2150-2400	37,205.39
					Total :	**39,017.29**
141659	3/22/2012	90912 KAMRAN AND COMPANY INC	REQ 03/12		REFUND DUPLICATE BUS LIC 36986	
					REFUND DUPLICATE BUS LIC 36986	
					110-0160	60.00
					Total :	**60.00**
141660	3/22/2012	89839 KLEINFELDER	750177		PROFESSIONAL SERVICES	
					PROFESSIONAL SERVICES	
					683-2200-2722	296.25
					Total :	**296.25**
141661	3/22/2012	44113 KONE ELEVATORS ESCALATORS	220853323		SIMPSON CENTER LOCATED AT 305	
				2012-000308	LIBRARY LOCATED AT 300 LATHAM AV	
					685-4560-2400	1,980.00
					Total :	**1,980.00**
141662	3/22/2012	60006 KONICA MINOLTA BUSINESS SOLUT	REQ 03/12		REFUND OVERPAYMENT BL # 20905	
					REFUND OVERPAYMENT BL # 20905	
					110-0160	38.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141662	3/22/2012	60006 KONICA MINOLTA BUSINESS SOLUT	(Continued)			
			REQ 03-12		REFUND OVERPAYMENT BL #24937	
					REFUND OVERPAYMENT BL #24937	
					110-0160	38.00
					Total :	**76.00**
141663	3/22/2012	90170 L D M ASSOCIATES INC	3228		NSP ASSESSMENT 416 ELMWOOD	
					NSP ASSESSMENT 416 ELMWOOD	
					247-1914-5100	160.00
					Total :	**160.00**
141664	3/22/2012	76516 L O LYNCH QUALITY WELLS &	8295		~	
				2012-000456	~	
					571-9000-2450	824.00
					RETENTION	
					571-2015	-82.40
					Total :	**741.60**
141665	3/22/2012	71855 LAB SAFETY SUPPLY, INC	1018497789		SAFETY SUPPLIES	
					SAFETY SUPPLIES	
					110-3200-2700	59.48
			1018598256		SAFETY SUPPLIES	
					SAFETY SUPPLIES	
					110-3200-2700	312.48
					Total :	**371.96**
141666	3/22/2012	38761 LAKE HEMET MUNICIPAL WATER DIS, CITY W/	01-01-0084-0		WATER CONSUMPTION	
					WATER CONSUMPTION	
					685-4560-2100	61.68
			01-01-0085-0		DEPARTMENT WATER BILLS	
					DEPARTMENT WATER BILLS	
					685-4560-2100	45.95
			01-05-0344-1		WATER CONSUMPTION	
					WATER CONSUMPTION	
					228-8273-2100	33.78
			01-07-0250-2		WATER CONSUMPTION	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141666	3/22/2012	38761 LAKE HEMET MUNICIPAL WATER DIS, CITY W/	(Continued)			
					WATER CONSUMPTION	
					225-8250-2100	70.66
			02-01-0078-11		WATER CONSUMPTION	
					WATER CONSUMPTION	
					291-1925-2400	215.13
			02-01-0090-8		WATER CONSUMPTION	
					WATER CONSUMPTION	
					291-1925-2400	205.72
			05-02-0102T-1		WATER CONSUMPTION	
					WATER CONSUMPTION	
					225-8250-2100	20.99
			05-06-0041-0		WATER CONSUMPTION	
					WATER CONSUMPTION	
					110-4250-2100	378.69
					Total :	**1,032.60**
141667	3/22/2012	69324 LOCAL GOVERNMENT COMMISSION	15079-M		ANNUAL DUES	
					ANNUAL DUES	
					120-1700-2220	75.00
					Total :	**75.00**
141668	3/22/2012	88943 LONG, GLORIA	Ben309024		WAGE ASSIGNMENT: Payment	
					WAGE ASSIGNMENT: Payment	
					750-2174	507.69
					Total :	**507.69**
141669	3/22/2012	82468 LOWE'S OF HEMET STORE #1556	98006176451		BUILDING SUPPLIES	
					BUILDING SUPPLIES	
					110-3100-2801	68.55
			98006176469		BUILDING SUPPLIES	
					BUILDING SUPPLIES	
					254-4600-2450	8.67
					BUILDING SUPPLIES	
					221-4200-2450	30.05
					BUILDING SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141669	3/22/2012	82468 LOWE'S OF HEMET STORE #1556	(Continued)			
					221-4200-2850	103.89
					BUILDING SUPPLIES	
					685-4560-2450	29.46
					Total :	**240.62**
141670	3/22/2012	69903 MARIN, COUNTY OF	5140		ANNUAL MEMBERSHIP	
					ANNUAL MEMBERSHIP	
					228-8250-2710	1,200.00
					ANNUAL MEMBERSHIP	
					227-8250-2710	1,200.00
					Total :	**2,400.00**
141671	3/22/2012	79674 MATHESON TRI-GAS, INC	04225005		INDUSTRIAL GAS AS NEEDED THROU(	
				2011-000552	INDUSTRIAL GAS AS NEEDED THROU(	
					110-3200-2452	62.50
			04225006		INDUSTRIAL GAS AS NEEDED THROU(	
				2011-000552	INDUSTRIAL GAS AS NEEDED THROU(	
					110-3200-2452	51.70
			04225007		INDUSTRIAL GAS AS NEEDED THROU(	
				2011-000552	INDUSTRIAL GAS AS NEEDED THROU(	
					110-3200-2452	40.90
			04225008		INDUSTRIAL GAS AS NEEDED THROU(	
				2011-000552	INDUSTRIAL GAS AS NEEDED THROU(	
					110-3200-2452	46.30
					Total :	**201.40**
141672	3/22/2012	86614 MENDEZ, DEMETRIO/LAURA	97978		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	155.67
					Total :	**155.67**
141673	3/22/2012	90888 MENDOZA, CHRISTOPHER	95720		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	58.61
					Total :	**58.61**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141674	3/22/2012	85849 MERIT OIL CO	163217		UNLEADED FUEL FOR CIVIC CENTER /	
				2012-000477	UNLEADED FUEL FOR CIVIC CENTER /	
					684-1291	31,686.51
					FUEL/OIL	
					684-1291	-0.08
			163218		UNLEADED FUEL FOR CORP YARD AT	
				2012-000477	UNLEADED FUEL FOR CORP YARD AT	
					684-1291	23,286.54
					FUEL/OIL	
					684-1291	5.35
					Total :	**54,978.32**
141675	3/22/2012	90889 MERRILL, ROARK	89557		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	363.57
					Total :	**363.57**
141676	3/22/2012	90868 MIDTRONICS INC	359698		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2850	111.93
					Total :	**111.93**
141677	3/22/2012	89750 MONTES, YADIRA	Ben309022		WAGE ASSIGNMENT: Payment	
					WAGE ASSIGNMENT: Payment	
					750-2174	222.46
					Total :	**222.46**
141678	3/22/2012	90890 MOORE, YOLANDA	97375		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	20.69
					Total :	**20.69**
141679	3/22/2012	90891 MORGAN, DON L/RITA M	4882		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	112.25
					Total :	**112.25**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141680	3/22/2012	90892 MUNOZ, ARTURO	48524		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	138.17
					Total :	**138.17**
141681	3/22/2012	44575 MUZAK LLC	241750		MUSIC SYSTEM CITY HALL/YARD	
					MUSIC SYSTEM CITY HALL/YARD	
					685-4560-2400	77.94
			242056		MUSIC SYSTEM CITY HALL/YARD	
					MUSIC SYSTEM CITY HALL/YARD	
					685-4560-2400	53.45
					Total :	**131.39**
141682	3/22/2012	90893 MUZQUIZ, ANABEL	50726		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	169.78
					Total :	**169.78**
141685	3/22/2012	60450 NAPA AUTO PARTS	304048		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	2.37
			304252		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	49.31
			304279		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	-228.41
			304699		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					110-3200-2450	14.87
			305150		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	22.36
			305182		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	29.62

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141685	3/22/2012	60450 NAPA AUTO PARTS	(Continued)			
			305402		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	167.09
			305427		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	22.30
			305479		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	19.78
			305495		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	467.34
			305512		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	36.61
			305578		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	37.11
			305617		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	13.50
			305630		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	8.74
			305689		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	33.82
			305715		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	39.95
			305865		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	65.29
			305886		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141685	3/22/2012	60450 NAPA AUTO PARTS	(Continued)			
					684-4550-2350	287.53
			306167		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	19.27
			306178		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					254-4600-2450	141.89
			306190		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					254-4650-2850	28.87
			306586		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	-18.53
			306980		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	232.55
			306996		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					225-8250-2450	6.96
			307010		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	100.18
			307011		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	100.18
			307133		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	7.26
			307186		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					221-4200-2450	30.28
			307330		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	11.59
			307345		AUTO PARTS & SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141685	3/22/2012	60450 NAPA AUTO PARTS	(Continued)			
					AUTO PARTS & SUPPLIES	
					684-4550-2350	15.16
			307414		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	460.75
			307462		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	212.46
			307489		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	23.21
			307500		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					254-4600-2450	92.34
			307518		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	40.11
			307526		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	14.45
			307563		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	-188.64
			307634		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	147.81
			307655		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	23.21
			307754		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	16.39
			307800		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	9.89

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141685	3/22/2012	60450 NAPA AUTO PARTS	(Continued)			
			307813		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	12.53
			307991		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	26.27
			308358		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	39.59
			308445		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	24.27
			309093		AUTO PARTS & SUPPLIES	
					AUTO PARTS & SUPPLIES	
					684-4550-2350	26.11
					Total :	**2,745.59**
141686	3/22/2012	71641 NATIONWIDE RETIREMENT SOLUTION	Ben309006		DEFERRED COMPENSATION: Payment	
					DEFERRED COMPENSATION: Payment	
					750-2130	5,445.52
					Total :	**5,445.52**
141687	3/22/2012	90894 NETHERLY, EULA	93852		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	77.83
					Total :	**77.83**
141688	3/22/2012	90859 NETWORK INNOVATIONS GOVT SVCS	2020581152		SATELLITE	
					SATELLITE	
					680-3500-2450	75.52
					Total :	**75.52**
141689	3/22/2012	72291 OFFICE DEPOT	601386589001		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3100-2253	124.36

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141689	3/22/2012	72291 72291 OFFICE DEPOT	(Continued)		**Total :**	**124.36**
141690	3/22/2012	69187 OGDEN BENEFITS ADMINISTRATION	APRIL 2012		ADMIN FEES	
					ADMIN FEES	
					689-2150-2710	855.00
					ADMIN FEES	
					682-2150-2710	1,183.50
					Total :	**2,038.50**
141691	3/22/2012	88651 OPENDNS, INC	175977		OPENDNS ENTERPRISE ANNUAL SUBS	
				2012-000436	OpenDNS ENTERPRISE ANNUAL SUBS	
					680-1930-2450	3,630.00
					Total :	**3,630.00**
141692	3/22/2012	90913 OU, JOYCE	94-000451-00		REFUND REFUSE SERVICE LEVEL	
					REFUND REFUSE SERVICE LEVEL	
					553-0659	120.60
					Total :	**120.60**
141693	3/22/2012	30380 OVERNIGHT INDUSTRIAL SUPPLY	58481		JANITORIAL SUPPLIES	
					JANITORIAL SUPPLIES	
					685-4560-2450	810.82
			58482		JANITORIAL SUPPLIES	
					JANITORIAL SUPPLIES	
					685-4560-2450	702.96
					Total :	**1,513.78**
141694	3/22/2012	70148 P A P A	126942		PESTICIDE APP,CORTESE,SB, 5/17	
					PESTICIDE APP,CORTESE,SB, 5/17	
					110-4250-2560	80.00
					Total :	**80.00**
141695	3/22/2012	73412 PACIFIC ALARM SERVICE	108826		ALARM SERVICE	
					ALARM SERVICE	
					685-4560-2400	192.50
			108829		ALARM SERVICE	
					ALARM SERVICE	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141695	3/22/2012	73412 PACIFIC ALARM SERVICE	(Continued)			
					685-4560-2400	41.50
			108832		ALARM SERVICE	
					ALARM SERVICE	
					685-4560-2400	42.50
			108833		ALARM SERVICE	
					ALARM SERVICE	
					685-4560-2400	63.50
			108834		ALARM SERVICE	
					ALARM SERVICE	
					685-4560-2400	43.50
			108835		ALARM SERVICE	
					ALARM SERVICE	
					685-4560-2400	293.50
			108836		ALARM SERVICE	
					ALARM SERVICE	
					685-4560-2400	20.25
			108838		ALARM SERVICE	
					ALARM SERVICE	
					685-4560-2400	49.50
					Total :	**746.75**
141696	3/22/2012	75903 PERRY, MAX	97342		REFUND 560 S SANTA FE	
					REFUND 560 S SANTA FE	
					571-0835	251.31
					Total :	**251.31**
141697	3/22/2012	77237 PINS & NEEDLES EMBROIDERY	8284		SHIRTS/HATS/PATCHES EMBROIDERY	
					SHIRTS/HATS/PATCHES EMBROIDERY	
					110-3100-2701	153.54
					Total :	**153.54**
141698	3/22/2012	74667 PIONEER PRODUCTS, INC	SI-65913		HOSE AND GEAR CLEANER	
					HOSE AND GEAR CLEANER	
					110-3200-2700	874.60
					Total :	**874.60**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141699	3/22/2012	51796 PIP PRINTING #875	121570		COPYING & PRINTING SERVICE	
					COPYING & PRINTING SERVICE	
					120-1700-2250	107.51
					COPYING & PRINTING SERVICE	
					120-3350-2250	53.57
			121635		COPYING & PRINTING SERVICE	
					COPYING & PRINTING SERVICE	
					683-2200-2725	164.69
			121680		COPYING & PRINTING SERVICE	
					COPYING & PRINTING SERVICE	
					110-3100-2717	7.59
			121717		COPYING & PRINTING SERVICE	
					COPYING & PRINTING SERVICE	
					686-4100-2250	167.44
			121747		COPYING & PRINTING SERVICE	
					COPYING & PRINTING SERVICE	
					110-3100-2717	43.37
			121756		COPYING & PRINTING SERVICE	
					COPYING & PRINTING SERVICE	
					100-1100-2250	717.13
			121776		COPYING & PRINTING SERVICE	
					COPYING & PRINTING SERVICE	
					110-3200-2714	73.59
					Total :	**1,334.89**
141700	3/22/2012	78942 PITETTI, FRANK	REQ 03/08		REIMB MEALS,DUI CKPT,2/24/12	
					REIMB MEALS,DUI CKPT,2/24/12	
					110-3100-2553	29.24
					Total :	**29.24**
141701	3/22/2012	70826 POST AND PARCEL PLUS	79729		PACKAGING/MAILING SERVICE	
					PACKAGING/MAILING SERVICE	
					110-3100-2253	14.05
			80252		PACKAGING/MAILING SERVICE	
					PACKAGING/MAILING SERVICE	
					571-9000-2250	57.64

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141701	3/22/2012	70826 POST AND PARCEL PLUS	(Continued)			
			81721		PACKAGING/MAILING SERVICE	
					PACKAGING/MAILING SERVICE	
					686-4150-2250	14.66
					Total :	**86.35**
141702	3/22/2012	85286 PROFESSIONAL CONSTRUCTION SVCS	4024		~	
				2012-000184	~	
					120-3350-2400	120.00
			4026		~	
				2012-000184	~	
					120-3350-2400	25.00
			4027		~	
				2012-000184	~	
					120-3350-2400	250.00
			4028		~	
				2012-000184	~	
					120-3350-2400	185.00
			4030		BOARD UP/WEED ABATE/CLEANUP	
					BOARD UP/WEED ABATE/CLEANUP	
					247-1901-2710	214.00
					BOARD UP/WEED ABATE/CLEANUP	
					291-1925-2400	571.00
			4031		VENDOR TO CONTINUE BOARD UP/W	
				2012-000184	VENDOR TO CONTINUE BOARD UP/W	
					120-3350-2400	240.00
			4032		WASH & WAX	
				2012-000184	VENDOR TO CONTINUE BOARD UP/W	
					120-3350-2400	475.00
					Total :	**2,080.00**
141703	3/22/2012	53359 PUBLIC EMPLOYEES RETIREMENT SY	Ben309004		PERS SERV CRDT-TAX DEF: Payment	
					PERS SERV CRDT-TAX DEF: Payment	
					750-2120	7,734.43
					EPMC: Payment	
					750-2120	882.44

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141703	3/22/2012	53359 PUBLIC EMPLOYEES RETIREMENT SY	(Continued)			
					PENSION: Payment	
					750-2120	237,704.78
					SURVIVOR BENEFITS-PERS MISC: Pay	
					750-2120	149.73
					SURVIVOR BENEFITS-PERS SAFETY: F	
					750-2120	95.79
					P.E.R.S. PENSION	
					110-3100-1400	196.17
					P.E.R.S. PENSION	
					100-1400-1400	-0.21
					Total :	**246,763.13**
141704	3/22/2012	75917 QUILL CORPORATION	1503322		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-6100-2250	482.06
					Total :	**482.06**
141705	3/22/2012	53916 QUINN, DAVID	TRAVEL		ADVANCE,SLI,SACRAMENTO,4/12-14	
					ADVANCE,SLI,SACRAMENTO,4/12-14	
					236-3163-2560	150.00
					Total :	**150.00**
141706	3/22/2012	89191 R3 CONSULTING GROUP	6873		CONSULTANT TO PROVIDE TRANSITIC	
				2012-000384	CONSULTANT TO PROVIDE TRANSITIC	
					553-4500-2710	6,562.50
					Total :	**6,562.50**
141707	3/22/2012	54290 RAMONA HUMANE SOCIETY	COH022912		PROVIDE ANIMAL CONTROL SERVICES	
				2012-000358	PROVIDE ANIMAL CONTROL SERVICES	
					110-3400-2400	15,427.51
					Total :	**15,427.51**
141708	3/22/2012	76779 RANDOM HOUSE, INC	1083549247		AUDIO BOOKS	
					AUDIO BOOKS	
					363-6100-2226	64.65

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141708	3/22/2012	76779 76779 RANDOM HOUSE, INC	(Continued)		**Total :**	**64.65**
141709	3/22/2012	90754 RAYNOR & ETCHART	50436		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	76.14
					Total :	**76.14**
141710	3/22/2012	70740 RECORDED BOOKS, LLC	74495472		BOOKS	
					BOOKS	
					363-6100-2226	7.49
			74497311		BOOKS	
					BOOKS	
					363-6100-2226	7.49
			74501277		BOOKS	
					BOOKS	
					363-6100-2226	7.49
			74502685		BOOKS	
					BOOKS	
					363-6100-2226	186.64
					Total :	**209.11**
141711	3/22/2012	87048 RELIANCE STANDARD	Ben308990		VOLUNTARY LIFE INSURANCE: Paymer	
					VOLUNTARY LIFE INSURANCE: Paymer	
					750-2187	803.40
					Total :	**803.40**
141712	3/22/2012	87924 REO ACCOUNTING INC	99815		REFUND 949 HILLCREST	
					REFUND 949 HILLCREST	
					571-0835	161.67
					Total :	**161.67**
141713	3/22/2012	76684 RETMIER, SARA	REQ 03/06		REIMB EXPENSES,EDUCODE,LV,2/26-	
					REIMB EXPENSES,EDUCODE,LV,2/26-	
					120-3300-2560	440.83
					Total :	**440.83**
141714	3/22/2012	86716 REVENUE EXPERTS, INC	39431		CITATION PROCESSING	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141714	3/22/2012	86716 REVENUE EXPERTS, INC	(Continued)			
					CITATION PROCESSING	
					120-3350-2710	1,007.57
			40137		CITATION PROCESSING	
					CITATION PROCESSING	
					120-3350-2710	637.00
					Total :	**1,644.57**
141715	3/22/2012	89971 REVIRON REALTY	99085		REFUND 416 ELMWOOD	
					REFUND 416 ELMWOOD	
					571-0835	170.29
			99553		REFUND 2458 SAN PADRE	
					REFUND 2458 SAN PADRE	
					571-0835	203.62
					Total :	**373.91**
141716	3/22/2012	77883 RICOH AMERICAS CORPORATION	414807624		COPIER SUPPLIES	
					COPIER SUPPLIES	
					120-1700-2250	738.30
					Total :	**738.30**
141717	3/22/2012	75335 RIVERSIDE COUNTY SHERIFF	REQ 03/13		TUITION,GOMEZ,FTO,4/17-19	
					TUITION,GOMEZ,FTO,4/17-19	
					110-3100-2563	93.00
					Total :	**93.00**
141718	3/22/2012	86585 RIVERSIDE, COUNTY OF	000906319-8		PROPERTY TAX, LOBO LIEN 233435	
					PROPERTY TAX, LOBO LIEN 233435	
					110-4250-2400	274.77
			465140032-9		PROPERTY TAX	
					PROPERTY TAX	
					110-4250-2400	2,240.28
					Total :	**2,515.05**
141719	3/22/2012	74575 RIVERSIDE, COUNTY OF (TLMA)	TL0000008626		TRAFFIC SIGNAL	
					TRAFFIC SIGNAL	
					221-4200-2400	155.51

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141719	3/22/2012	74575 74575 RIVERSIDE, COUNTY OF (TLMA)	(Continued)		**Total :**	**155.51**
141720	3/22/2012	90895 RODRIGUEZ JR, MOISES/ROSA	95827		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	138.38
					Total :	**138.38**
141721	3/22/2012	88127 ROMAINE ELECTRIC CORP	12-014144		PARTS/SUPPLIES	
					PARTS/SUPPLIES	
					684-4550-2350	180.92
					Total :	**180.92**
141722	3/22/2012	89195 ROWLEY, DONNA	REQ 03/13		REIMB MILEAGE,CRA,ONT,3/7	
					REIMB MILEAGE,CRA,ONT,3/7	
					100-1400-2550	53.84
					Total :	**53.84**
141723	3/22/2012	90896 RUMANSOFF, RUSSELL	99361		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	178.99
					Total :	**178.99**
141724	3/22/2012	70423 RUSH TRUCK CENTER	R1439719		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					684-4550-2350	183.26
			R1439950		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					684-4550-2350	59.22
			R1441956		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					684-4550-2350	108.01
					Total :	**350.49**
141725	3/22/2012	88968 RUSSELL SIGLER INC	RVS12001465		HEATING/AC PARTS & SUPPLIES	
					HEATING/AC PARTS & SUPPLIES	
					685-4560-2450	926.61

Bank code : 001

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
141725	3/22/2012	88968	88968 RUSSELL SIGLER INC	(Continued)		**Total :**	**926.61**
141726	3/22/2012	84090	SAMANO, EVERARDA/JUAN PABLO	88194		REFUND CLOSED UTILITY ACCT	
						REFUND CLOSED UTILITY ACCT	
						571-0835	61.12
						Total :	**61.12**
141727	3/22/2012	86224	SEHI COMPUTER PRODUCTS INC	79753		PARTS/SUPPLIES	
						PARTS/SUPPLIES	
						110-3100-2253	1,088.72
						Total :	**1,088.72**
141728	3/22/2012	70507	SERNA, FRANK	APR 2012		PYMT IN LIEU OF MEDICAL INSURANC	
						PYMT IN LIEU OF MEDICAL INSURANC	
						689-2150-2400	282.00
						Total :	**282.00**
141729	3/22/2012	79460	SHERATON	REQ 03/12		LODGING,DOUGLAS,DET,4/23-26	
						LODGING,DOUGLAS,DET,4/23-26	
						236-3167-2560	580.73
						Total :	**580.73**
141730	3/22/2012	90897	SIGALA, ANGEL	97167		REFUND CLOSED UTILITY ACCT	
						REFUND CLOSED UTILITY ACCT	
						571-0835	68.80
						Total :	**68.80**
141731	3/22/2012	87038	SKOLNICK, DAVID	88798		REFUND CLOSED UTILITY ACCT	
						REFUND CLOSED UTILITY ACCT	
						571-0835	101.20
						Total :	**101.20**
141732	3/22/2012	85416	SLADDEN ENGINEERING	29534		GEOTECHNICAL TESTING FOR COMPA	
					2012-000428	GEOTECHNICAL TESTING FOR COMPA	
						329-5562-2710	2,269.80
						Total :	**2,269.80**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141733	3/22/2012	58450 SMART & FINAL	181794		FOOD & JANITORIAL SUPPLIES	
					FOOD & JANITORIAL SUPPLIES	
					110-3100-2801	113.40
			182602		FOOD & JANITORIAL SUPPLIES	
					FOOD & JANITORIAL SUPPLIES	
					100-1400-2250	143.23
					Total :	**256.63**
141734	3/22/2012	89302 SMILEY TRUST	99549		REFUND CLOSED UTILITY ACCOUNT	
					REFUND CLOSED UTILITY ACCOUNT	
					571-0835	189.11
					Total :	**189.11**
141735	3/22/2012	90899 SMITH, JOHN	98081		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	25.20
					Total :	**25.20**
141736	3/22/2012	88855 SNAP-ON-TOOLS	26377		SMALL TOOLS	
					SMALL TOOLS	
					684-4550-2850	10.78
					Total :	**10.78**
141737	3/22/2012	58695 SNODGRASS, JAMES	100		CERT TRAINING 3/12-16	
					CERT TRAINING 3/12-16	
					232-3220-2560	1,600.00
					Total :	**1,600.00**
141738	3/22/2012	59300 SOCO GROUP, INC, THE	635709		FUEL & OIL	
					FUEL & OIL	
					110-3200-2623	1,330.85
					Total :	**1,330.85**
141739	3/22/2012	76762 SOUTH BAY FOUNDRY INC	122316		FABRICATED STEEL PRODUCTS	
					FABRICATED STEEL PRODUCTS	
					254-4650-2450	193.95

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141739	3/22/2012	76762 76762 SOUTH BAY FOUNDRY INC	(Continued)		Total :	193.95
141740	3/22/2012	71475 SOUTH COAST AQMD	REQ 03/15		PERMIT FEES	
					PERMIT FEES	
					221-4200-2400	6,371.76
					PERMIT FEES	
					571-9000-2400	2,123.92
					PERMIT FEES	
					225-8250-2400	1,061.96
					PERMIT FEES	
					228-8250-2400	1,061.96
					Total :	10,619.60
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	2004613295		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	8.27
					ELECTRIC BILLS	
					221-4200-2100	389.46
			2004613352		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2100	11,796.91
			2012028205		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	157.86
			2012028759		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8260-2100	129.99
			2012028767		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8261-2100	578.74
			2012029070		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	13.17
			2199065228		ELECTRIC BILLS	
					ELECTRIC BILLS	
					254-4650-2100	392.67

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
			2231716911		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	100.15
			2232323212		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	5,714.84
			2232323303		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	23,649.22
			2235086006		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	25.69
			2240096164		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2100	905.67
			2242079879		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	44.54
			2243303104		ELECTRIC BILLS	
					ELECTRIC BILLS	
					680-3500-2450	1.41
			2244518882		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	12.07
			2245459771		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	19.57
			2247597602		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2100	23.46
			2248156309		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	44.71
			2248596652		ELECTRIC BILLS	
					ELECTRIC BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					225-8250-2100	93.99
			2252086566		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	79.03
			2253747133		ELECTRIC BILLS	
					ELECTRIC BILLS	
					110-4250-2100	259.75
			2253913719		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	35.07
			2257276675		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8264-2100	139.20
			2257302521		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	23.98
			2257685602		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	37.76
			2257685701		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	23.18
			2259119022		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2100	153.91
			2260026125		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2100	885.32
			2263349581		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2100	126.97
			2265812206		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	88.09
					ELECTRIC BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					221-4200-2100	63.16
			2266176320		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	16.11
			2270491533		ELECTRIC BILLS	
					ELECTRIC BILLS	
					685-4560-2100	42.13
					ELECTRIC BILLS	
					225-8250-2100	76.13
			2275372696		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8265-2100	164.59
			2275726461		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	88.32
			2277162525		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	36.63
					ELECTRIC BILLS	
					225-8250-2100	37.99
			2277863965		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	18.20
			2278300660		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	27.23
			2278300777		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	81.27
			2278648761		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	39.39
			2278648845		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8265-2100	161.75

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
			2278648936		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8265-2100	23.46
			2279079552		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	47.09
					ELECTRIC BILLS	
					225-8250-2100	55.10
			2279880348		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	21.99
			2281016899		ELECTRIC BILLS	
					ELECTRIC BILLS	
					571-9000-2100	1,605.41
			2286669254		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	17.71
			2287778179		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8268-2100	64.08
					ELECTRIC BILLS	
					228-8268-2100	54.57
			2290036771		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	16.29
			2290834654		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	232.78
			2290866136		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8273-2100	62.00
					ELECTRIC BILLS	
					227-8273-2100	46.05
			2291251585		ELECTRIC BILLS	
					ELECTRIC BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					225-8250-2100	37.76
			2291251817		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	23.46
			2292708153		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	35.48
			2293452942		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8266-2100	352.19
					ELECTRIC BILLS	
					227-8266-2100	403.25
			2299137406		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8270-2100	344.08
					ELECTRIC BILLS	
					228-8270-2100	22.89
					ELECTRIC BILLS	
					228-8276-2100	115.36
					ELECTRIC BILLS	
					221-4200-2100	38.74
					ELECTRIC BILLS	
					227-8276-2100	42.68
			2301449542		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8267-2100	64.07
					ELECTRIC BILLS	
					228-8267-2100	114.64
			2302592803		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	49.42
					ELECTRIC BILLS	
					225-8250-2100	31.44
			2304560741		ELECTRIC BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					227-8277-2100	46.73
					ELECTRIC BILLS	
					227-8278-2100	63.54
					ELECTRIC BILLS	
					228-8277-2100	66.62
			2304888399		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	17.96
			2304888894		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	36.55
			2304889058		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	26.99
			2304889140		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	49.69
			2305076069		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	210.94
			2306028077		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	99.04
			2308761147		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8285-2100	22.51
					ELECTRIC BILLS	
					227-8285-2100	16.29
			2312418106		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8280-2100	33.71
			2315913368		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8270-2100	77.49

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
			2316667070		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	37.63
			2318815362		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	516.68
			2321393449		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	117.16
			2326413903		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8284-2100	23.54
			2330239757		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8280-2100	255.92
			2332838028		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	60.77
					ELECTRIC BILLS	
					228-8292-2100	93.14
					ELECTRIC BILLS	
					227-8292-2100	52.84
			2333326700		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8283-2100	28.57
					ELECTRIC BILLS	
					227-8283-2100	53.76
					ELECTRIC BILLS	
					221-4200-2100	41.72
					ELECTRIC BILLS	
					225-8250-2100	244.23
			2333964872		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	44.15

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141744	3/22/2012	59145 SOUTHERN CALIFORNIA EDISON	(Continued)			
					ELECTRIC BILLS	
					227-8276-2100	38.82
			2334519717		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8271-2100	142.86
					ELECTRIC BILLS	
					228-8271-2100	79.41
			2336168786		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8265-2100	24.19
			2337297485		ELECTRIC BILLS	
					ELECTRIC BILLS	
					221-4200-2100	37.83
					ELECTRIC BILLS	
					225-8250-2100	61.95
			2340622554		ELECTRIC BILLS	
					ELECTRIC BILLS	
					225-8250-2100	4.15
			2341527042		ELECTRIC BILLS	
					ELECTRIC BILLS	
					227-8289-2100	23.98
			2343135992		ELECTRIC BILLS	
					ELECTRIC BILLS	
					228-8272-2100	22.64
					Total :	**53,503.54**
141745	3/22/2012	59150 SOUTHERN CALIFORNIA GAS CO	01568594562		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	413.73
			03682435007		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	118.13
			05552545005		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	72.24

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141745	3/22/2012	59150 SOUTHERN CALIFORNIA GAS CO	(Continued)			
			06202437544		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	19.09
			08722433003		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	214.59
			09142433235		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	90.98
			11642551425		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					110-3100-2805	83.53
			12272552006		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	49.09
			12308894166		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					110-3100-2805	99.04
			13552433008		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	705.21
			14602433568		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	65.60
			16839831845		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	368.62
			16915239764		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	30.08
			17332433840		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	58.41
			17542433523		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141745	3/22/2012	59150 SOUTHERN CALIFORNIA GAS CO	(Continued)			
					685-4560-2100	68.75
			17752433346		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	86.28
			17962433391		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	44.06
			19222435406		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	107.79
			19422505008		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	1,150.63
			19432435725		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	231.51
			20052532007		MONTHLY GAS BILLS	
					MONTHLY GAS BILLS	
					685-4560-2100	75.08
					Total :	**4,152.44**
141746	3/22/2012	87262 SOUTHWEST LIFT & EQUIP INC	1383		SEMI ANNUAL HYDRAULIC REPAIR,	
				2012-000481	SEMI ANNUAL HYDRAULIC REPAIR,	
					684-4550-2710	1,608.55
				2012-000481	9 HRS LABOR	
					684-4550-2710	1,046.50
				2012-000481	MILEAGE (80 MILES @ $0.55/MILE)	
					684-4550-2710	44.00
					Riverside County Sales Tax 02	
					684-4550-2710	124.66
					Total :	**2,823.71**
141747	3/22/2012	90862 SPEEDTRACK INC	111		1ST YEAR SOFTWARE LICENSE FEE~	
				2012-000490	1ST YEAR SOFTWARE LICENSE FEE~	
					236-3167-5400	50,000.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141747	3/22/2012	90862 90862 SPEEDTRACK INC	(Continued)		**Total :**	**50,000.00**
141748	3/22/2012	70870 STANDARD INSURANCE CO (LTD)	Ben308976		LONG TERM DISABILITY: Payment	
					LONG TERM DISABILITY: Payment	
					750-2141	8,571.43
					Total :	**8,571.43**
141750	3/22/2012	76654 STAPLES ADVANTAGE	3170340806		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					100-1100-2250	122.71
			3170340809		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-3300-2250	296.29
			3170340810		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					686-4100-2250	5.40
			3170340811		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-4100-2250	17.55
			3170340812		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					686-4150-2250	50.32
			3170340813		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-4100-2250	96.81
					OFFICE SUPPLIES	
					686-4100-2250	96.81
					OFFICE SUPPLIES	
					686-4150-2250	96.81
			3170340818		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					100-1400-2250	147.73
			3170340819		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					254-4600-2250	15.71
					OFFICE SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141750	3/22/2012	76654 STAPLES ADVANTAGE	(Continued)			
					254-4650-2250	17.68
					OFFICE SUPPLIES	
					571-9000-2250	73.65
			3170340820		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2450	193.92
			3170340821		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2450	45.15
			3170340822		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2250	42.24
			3170340823		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2450	760.24
			3170340824		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2450	110.93
			3170340825		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2250	80.73
			3170340826		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2450	317.45
			3170340827		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3200-2450	80.95
			3170340828		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					100-1800-2250	30.01
			3170340829		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					100-1800-2250	212.88
			3170340830		OFFICE SUPPLIES	
					OFFICE SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141750	3/22/2012	76654 STAPLES ADVANTAGE	(Continued)			
					100-1800-2250	260.85
			3170340831		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-6100-2250	62.38
			3170340833		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-3350-2250	227.09
			3170340834		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-3350-2250	165.05
			3170340835		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-1700-2250	242.48
			3170340836		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-1700-2250	36.88
			3170340837		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					120-1700-2250	16.85
			3170340838		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3100-2253	71.00
			3170340839		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3100-2253	-28.86
			3170340840		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3100-2253	221.86
			3170340841		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					110-3100-2253	397.11
			3170340842		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					254-4600-2560	31.97
			3170340843		OFFICE SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141750	3/22/2012	76654 STAPLES ADVANTAGE	(Continued)			
					OFFICE SUPPLIES	
					553-4500-2250	51.67
			3170340844		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					254-4600-2250	-197.99
			3170340845		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					686-4150-2250	633.85
			3170340846		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					686-4150-2250	51.66
			3170340847		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					571-9000-2250	-75.43
			3170340849		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					571-9000-2250	-107.74
			3170340850		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					221-4200-2250	95.88
			3170340851		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					686-4150-2250	289.57
			3170340852		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					686-4150-2250	-7.36
			3170340853		OFFICE SUPPLIES	
					OFFICE SUPPLIES	
					686-4150-2250	187.00
					OFFICE SUPPLIES	
					221-4200-2250	62.00
					Total :	**5,599.74**
141751	3/22/2012	90914 STEENSON, TIM	REQ 03/07		REIMB HOTEL,EDUCODE,LV,2/26-3/2	
					REIMB HOTEL,EDUCODE,LV,2/26-3/2	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141751	3/22/2012	90914 STEENSON, TIM	(Continued)			
					120-3300-2560	68.00
					Total :	**68.00**
141752	3/22/2012	89709 STELSE, DEANNA	Ben308996		HEMET MID-MANAGERS ASSOC: Paym	
					HEMET MID-MANAGERS ASSOC: Paym	
					750-2169	720.00
					Total :	**720.00**
141753	3/22/2012	30355 SUPERIOR REDI MIX	488910		CONCRETE,ROCK,SAND	
					CONCRETE,ROCK,SAND	
					221-4200-2450	723.81
			489122		CONCRETE,ROCK,SAND	
					CONCRETE,ROCK,SAND	
					221-4200-2450	342.11
			490910		CONCRETE,ROCK,SAND	
					CONCRETE,ROCK,SAND	
					221-4200-2450	805.84
					Total :	**1,871.76**
141754	3/22/2012	90867 THANKS APPRAISALS	20111208C		APPRAISAL SERVICE 416 ELMWOOD	
					APPRAISAL SERVICE 416 ELMWOOD	
					247-1914-5100	250.00
					Total :	**250.00**
141755	3/22/2012	90900 THOMPSON, LUCILLE	95724		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	30.63
					Total :	**30.63**
141756	3/22/2012	69589 TOP-LINE INDUSTRIAL PRODUCTS	321877		AUTOMOTIVE PARTS & SUPPLIES	
					AUTOMOTIVE PARTS & SUPPLIES	
					684-4550-2450	123.58
			322179		AUTOMOTIVE PARTS & SUPPLIES	
					AUTOMOTIVE PARTS & SUPPLIES	
					684-4550-2450	104.36
			322257		AUTOMOTIVE PARTS & SUPPLIES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141756	3/22/2012	69589 TOP-LINE INDUSTRIAL PRODUCTS	(Continued)			
					AUTOMOTIVE PARTS & SUPPLIES	
					684-4550-2450	127.09
			322402		AUTOMOTIVE PARTS & SUPPLIES	
					AUTOMOTIVE PARTS & SUPPLIES	
					684-4550-2450	101.50
			322755		AUTOMOTIVE PARTS & SUPPLIES	
					AUTOMOTIVE PARTS & SUPPLIES	
					684-4550-2350	84.81
					Total :	**541.34**
141757	3/22/2012	85284 TRANSUNION	02253335		CREDIT REPORT	
					CREDIT REPORT	
					291-1926-2800	61.50
					Total :	**61.50**
141758	3/22/2012	76386 U S A BLUE BOOK	616411		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					254-4600-2700	631.45
			617208		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					254-4600-2700	98.91
					Total :	**730.36**
141759	3/22/2012	87190 U S P S-HASLER	0000230824		POSTAGE RESERVE FUNDS	
					POSTAGE RESERVE FUNDS	
					110-1272	12,000.00
					Total :	**12,000.00**
141760	3/22/2012	85686 UNIQUE MANAGEMENT SERVICES INC	219455		LIBRARY COLLECTIONS	
					LIBRARY COLLECTIONS	
					110-2080	823.40
					Total :	**823.40**
141761	3/22/2012	90729 UNITED STATES MEDIA TELEVISION	7397*		TODAY IN AMERICA	
					TODAY IN AMERICA	
					496-8000-2710	9,900.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141761	3/22/2012	90729 90729 UNITED STATES MEDIA TELEVISION (Continued)			**Total :**	**9,900.00**
141762	3/22/2012	79159 VALLEY CHRONICLE, THE	1563		SUBSCRIPTIONS/ADVERTISEMENTS	
					SUBSCRIPTIONS/ADVERTISEMENTS	
					247-1912-2710	354.00
					SUBSCRIPTIONS/ADVERTISEMENTS	
					247-1901-2710	354.00
					Total :	**708.00**
141763	3/22/2012	69777 VALLEY RESTART SHELTER	4		CDBG REIMBURSEMENT	
					CDBG REIMBURSEMENT	
					240-3971-2400	1,977.11
					Total :	**1,977.11**
141764	3/22/2012	65266 VALLEY STEEL & WELDING	642435		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					221-4200-2450	46.19
			642443		PARTS & SUPPLIES	
					PARTS & SUPPLIES	
					254-4650-2450	29.63
					Total :	**75.82**
141765	3/22/2012	90901 VENEGAS, MARIA	98908		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	109.09
					Total :	**109.09**
141766	3/22/2012	26850 VERIZON CALIFORNIA	1974872		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	1,920.44
			6583052		PHONE BILLS	
					PHONE BILLS	
					110-3100-2201	87.34
			7651564		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	38.92
			9270573		PHONE BILLS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141766	3/22/2012	26850 VERIZON CALIFORNIA	(Continued)			
					PHONE BILLS	
					680-1930-2200	97.57
			9291671		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	5.10
			9295692		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	215.57
			DW00093		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	219.13
			RT01594		PHONE BILLS	
					PHONE BILLS	
					680-1930-2200	39.69
					Total :	**2,623.76**
141767	3/22/2012	80404 VERIZON WIRELESS	371888385		CELL PHONES/AIR CARDS	
					CELL PHONES/AIR CARDS	
					110-3200-2200	57.85
					Total :	**57.85**
141768	3/22/2012	90902 VOLZ, MEGAN	97690		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	49.95
					Total :	**49.95**
141769	3/22/2012	32992 VULCAN MATERIALS CO	673989		BLACKTOP & BASE MATERIAL	
					BLACKTOP & BASE MATERIAL	
					221-4200-2450	815.79
			680341		BLACKTOP & BASE MATERIAL	
					BLACKTOP & BASE MATERIAL	
					221-4200-2450	211.64
			683381		BLACKTOP & BASE MATERIAL	
					BLACKTOP & BASE MATERIAL	
					571-9000-2450	212.64

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141769	3/22/2012	32992 VULCAN MATERIALS CO	(Continued)			
			683382		BLACKTOP & BASE MATERIAL	
					BLACKTOP & BASE MATERIAL	
					221-4200-2450	479.09
					Total :	**1,719.16**
141770	3/22/2012	90905 WENDY'S 8982	10320		REFUND CLOSED REFUSE ACCT	
					REFUND CLOSED REFUSE ACCT	
					571-0835	227.04
					REFUND CLOSED REFUSE ACCT	
					110-0886	-172.00
					Total :	**55.04**
141771	3/22/2012	79158 WEST PAYMENT CENTER	824557374		PUBLICATIONS	
					PUBLICATIONS	
					110-3100-2402	606.38
					Total :	**606.38**
141772	3/22/2012	76234 WESTERN FIRE CO	021712SCP3Q		FIRE SPRINKLER/EXTINGUSHER SVC	
					FIRE SPRINKLER/EXTINGUSHER SVC	
					685-4560-2400	425.00
			30514HMCORR		FIRE SPRINKLER/EXTINGUSHER SVC	
					FIRE SPRINKLER/EXTINGUSHER SVC	
					685-4560-2400	425.00
					Total :	**850.00**
141773	3/22/2012	76234 WESTERN FIRE CO	46961		FIRE SPRINKLER/EXTINGUSHER SVC	
					FIRE SPRINKLER/EXTINGUSHER SVC	
					232-3220-2560	192.50
					Total :	**192.50**
141774	3/22/2012	78103 WHITE HOUSE SANITATION	130082		PORTABLE SANITATION SERVICE	
					PORTABLE SANITATION SERVICE	
					110-4250-2400	225.00
			144158		PORTABLE SANITATION SERVICE	
					PORTABLE SANITATION SERVICE	
					228-8265-2400	61.16

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141774	3/22/2012	78103 78103 WHITE HOUSE SANITATION	(Continued)		Total :	286.16
141775	3/22/2012	90903 WHITE, DEBORAH	98560		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	100.00
					Total :	100.00
141776	3/22/2012	75597 WILLDAN FINANCIAL SERVICES	010-16789		CFD 2005-1 FY 2011/12 2012-000138	
					CFD 2005-1 FY 2011/12 2012-000138	
					234-3100-2710	251.82
					CFD 2005-1 FY 2011/12 2012-000138	
					234-3200-2710	251.81
			010-16801		PROVIDE COST ALLOCATION PLAN AN	
				2012-000483	PROFESSIONAL SERVICES FOR FORM	
					227-8250-2710	1,200.00
				2012-000483	PROFESSIONAL SERVICES FOR FORM	
					228-8250-2710	1,200.00
			010-17079		PROFESSIONAL SERVICES FOR FORM	
				2012-000483	PROFESSIONAL SERVICES FOR FORM	
					227-8250-2710	400.00
				2012-000483	PROFESSIONAL SERVICES FOR FORM	
					228-8250-2710	400.00
					Total :	3,703.63
141777	3/22/2012	75826 WISEHART, DEBORAH L	Ben309008		WAGE ASSIGNMENT: Payment	
					WAGE ASSIGNMENT: Payment	
					750-2174	125.00
					Total :	125.00
141778	3/22/2012	78840 WORLDPOINT ECC, INC	5247684		SAFETY SUPPLIES	
					SAFETY SUPPLIES	
					110-2072	1,165.33
					Total :	1,165.33
141779	3/22/2012	90904 WYATT, ROBERT/EVELYN	99212		REFUND CLOSED UTILITY ACCT	
					REFUND CLOSED UTILITY ACCT	
					571-0835	161.65

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141779	3/22/2012	90904 90904 WYATT, ROBERT/EVELYN	(Continued)		**Total :**	**161.65**
141780	3/22/2012	89777 Y M C A OF RIVERSIDE CITY	APR 2012		FACILITY OPERATION MANAGEMENT S	
				2012-000019	FACILITY OPERATION MANAGEMENT S	
					110-7400-2710	14,583.33
					Total :	**14,583.33**
141781	3/22/2012	90322 ZEP SALES & SERVICE	53482245		SUPPLIES	
					SUPPLIES	
					110-4250-2450	244.90
					SUPPLIES	
					225-8250-2450	244.89
			53486196		SUPPLIES	
					SUPPLIES	
					110-4250-2450	168.24
					Total :	**658.03**

273 Vouchers for bank code : 001 **Bank total : 2,746,250.77**

273 Vouchers in this report **Total vouchers : 2,746,250.77**

I, Rita Conrad, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Hemet, and that I am authorized to authenticate and certify to said claim.

Bank code : 001

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2869	3/1/2012	74609 U S BANK	2869		DEBT SERVICE 2006 HEARTLAND CFD	
					DEBT SERVICE 2006 HEARTLAND CFD	
					788-1508	451,211.66
					Total :	**451,211.66**
2870	3/5/2012	18623 HEMET, CITY OF EMPLOYEE	2870		EMPLOYEE BENEFIT PLAN	
					EMPLOYEE BENEFIT PLAN	
					682-2150-2500	22,643.70
					EMPLOYEE BENEFIT PLAN	
					689-2150-2500	8,303.43
					EMPLOYEE BENEFIT PLAN	
					689-2150-2400	1,153.62
					Total :	**32,100.75**
2871	3/5/2012	74609 U S BANK	2871		RDA 1999 SERIES A INTEREST	
					RDA 1999 SERIES A INTEREST	
					491-8400-4200	170,746.25
					Total :	**170,746.25**
2872	3/5/2012	74609 U S BANK	2872		RDA 2002 SERIES A INTEREST	
					RDA 2002 SERIES A INTEREST	
					491-8400-4200	162,775.01
					Total :	**162,775.01**
2873	3/6/2012	79372 PAYROLL WIRE TRANSFER	WE 3/4/12		ELECTRONIC FUNDS TRANSFER	
					ELECTRONIC FUNDS TRANSFER	
					750-1100	562,024.37
					Total :	**562,024.37**
2874	3/7/2012	24274 ELECTRONIC FDRL TAX PYMNT SYS	WE 3/4/12		FEDERAL TAX DEDUCTIONS	
					FEDERAL TAX DEDUCTIONS	
					750-2110	97,407.58
					Total :	**97,407.58**
2875	3/7/2012	69112 EMPLOYMENT DEVELOPMENT DEPT	WE 3/4/12		STATE TAXES	
					STATE TAXES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2875	3/7/2012	69112 EMPLOYMENT DEVELOPMENT DEPT	(Continued)			
					750-2115	24,391.23
					Total :	**24,391.23**
2876	3/8/2012	84857 CA STATE DISBURSEMENT UNIT, ELECTRONI(	WE 3/4/12		CHILD SUPPORT GARNISHMENTS	
					CHILD SUPPORT GARNISHMENTS	
					750-2174	2,925.07
					Total :	**2,925.07**
2877	3/8/2012	87047 TOTAL ADMINISTRATIVE SERV CORP	WE 3/4/12		FLEX SPENDING ACCOUNTS-CONTRIE	
					FLEX SPENDING ACCOUNTS-CONTRIE	
					750-2185	2,270.74
					Total :	**2,270.74**
2878	3/9/2012	23010 EASTERN MUNICIPAL WATER DIST, CITY WAT	2878		CITY OF HEMET WATER ACCOUNTS	
					CITY OF HEMET WATER ACCOUNTS	
					254-2022	261,715.38
					CITY OF HEMET WATER ACCOUNTS	
					254-0658	-51,624.74
					CITY OF HEMET WATER ACCOUNTS	
					553-2045	-175,079.19
					CITY OF HEMET WATER ACCOUNTS	
					254-0657	-31,023.30
					CITY OF HEMET WATER ACCOUNTS	
					254-0658	-348.00
					Total :	**3,640.15**
2879	3/20/2012	88557 FIRST AMERICAN TITLE COMPANY	2879		DAP R.FRANK NSP1 2311 CORINTO CT	
					DAP R.FRANK NSP1 2311 CORINTO CT	
					247-1900-2710	5,000.00
					Total :	**5,000.00**
2880	3/21/2012	79372 PAYROLL WIRE TRANSFER	WE 3/18/12		ELECTRONIC FUNDS TRANSFER	
					ELECTRONIC FUNDS TRANSFER	
					750-1100	558,754.94
					Total :	**558,754.94**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2881	3/21/2012	24274 ELECTRONIC FDRL TAX PYMNT SYS	WE 3/18/12		FEDERAL TAX DEDUCTIONS	
					FEDERAL TAX DEDUCTIONS	
					750-2110	98,359.43
					Total :	**98,359.43**
2882	3/21/2012	69112 EMPLOYMENT DEVELOPMENT DEPT	WE 3/18/12		STATE TAXES	
					STATE TAXES	
					750-2115	24,780.61
					Total :	**24,780.61**
2883	3/21/2012	84857 CA STATE DISBURSEMENT UNIT, ELECTRONI(	WE 3/18/12		CHILD SUPPORT GARNISHMENTS	
					CHILD SUPPORT GARNISHMENTS	
					750-2174	2,925.07
					Total :	**2,925.07**
2884	3/21/2012	87047 TOTAL ADMINISTRATIVE SERV CORP	WE 3/18/12		FLEX SPENDING ACCOUNTS-CONTRIE	
					FLEX SPENDING ACCOUNTS-CONTRIE	
					750-2185	2,270.74
					Total :	**2,270.74**
2885	3/28/2012	18623 HEMET, CITY OF EMPLOYEE	2885		EMPLOYEE BENEFIT PLAN	
					EMPLOYEE BENEFIT PLAN	
					682-2150-2500	24,348.15
					EMPLOYEE BENEFIT PLAN	
					689-2150-2500	16,308.12
					EMPLOYEE BENEFIT PLAN	
					689-2150-2400	4,074.41
					Total :	**44,730.68**
57472	3/12/2012	90921 JOHN HANCOCK ASSIGNMENT CO	REQ 3/12/12		SETTLEMENT C. PETERS	
					SETTLEMENT C. PETERS	
					683-2200-2722	270,000.00
					Total :	**270,000.00**
57473	3/12/2012	90922 NEW YORK LIFE INSURANCE CO	REQ 3/12/12		SETTLEMENT C. PETERS	
					SETTLEMENT C. PETERS	
					683-2200-2722	300,000.00

Bank code : 001

Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
57473	3/12/2012	90922	90922 NEW YORK LIFE INSURANCE CO	(Continued)		**Total :**	**300,000.00**
19	**Vouchers for bank code :**	001				**Bank total :**	**2,816,314.28**
19	**Vouchers in this report**					**Total vouchers :**	**2,816,314.28**

I, Rita Conrad, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Hemet, and that I am authorized to authenticate and certify to said claim.

AGENDA # 11

Staff Report

TO: **Honorable Mayor and Members of the City Council**

FROM: **Kris Jensen, Deputy Director of Public Works**
Brian Nakamura, City Manager

DATE: **April 10, 2012**

RE: **Park Commission Recommendations of March 26, 2012**

Park Commission Recommendations of March 26 2012

1. **Tree Removal Request: 348 Calle Cazadero**
   Oak (1) - *(Mr. and Mrs. Portolab)*
   Reason for Request: Owners are requesting the removal of this City tree as they are concerned that it is leaning over the driveway. This is a smaller, healthy oak tree located in an area where oak trees are prevalent.

   Recommendation: Deny removal request; Approve to schedule tree for trimming.

Fiscal Impact: No additional General Fund Impact. Costs will be absorbed in existing operating budget as work performed is in line with regular programs of work.

Respectfully Submitted,

Kristen Jensen
Deputy Director of Public Works

#12

Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Brian Nakamura, City Manager BSN
Deanna Elliano, Community Development Director

DATE: April 10, 2012

RE: **SPECIFIC PLAN AMENDMENT NO. 06-001 (TRES CERRITOS EAST)** - Adopt an ordinance amending the Hemet Valley Country Club Estates Specific Plan (SP 90-009) modifying the land plan with the addition of a 16.9 acre site to the eastern 146 acres allowing for a total of 622 residential units to the Tres Cerritos East Planning Area or up to a maximum of 710 units with approval of a Community Development Permit, and re-adoption as the Tres Cerritos Specific Plan 90-009.

RECOMMENDED ACTIONS:

That the City Council ***adopt the attached City Council Ordinance Bill No. 11-001*** *(Attachment #1) entitled:*

> **"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 06-001, AN AMENDMENT TO THE HEMET VALLEY COUNTRY CLUB ESTATES SPECIFIC PLAN (SP 90-009) AND READOPTION AS THE TRES CERRITOS SPECIFIC PLAN (SP 90-009) LOCATED ON THE NORTHWEST CORNER OF W. DEVONSHIRE AVENUE AND CAWSTON AVENUE (APN'S 448-100-001, et. al.)"**

BACKGROUND

On February 28, 2012, the City Council approved Specific Plan Amendment No. 06-001 and certified the Environmental Impact Report with a Statement of Overriding Considerations for the Tres Cerritos East project. The item was continued from the Council meeting of March 27, 2012 in order for the applicant to revise the Specific Plan Exhibit 1A incorporating all of the recommended conditions of approval.

Respectfully submitted,

Ronald Running
City Planner

Deanna Elliano
Community Development Director

ATTACHMENTS

[The following attachments are available for review at the Community Development Department.]

1) City Council Ordinance Bill No. 11-001 for Adoption of SPA 06-001.
   - Exhibit 1A. Specific Plan Document **(Available at www.cityofhemet.org or Community Development Department).**
   - Exhibit 1B Legal Description

Attachment No. 1

City Council Ordinance
Bill No. 11-001
For
Adoption of SPA 06-001

CITY OF HEMET
Hemet, California

ORDINANCE BILL NO. 11-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 06-001, AN AMENDMENT TO THE HEMET VALLEY COUNTRY CLUB ESTATES SPECIFIC PLAN (SP 90-009) AND READOPTION AS THE TRES CERRITOS SPECIFIC PLAN (SP 90-009) LOCATED ON THE NORTHWEST CORNER OF W. DEVONSHIRE AVENUE AND CAWSTON AVENUE (APN'S 448-100-001, et. al.)

WHEREAS, an application for Specific Plan Amendment No. 06-001 for an amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-009) has been duly filed by:

Owner/Applicant:	Signal Family Hemet, LLC Omni Financial, LLC MJ&M, LLC
Lot Area:	162.8+/- Acres
Location:	Northwest corner of W. Devonshire Avenue and Cawston Avenue
APN:	448-100-001 thru 018; and 448-110-001 thru 022; and,

WHEREAS, the Planning Commission has the authority per Section 90-614 of the Hemet Municipal Code to recommend action on Specific Plan Amendment No. 06-001 to amend the Hemet Valley Country Club Estates Specific Plan (SP 90-009); and,

WHEREAS, on June 21, 2011 and August 16, 2011, the Hemet City Planning Commission conducted a duly noticed public hearing, at which it received public testimony concerning the project, considered the proposed project, and recommended that the City Council approve the said specific plan amendment; and,

WHEREAS, in accordance with Government Code Section 65090, on October 27, 2011 and February 16, 2012, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the City Council; and,

WHEREAS, in accordance with Government Code Section 65453, on November 8, 2011 and February 28, 2012, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Specific Plan Amendment No. 06-001 for Hemet Valley Country Club Estates Specific Plan (SP 90-009), and at which the City Council considered the requested Tres Cerritos East Specific Plan Amendment No. 06-001 and readoption as the Tres Cerritos Specific Plan (SP 90-009); and,

WHEREAS, at this public hearing on November 8, 2011 and February 28, 2012, the City Council considered, heard public comments on, and approved and certified an Environmental Impact Report and Mitigation Monitoring Program for the project by Resolution.

NOW THEREFORE, the City Council of the City of Hemet, California, does determine, find, resolve and order as follows:

SECTION 1: ENVIRONMENTAL FINDINGS

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Commission of the City of Hemet, the recommendation of the Planning Director as provided in the Staff Report dated June 21, 2011 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this Specific Plan Amendment is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on February 28, 2012, at a duly noticed public hearing, the City Council approved Specific Plan Amendment No. 06-001 with a certified Environmental Impact Report and Mitigation Monitoring Program reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Hemet City Hall, 445 E. Florida Avenue, Hemet, California 92543.

2. **Multiple Species Habitat Conservation Plan (MSHCP):** The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 2: SPECIFIC PLAN AMENDMENT FINDINGS

1. **That the Specific Plan Amendment is in conformance with the latest adopted General Plan:**

   The proposed project is in conformance with the General Plan for the City of Hemet with the designation of Specific Plan by incorporating into the existing Specific Plan No. 90-009 designated for residential development. The specific plan includes a master plan of development incorporating pedestrian amenities both internal and external to the project. In addition, the existing Specific Plan No. 90-009 was designed at a human scale an incorporated buffering in the form of landscaping, setbacks and building orientation to provide a transition between the surrounding residential uses. The proposed Specific Plan Amendment No. 06-001 will implement the goals of providing commercial services for the community at large.

2. **The Specific Plan or Amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.**

   The proposed Specific Plan Amendment No. 06-001 involves pedestrian and vechicular linkages that have been designed to connect the Tres Cerritos East community with the surrounding residential communities. The proposed development will solve local storm water drainage problems and provide recreational amenities in the form of parkland and recreational facilities.

3. **The proposed Specific Plan or Amendment provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the city beyond the project boundaries.**

   The project as conditioned will improve the site in a manner that is consistent with the General Plan Circulation Element which will serve future traffic generated by the proposed residential development. The traffic analysis for the original Specific Plan and the proposed Specific Plan Amendment has determined that the streets and circulation system in the area will be adequate to handle the future anticipated traffic needs with the provision of the suggested mitigation measures.

   The proposed Specific Plan Amendment for the project is compatible with the existing development constructed and planned for immediately north, east and south of the subject site. The original Specific Plan has determined that the streets and circulation system in the area will be adequate to handle the future anticipated traffic needs with the provision of the suggested mitigation measures.

SECTION 3: ADOPTION OF SPECIFIC PLAN AMENDMENT

Specific Plan Amendment No. 06-001 to the Hemet Valley Country Club Estates Specific Plan (SP 90-009) and readoption as the Tres Cerritos Specific Plan (SP 90-009) is hereby adopted as indicated in Exhibit A, as described in Exhibit B.

SECTION 4: SEVERABILITY

If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

SECTION 5: PUBLICATION

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated with the City in accordance with Government Code Section 36933(a), or to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Section 39633(c).

SECTION 6: EFFECTIVE DATE

This ordinance will become effective 30 days after its adoption.

INTRODUCED at the regular meeting of the Hemet City Council on February 28, 2012.

APPROVED, AND ADOPTED this _____ day of _____.

_____
Robert Youssef, Mayor

ATTEST:

_____
Sarah McComas, City Clerk

APPROVED AS TO FORM:

_____
Eric S. Vail, City Attorney

State of California)
County of Riverside)
City of Hemet)

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance is the actual Ordinance introduced and placed upon its first reading at a regular meeting of the City Council on the ___ day of _____ 2011, and adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the _____ day of _____ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Sarah McComas, City Clerk

Attachment No. 1a

Tres Cerritos Specific Plan (SP 90-009)

[Avaiable for review at www.cityofhemet.org of Community Development Department.]

Tres Cerritos Specific Plan 90-009

As amended by

Tres Cerritos East SPA 06-001

In the
City of Hemet, CA

Adopted by City Council on 27 March 2012
Ordinance Bill No. 11-001

TRES CERRITOS SPECIFIC PLAN 90-009
as amended by
Tres Cerritos East SPA 06-001

City of Hemet
Approval November 12, 1991, Ordinance No. 1431
Amendment No. 1 Approved August 10, 1999 (SPA 90-009), Ordinance No. 1608
Amendment No. 2 (Tres Cerritos West) Adopted January 11, 2005 (SPA 03-2), Ordinance No. 1726
Amendment No. 3 (Tres Cerritos East) Adopted 27 March 2012 (SPA 06-001). Ordinance No. 11-001

Contact:

City of Hemet
Planning Department
445 E. Florida Avenue
Hemet, CA 92543
Ron Running, City Planner
(951) 765-2375

Prepared For:

Equitas Fund, LLC
1260 41st Avenue, Suite O
Capitola, CA 95010
Contact: Martin Boone
(831) 464-5021

in association with:
Signal Hill Family Limited Partnership: Contract Tom Shollin (562) 326-5207
Ms. Joan McClintock: c/o Tom Shollin

Prepared By:

David Leonard Associates
1770 Iowa Avenue, Ste. 100
Riverside, CA 92507
Contact: David M. Leonard, Principal
(951) 782-9868

TRES CERRITOS WEST

CONSULTANTS

CIVIL ENGINEERING:	**MAYERS & ASSOCIATES P.E.** Gary Martin P.E. 19 Spectrum Pointe Dr., Suite 609 Lake Forest, CA 92630 (949) 599-0870
LANDSCAPE ARCHITECT:	**COMMUNITY DESIGN WORKS** Kay C. Kite 4649 Brockton Avenue Riverside, CA 92506 (909) 369-0700
ARCHITECT:	**BUCILLA BROOKLYN ARCHITECTURE** Greg C. Bucilla, III 2062 Business Center Dr., Suite 100 Irvine, CA 92612 (949) 851-9080
LAND PLANNER:	**DAVID JEFFERS CONSULTING** David T. Jeffers, AICP 19 Spectrum Pointe Dr., Suite 609 Lake Forest, CA 92630 (949) 586-5778
SPECIFIC PLAN	**DAVID LEONARD ASSOCIATES** 1770 Iowa Avenue, Suite 100 Riverside, CA 92507 (951) 782-9868
ENVIRONMENTAL CONSULTANT:	**T&B PLANNING CONSULTANTS** Christine Pedroza 17542 East 17th Street, Suite 100 Tustin, CA 92780 (714) 505-6360
TRAFFIC STUDY:	**KUNZMAN ASSOCIATES** Alicia Ayers 1111 Town & Country Road, Suite 34 Orange, CA 92868-4667 (714) 973-8383
AIR QUALITY:	**INVESTIGATIVE SCIENCE AND ENGINEERING (ISE)** Rick Taveras 16486 Bernardo Center Drive, Suite 124 San Diego, CA 92128 (858) 451-3505
BIOLOGY REPORT:	**L & L ENVIRONMENTAL** Leslie Irish 1269 Pomona Rd. #102 Corona, CA 91720 (909) 279-9608

GNATCATCHER STUDY:	**L & L ENVIRONMENTAL** Leslie Irish 1269 Pomona Rd. #12 Corona, CA 91720 (909) 279-9608
VERNAL POOL RESTORATION PLAN:	**RECON** Robert MacAller 1927 Fifth Avenue San Diego, CA 92101-2358 (619) 308-9333
ARCHAEOLOGICAL REPORT:	**L&L ENVIRONMENTAL** 1269 Pomona Rd. #102 Corona, CA 91720 (909) 279-9608
PHASE ONE SITE ASSESSMENT:	**EnGEN CORPORATION** H. Wayne Baimbridge 41607 Enterprise Circle North, Suite 1 Temecula, CA 92590 (909) 296-2230

TRES CERRITOS EAST

CONSULTANTS

DEVELOPMENT MANAGEMENT:	**MEL MERCADO, Consultant** 32823 Highway 79 South Temecula, CA 92592 (951) 296-5070
CIVIL ENGINEERING:	**MAYERS & ASSOCIATES P.E.** Gary Martin P.E. 19 Spectrum Pointe Dr., Suite 609 Lake Forest, CA 92630 (949) 599-0870
LANDSCAPE ARCHITECT:	**NUVIS LANDSCAPE ARCHITECTURE & PLANNING** Perry A. Cordoza 3151 Airway Avenue, Suite J-3 Costa Mesa, CA 92626 (714) 754-7311 X 230
ARCHITECT:	**HANNOUCHE & KANG ARCHITECTS, INC.** 20250 SW ACACIA STREET SUITE 260 NEWPORT BEACH, CA 92660 (949) 261-2070
LAND PLANNER:	**DAVID JEFFERS CONSULTING** David T. Jeffers, AICP 19 Spectrum Pointe Dr., Suite 609 Lake Forest, CA 92630 (949) 586-5778
SPECIFIC PLAN	**DAVID LEONARD ASSOCIATES** David Leonard 1770 Iowa Avenue, Suite 100 Riverside, CA 92507 (951) 782-9868
ENVIRONMENTAL CONSULTANT:	**ARCADIS ENVIRONMENTAL CONSULTANTS** Environmental Consultant to City of Hemet Gary Fink 9474 Kearny Villa Road, Suite 103, San Diego, CA 92126 (858) 530-8772
TRAFFIC STUDY:	**URBAN CROSSROADS** Scott Sato, PE 41 Corporate Park, Suite 300 Irvine, CA 92606 (949) 660-1994
BIOLOGIST:	**HELIX ENVIRONMENTAL** 3600 Lime Street, Suite 721 Riverside, CA 92501 (951) 328-1700

TRES CERRITOS SPECIFIC PLAN No. 90-9
as amended by
Specific Plan Amendment 06-001

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I. INTRODUCTION
A. SUMMARY

The original Tres Cerritos Country Club (TCCC) Specific Plan No. 90-009 encompassed 336 acres with 641 dwelling units, located in northwest Hemet, at the southerly base of three hills identified as the Tres Cerritos Hills. The project was orginally conceived as a resort golf community. The site is prominently visible from the west entrance to the Valley, from Florida Ave., for a distance of approximately 4.5 miles east and west of the site, from Cawston Ave. on the east to the Lakeview Mountains at the west entrance to the Valley.

The TCCC Specific Plan was subsequently amended in 1999, under Ordinance No. 1608) and renamed the Hemet Valley Country Club Estates, (HVCCE). That amendment increased the number of residential units from 641 to 710.

Tres Cerritos West

Tres Cerritos West Specific Plan Amendment No. 03-2 was adopted in 2004 that consisted of the westerly 121.3 acres of the original 190 acres of the HVCCE plan after 68.8 acres of hillside open space was dedicated to the City of Hemet. The amendment area featured 177 lots over 53.1 acres, 59.1 acres of nature reserve open space, and 5.6 acres of landscaped areas that include 4.26 acres active park, pedestrian paseos and landscaped entry areas; and 3.5 acres of vernal pool conservation areas. The total number of units within the HVCCE Specific Plan project area remained at 710 dwelling units under that amendment.

The Tres Cerritos West portion of the project features single family detached homes, a 1.1-acre neighborhood park, paseos to provide pedestrican linkages between and within neighborhoods, natural open space including significant acreage within the Tres Cerritos Hills and a 3.5-acre vernal pool conservation area. Public improvements associated with the Specific Plan Amendment area includes adjoining streets, public utilities, and implementation of drainage facilities in a manner consistent with the City of Hemet's adopted West Hemet Master Plan for Drainage

The Tres Cerritos West project is designed to provide a variety of housing opportunities within the City. The project is intended to attract individuals seeking a unique environment with a sense of community identity and recreational opportunities and open space. The plan is to designed a semi self-contained neighborhood complete with a variety of housing types suitable for families, singles, empty nesters and retirees. The remaining area of the HVCCE shall be known as Tres Cerritos East.

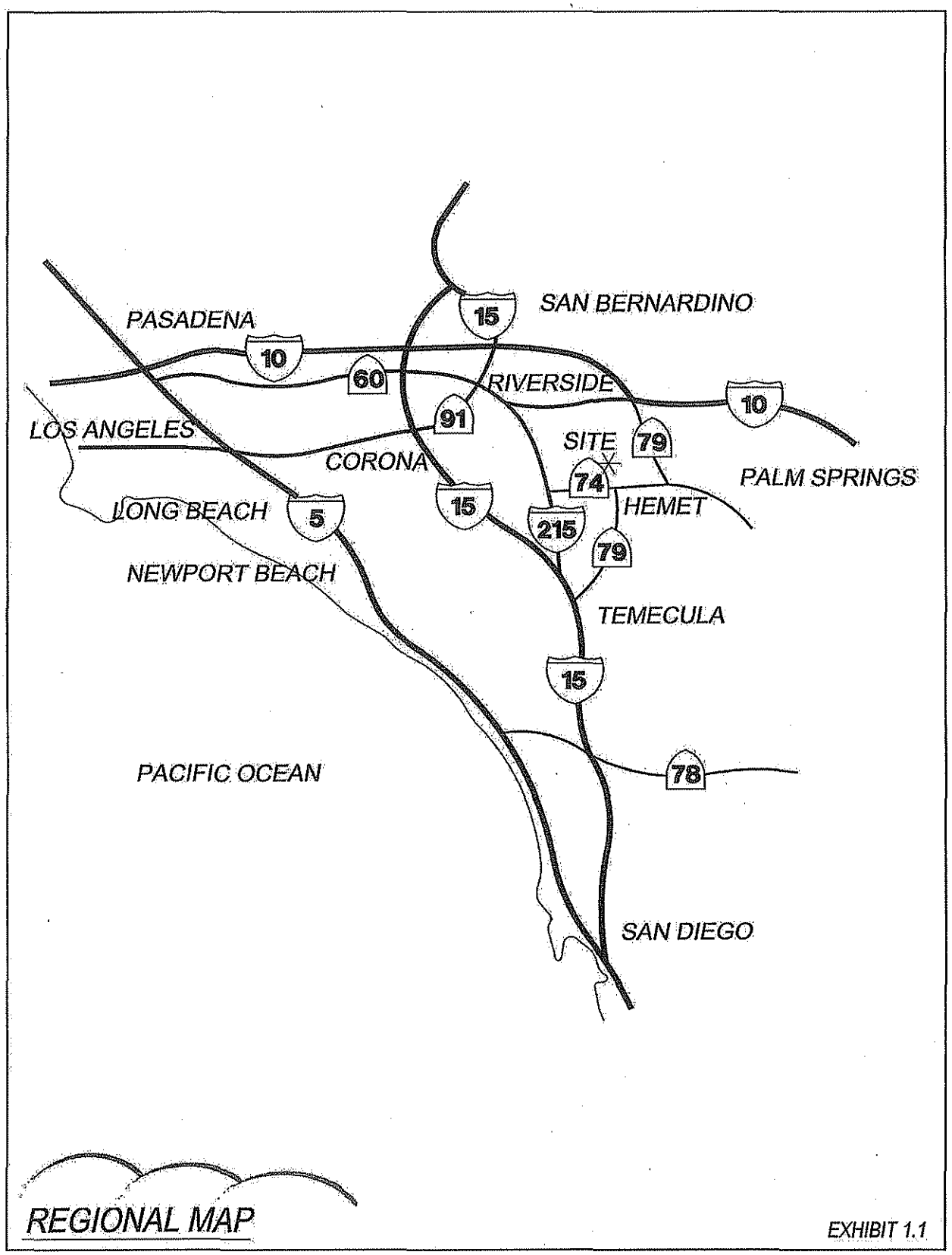
The resort concept has been abandoned in favor of a family-oriented residential community. The original HVCCE uses remained in place over the area now identified as Tres Cerritos East, when the Tres Cerritos West plan was adopted.

Tres Cerritos East

Tres Cerritos East Specific Plan Amendment No. 06-001 completes the amendment process of the adopted Specific Plan No. 90-9 that was begun with the Tres Cerritos West Specific Plan Amendment (03-02).

The project area for SPA 06-001 is located in northwest Hemet at the southwesterly base of the Tres Cerritos Hills. The site is bound by Devonshire Avenue along the south, Cawston Avenue along the east, Menlo Avenue along the north, and the Tres Ceritos Hills complex along the west. **Exhibit 1.1** provides a Regional Map perspective of the location. **Exhibit 1.2** provides a Vicinity Map of the site. **Exhibit 1.3** provides a Site Location Map that relates the project to adjoining streets and improvements.

The proposed Tres Cerritos East Amendment includes the remaining original project area, now divided among three ownerships, plus an additional 17.0 gross acres, known as the "Gravage" property, located at the northeast corner of Myers Street and Devonshire Avenue for a total project area of 165.8 acres. A map of the ownerships is provided as **Exhibit 1.4**. The plan further removes 50.89 acres of the original golf course uses from Tres Cerritos East, that are now available for residential uses. The golf course area and the Gravage property add a total of 64.1 acres to residential development area when compared to the previously approved plan. With the inclusion of the 64.1 acres, the plan will allow 622 dwelling units, with up to 710 dwelling units with approval of a Conditional Development Permit (CDP), supported by parks, open space, and drainage facilities.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RIVERSIDE
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LOS ANGELES
SITE
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CORONA
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PALM SPRINGS
LONG BEACH
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15
HEMET
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NEWPORT BEACH
TEMECULA
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PACIFIC OCEAN
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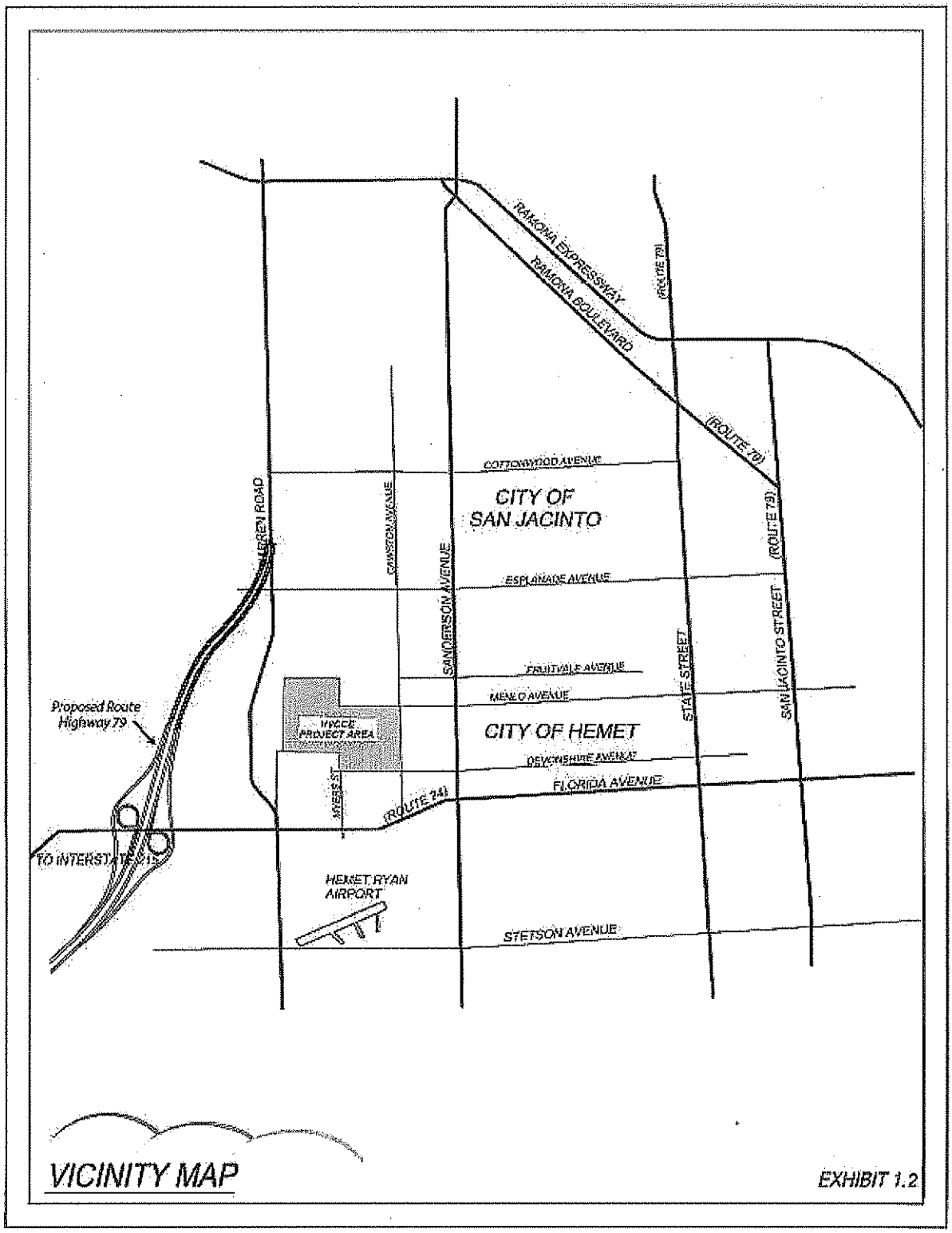
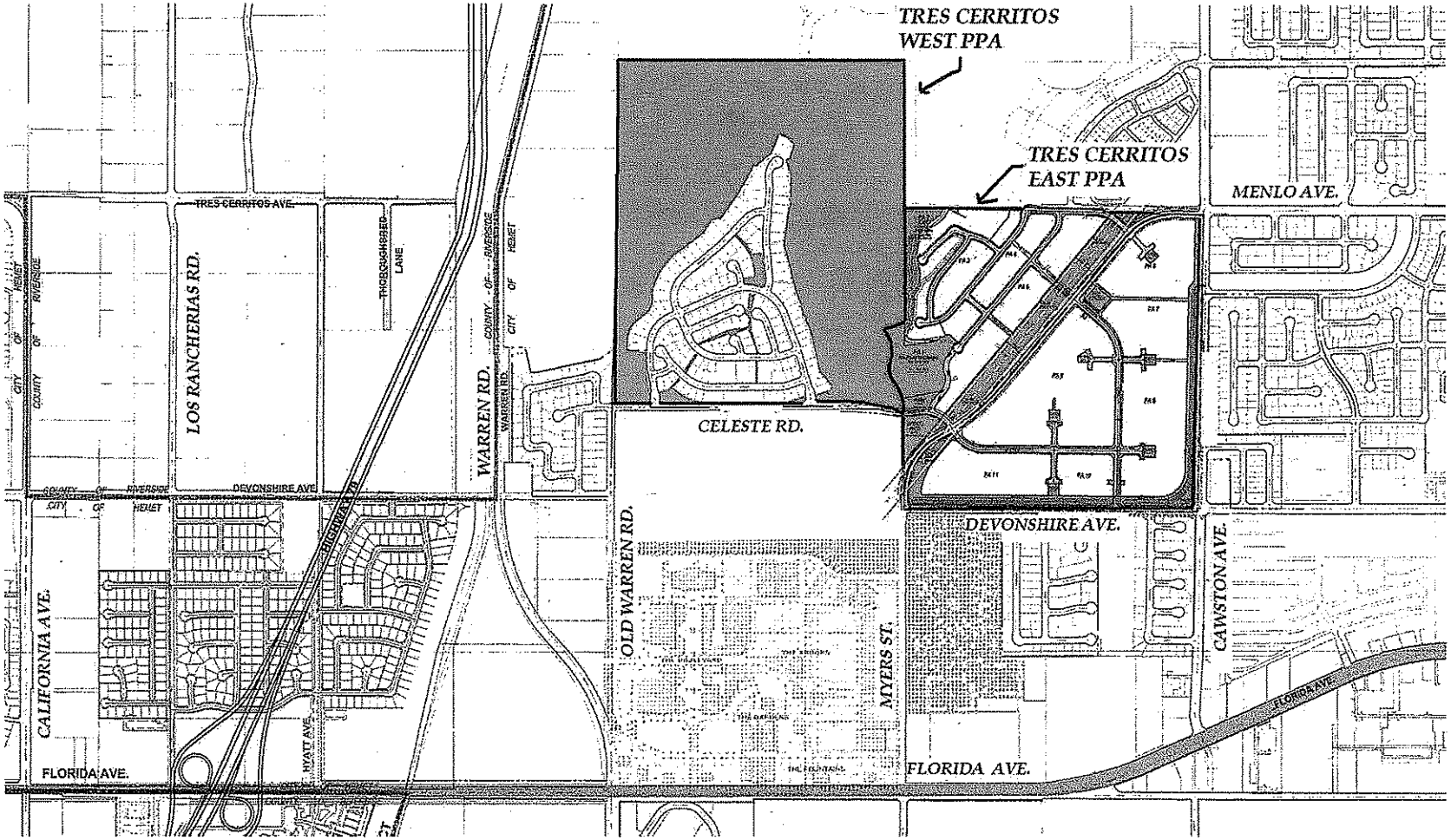
REGIONAL MAP
EXHIBIT 1.1

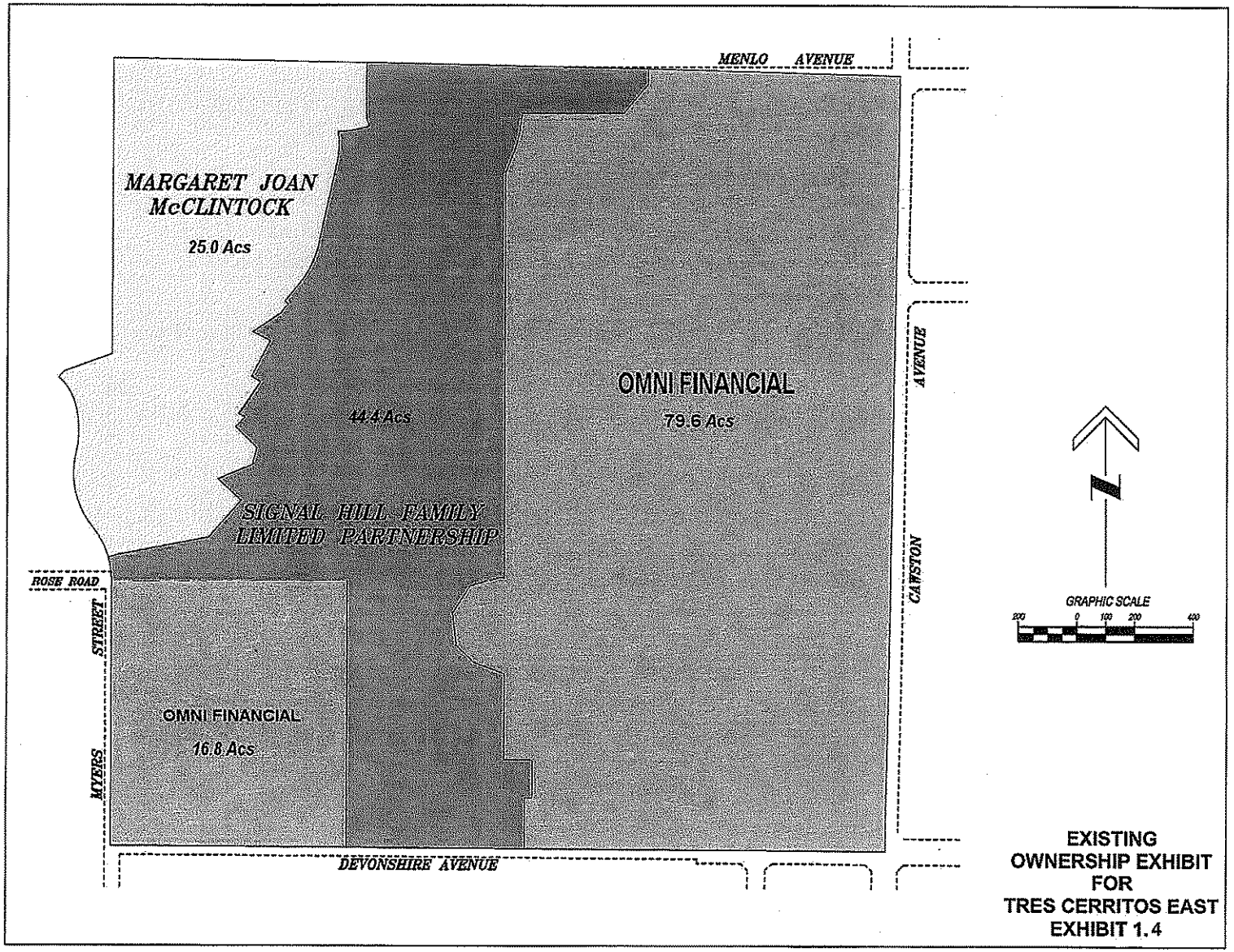


VICINITY MAP

EXHIBIT 1.2



SITE LOCATION MAP
EXHIBIT 1.3



EXISTING OWNERSHIP EXHIBIT FOR TRES CERRITOS EAST EXHIBIT 1.4

B. PROJECT HISTORY

o Development Plan and Amendments

A development plan for the original 336-acre Specific Plan Project Area was original set forth in the Tres Cerritos County Club Specific Plan (90-9), which was adopted by the City of Hemet in 1991 for 641 units. The project was envisioned as a residential "resort" built around a golf course. On the eastern portion of the site, the golf course was also intended to accept flows from the Seattle Channel, relieving periodic flooding when the Channel's detention capacity was exceeded, and to retain those flows on site. On the westerly portion of the site, the "back nine" golf course holes also served to retain flows on-site from the surrounding hillside areas with a mix of high density condominium development located on the most easterly of the Tres Cerritos hills and the upland areas of the Tres Cerritos alluvial fan.

The original Specific Plan was subsequently amended in 1999 and retitled the Hemet Valley Country Club Estates, (HVCCE). That amendment modified the project to increase the number of residential units from 641 to 710. Approved residential densities ranged from 4 dwelling units per acre to 18 dwelling units per acre, of which 200 units were in the higher density (17-18 du/acre) range, 285 were in the mid density (7 du/acre) range and 229 were in the lower density (4 du/acre) range.

o Golf Course

Following approval of the Specific Plan Amendment, (SPA 90-09a) the project owners at that time recorded Tract 29550. The City issued grading permits for the eastern portion of the project site. Grading was started in January, 2000. On February 13, 2000, the US Army Corps of Engineers issued a Cease & Desist Order to the property owners and the City of Hemet, asserting jurisdiction over the site. In 2001, the US Fish & Wildlife Service requested initiation of a formal Section 7 consultation for the purpose of identifying and mitigating various project related impacts to jurisdictional waters of the US, downstream critical habitat areas (vernal pools and associated endangered species) and impacts to on-site listed species – most particularly the California gnatcatcher.

The jurisdictional agencies objected to key elements of the original Tres Cerritos/Hemet Valley CCE plan as approved and amended. Specifically, the agencies objected to the development of a golf course which they felt would both inhibit flows needed to support the Hemet Valley Vernal Pool Complex southwesterly of the site and contaminate those flows both by mixing them with untreated urban run off and by adding large amounts of fertilizers and pesticides from the golf course into the mix.

The agencies objections, and subsequently developed mitigation strategies, have rendered development pursuant to the original Specific Plan infeasible and has effectively voided the original land use, drainage, circulation and mitigation/ conservation plans contained in the HVCCE Specific Plan as approved in 1999.

- **Environmental Issues**

  In 2003, the City of Hemet began the process of revising its Master Plan for Drainage. Of particular concern is the movement of flows from the Seattle Basin at Cawston & Seattle, through the eastern portion of the HVCCE Specific Plan area, to the northweast corner of Devonshire and Myers, in a manner that will assist in providing hydrologic support to these off-site vernal pool complex(es) located southwesterly of Florida Avenue and Warren Road. As of the date of this Amendment, the City has not completed it's Master Plan revisions nor has it obtained approval for its plans from the jurisdictional environmental agencies. Completion of those plans will ultimately allow for the final design of drainage facilities within the eastern portion of the HVCCE (Tres Cerritos East) Specific Plan area.

- **Adopted Plan**

  In 2005, the City of Hemet adopted the Tres Cerritos West Specific Plan Amendment, (SPA No. 2), and Tentative Tract Map 31513 creating a technically feasible plan for the west portion of the HVCCE project area. The resulting plan effectively converts the project from a master planned resort concept to a master planned family-oriented residential community concept. The following Table I-1 outlines the adopted land uses encompassing all of the project area. **Exhibit 1.5** illustrates the Adopted Master Plan.

TABLE I-1

ADOPTED SPECIFIC PLAN
TRES CERRITOS SPECIFIC PLAN 90.9
AS AMENDED BY TRES CERRITOS WEST (SPA 03-2)

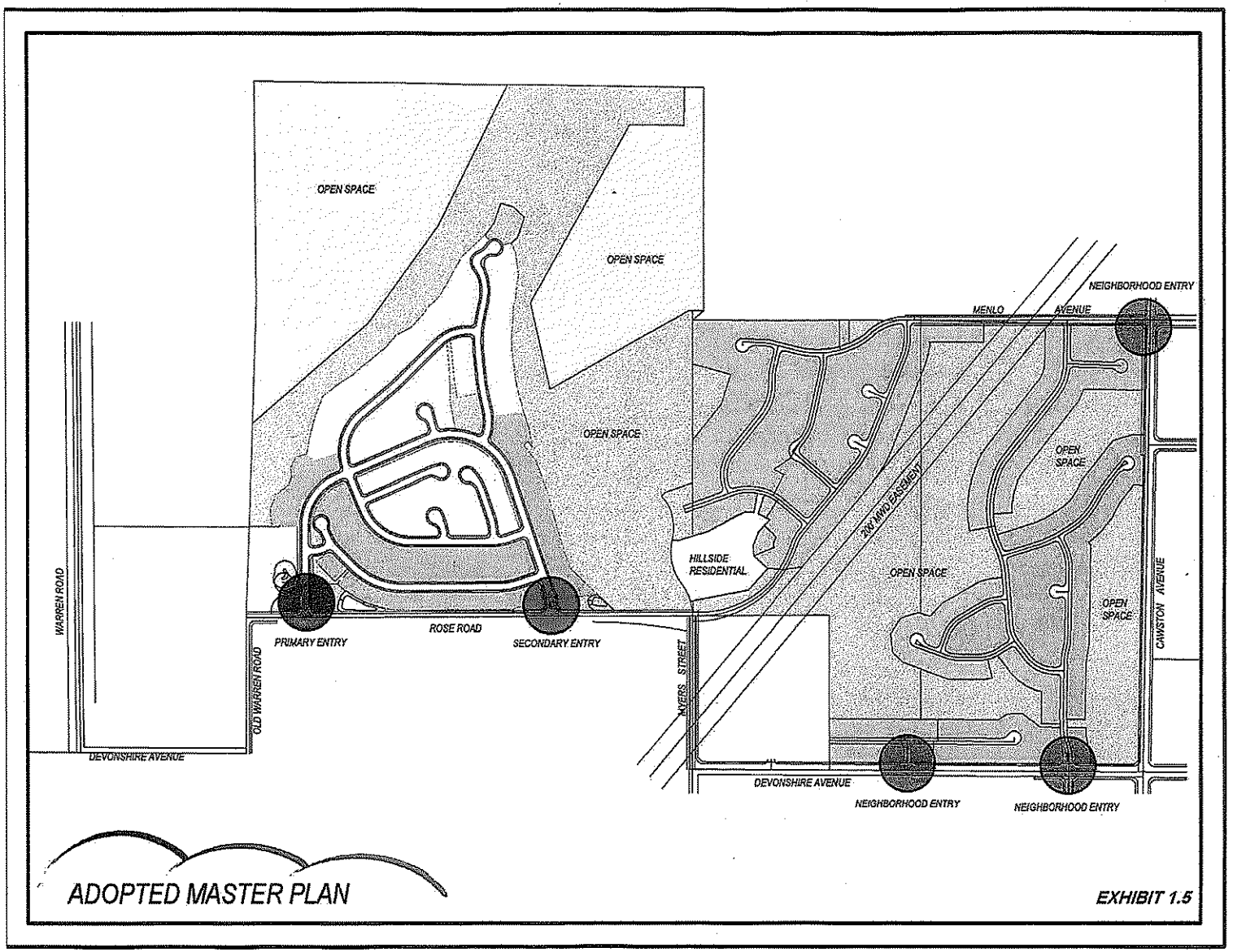
Land Use	Type	Acres	Density	Units	Location under Amended Plans
Open Space	Vernal Pool Reserve	3.5		None	TCW
	Nature reserve				
	In project to be dedicated	59.1		None	TCW
	Park and paseos	4.26		None	TCW
Residential	SFD 6000	21.7	4.1 du/acre	89	TCW
	SFD 8000	31.4	2.8 du/acre	88	TCW
	Common Area	1.34		None	TCW
Subtotal	**TCW Total:**	**121.3**			
	Open Space dedicated to City prior to TCW:	68.8		None	City Property
	Adopted Project Total:	**190.1**		**177**	
	Villas	2.6	17 du/acre	12	TCE
	Cottages	46.2	7 du/acre	285	TCE
	Bungalows	39.8	4 du/acre	163	TCE
	Estates	16.6	4 du/acre	66	TCE
	Golf Course/Club House/ Other uses	43.7		None	TCE
Subtotal		**145.9**		**533**	
TOTALS		**336.0**		**710**	
Subsequent Project Area Adjustments proposed by SPA 06-001					
Acreage added: Gravage Property		16.9			TCE
Acreage corrected via Land Survey		3.0			TCE
TOTALS		**355.9**			
Proposed Specific Plan Planning Areas					
	Tres Cerritos West	**190.1**		**177**	**TCW**
	Tres Cerritos East	**165.8**		**710**	**TCE**
	Total:	**355.9**		**887**	

TABLE I-2
PROPOSED SPECIFIC PLAN
AS AMENDED BY TRES CERRITOS WEST (SPA 03-2)
AND TRES CERRITOS EAST (SPA 06-001)

Land Use	Type (Minimum Lot Size)	Acres	Density	Units	Max. Units w/ CDP	Location in Amended Plans
Original Project Area		336.0				TCW / TCE
TCW						
Open Space	Vernal Pool Reserve	3.5		None		TCW
	• In project to be dedicated	59.1		None		TCW
	Park and paseos	4.26		None		TCW
Residential	SFD 6000	21.7	4.1 du/ac	89	n/a	TCW
	SFD 8000	31.4	2.8 du/ac	88	n/a	TCW
	Common Area	1.34		None		TCW
Subtotal		**121.3**		**177**	**177**	**TCW**
Open Space	Dedicated previously to City	68.8				City of Hemet
Subtotal	**TCW Total:**	**190.1**		**177**	**177**	
Original Area in TCE		145.9				TCE
Acreage added: Gravage Property		16.9				TCE
Acreage corrected via Land Survey		3.0				TCE
Subtotal		165.8				
TCE						
Residential						
PA 1	Hilltop Residential	5.89	5.0 Ac min	1	n/a	TCE
PA 2	SFD 8,000	12.53	3.0 du/ac	26	n/a	TCE
PA 3	SFD 7000	6.37	4.0 du/ac	25	n/a	TCE
PA 4	SFD 6000	8.54	5.0 du/ac	42	n/a	TCE
PA 5	SFD 6000-Rear Loaded Option	14.55	5.0 du/ac	72	n/a	TCE
PA 6	*SFD: 5000-Rear Loaded Option	12.04	5.0 du/ac	60	78	TCE
PA 7	*SFD: 5000	8.65	5.0 du/ac	43	53	TCE
PA 8	*SFD: 4000	16.61	5.0 du/ac	83	105	TCE
PA 9	*SFD: 4000-Rear Loaded Option	28.08	5.0 du/ac	141	173	TCE
PA 10	*SFD: 4000	5.07	5.0 du/ac	25	31	TCE
PA 11	**SFD 4000 / Townhomes with CDP	10.44	10.0 du/ac	104	104	TCE
Open Space						
	Public Parks	2.5		None		TCE
	Private Parks/Paseos/Rec Ctr	6.6		None		TCE
	Linear Park	7.9		None		
	Hillside Open Space	3.5		None		TCE
Infrastructure						
	Circulation	7.4		None		TCE
	Drainage Channel/Trail/OS	9.2		None		TCE
Subtotal	**TCE Total:**	**165.8**		**622**	**710**	
TOTALS		**355.9**		**799**	**887**	

*Alternate product types and density allowed in the Planning Area subject to the Approval of a Conditional Development Permit as described in Section V.D.

**SFD 4000 lots are allowed as the base development type, but Townhomes are allowed subject to the approval of a Conditional Development Permit
n/a = Not Applicable. Product type and density limited to that presented.


OPEN SPACE
OPEN SPACE
OPEN SPACE
NEIGHBORHOOD ENTRY
MENLO AVENUE
OPEN SPACE
HILLSIDE RESIDENTIAL
OPEN SPACE
OPEN SPACE
OPEN SPACE
WARREN ROAD
PRIMARY ENTRY
ROSE ROAD
SECONDARY ENTRY
OLD WARREN ROAD
MYERS STREET
CAWSTON AVENUE
DEVONSHIRE AVENUE
DEVONSHIRE AVENUE
NEIGHBORHOOD ENTRY
NEIGHBORHOOD ENTRY
ADOPTED MASTER PLAN
EXHIBIT 1.5

C. PURPOSE AND INTENT OF SPECIFIC PLAN AMENDMENT (06-001)

The ***purpose*** of Specific Plan Amendment 06-001 is to establish a comprehensive plan that addresses conditions that have changed since the approval of the HVCCE. The plan will highlight important design issues, allow for adjustments in land use, drainage and circulation to conform to new and evolving requirements of the City of Hemet, changing market conditions and demographics, and federal and state environmental agencies and including provide the information necessary to present a clear understanding of the project, including:

- A written and graphic outline of the project
- Identification of the site's significant natural features, including open space, topography, water courses, wildlife habitat, native biota.
- Provision of development standards and guidelines for architecture, landscape, fencing and walls, recreational features and site design that will provide comfortable living environments and attractive, well functioning neighborhoods while respecting and preserving significant physical features and critical habitat.
- Development of a land use plan that takes into account the demands of home buyers within Hemet marketplace, changes in the overall regulatory environment and evolving local and regional requirements for drainage, and cirulation while addressing both on-site and off-site habitat preservation and enhancement.

The ***intent*** of Specific Plan Amendment 06-001 is to detail project development standards and guidelines as they apply to current and future projects within the Tres Cerritos Specific Plan area to insure realization of the plan's purpose. Specifically, this Amendment will revise the Tres Cerritos Specific Plan to:

- Implement the Tres Cerritos Specific Plan under two *Primary Planning Areas (PPA); Tres Cerritos West and Tres Cerritos East.* Develop a detailed project site plan and use mix for the Tres Cerritos East PPA that will compliment the site's natural features and terrain as well as the surrounding development.
- Establish development standards for residential, and recreational areas including both architectural and landscape components.
- Establish performance standards and controls, pursuant to Section V of this document, as well as the administrative mechanism to insure orderly and logical development

- Identfiy specific project and public improvements and their phased sequential implementation including:

  - ✓ Flood control improvements
  - ✓ Street improvements
  - ✓ Recreational opportunities
  - ✓ Traffic circulation network and controls
  - ✓ Utility infrastructure
  - ✓ A flexible development plan that will enable the project to respond to changes in the market's/area's housing demands.

D. PROJECT ISSUES

Community Wide Project Issues:

✓ ***Flood Control***

The City of Hemet and the Riverside County Flood Control District have developed a regional system of retention basins and minor flood control channels to convey runoff to the Salt Creek Flood Control Channel and ultimately to the San Jacinto River. The 1984 Hemet Master Flood Control and Drainage Plan is the latest adopted plan. This project, due to its location, will play a key role in the implementation of key elements of the flood control facilities for this portion of Hemet.

The project has been designed to provide on-site master planned flood control facilities. Design of the facilities will be made part of the requirements of the Hemet Master Flood Control and Drainage Plan as it is revised,with the concurrence of the jurisdictional agencies. The phasing of design and construction of the required facilities will be set forth under the provisions of the Tentative Tract Map conditions of approval and a potential Development Agreement between the applicant and the City of Hemet.

Local Project Issues

✓ ***Traffic Circulation / Tres Cerritos West***

The on-site internal streets within Tres Cerritos West PPA shall be constructed to City standards, and the following offsite road improvements: (Note: All off-site half-width streets shall consist of half the street width, as measured to the centerline, plus twelve (12) additional feet).

- All development in the Tres Cerritos West project area will contribute toward the ultimate, construction of Devonshire, between Myers Street and Warren Road.
- Improvement of Myers Street between Celeste Road and Florida Avenue for two lanes of travel.
- Celeste Road will be improved as a half width 66' Collector street between Myers and North (Old) Warren Rd. pursuant to the conditions of implementing subdivisions.
- Installation of Traffic Signals and/or payment of the project's fair share of signalization costs as determined by the City of Hemet for the following intersections:

  Warren Road at Esplanade Avenue
  Warren Road at Devonshire Avenue

✓ ***Traffic Circulation / Tres Cerritos East***

Road improvements for the Tres Cerritos East PPA include the following improvements: (Note: All off-site half-width streets shall consist of half the street width, as measured to the centerline, plus twelve (12) additional feet on the opposite side of the centerline).

- The west side of Cawston Avenue between Menlo Avenue and Devonshire Avenue to secondary highway standards .
- Myers will be re-aligned and renamed Menlo Avenue north of Devonshire Avenue.
- The north side of Devonshire Avenue between Cawston and Menlo Avenue to secondary highway standards.
- Menlo Avenue will be extended southwesterly through the project site from Cawston Avenue to Devonshire Avenue as a Modified Collector Street and will be improved to full-width street improvements on a phased basis.
- Menlo Avenue from Cawston Avenue westerly, in a modified alignment along the northerly project boundary of Tres Cerritos East, to provide access for the Peppertree Specific plan to the north.
- Installation of Traffic Signals or payment of the project's fair share of signalization costs as determined by the City of Hemet for the following intersections:

  Sanderson Avenue at Eaton Avenue
  Cawston Avenue at Menlo Avenue
  Kirby Street at Devonshire Avenue
  Kirby Street at Esplanade Avenue

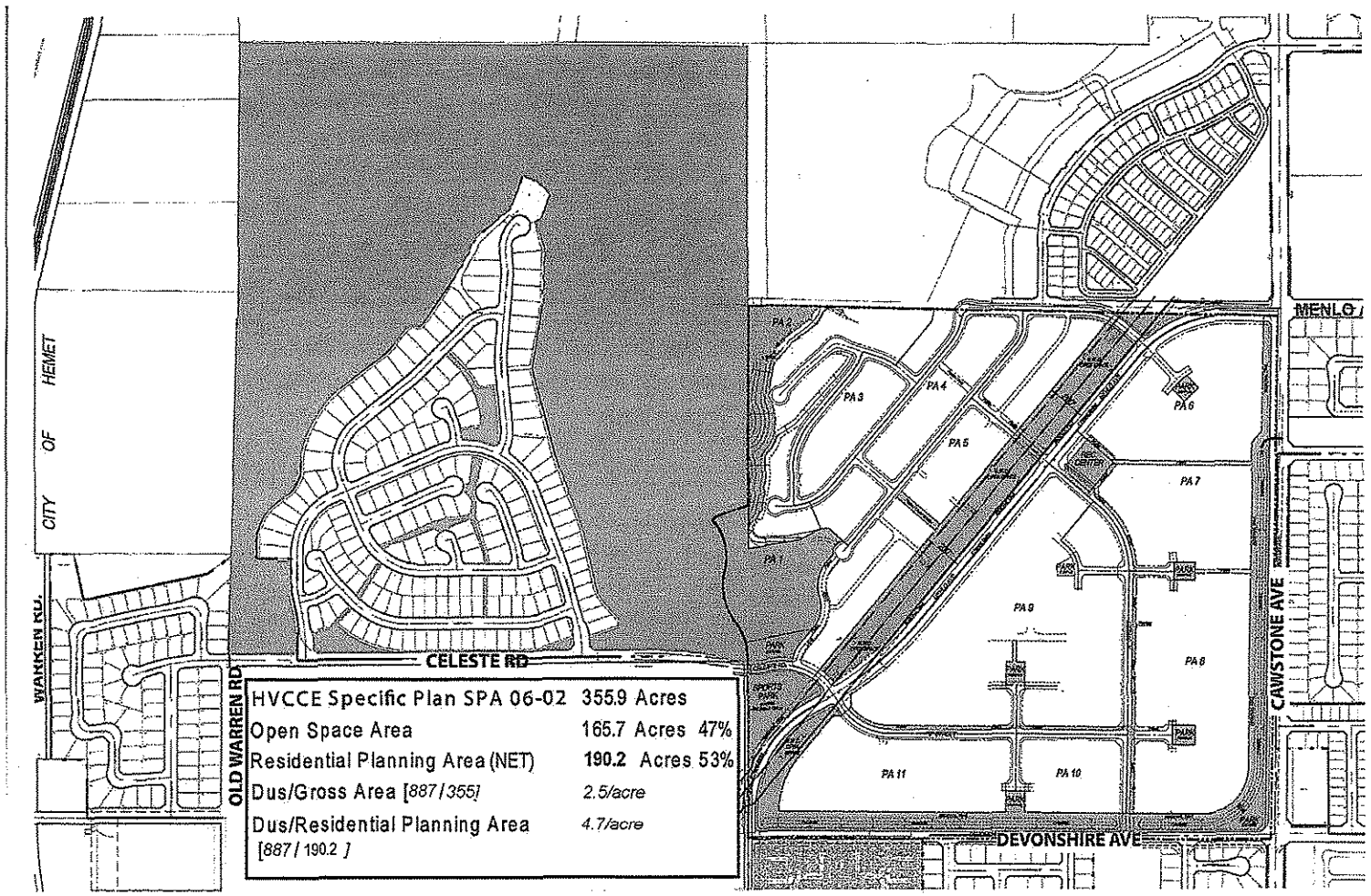
California Avenue at Florida Avenue
Warren Road at Whittier Avenue

✓ ***Land Use***

The Tres Cerritos Specific Plan now consists of two (2) *Primary Planning Areas ("PPA"):* Tres Cerritos East and Tres Cerritos West. The Tres Cerritos East Primary Planning Area will be implemented in separate phases to provide different product types, public improvements, and amenities as required bu the Municipal Ordinance and as may be dictated by market demand.

A minimum of three (3) acres of land within the Tres Cerritos West Primary Planning Area has been set aside as a vernal pool reserve area for the preservation, restoration and enhancement of vernal pool habitat.

The golf course previously proposed for development within the HVCCE Specific Plan will be eliminated from the TCE Primary Planning Area, under this amendment, pursuant to the requirements of federal & state environmental agencies. All of the planned golf course was also removed as part of the Tres Cerritos West Specific Plan Amendment. Despite the absence of the golf course, a significant amount of open space, about 50% of the original Tres Cerritos Specific Plan project area. will remain as shown in the Open Space Profile, **(Exhibit 1.6).**



Open Space Profile
Exhibit 1.6

✓ **Primary Planning Areas**

Tres Cerritos West

Tres Cerritos West ("TCW") consists of 121.3 acres, of the original 190 acres, bounded on the south by Rose (now Celeste) Road; on the north by the EMWD water storage tanks and by open space owned by the City of Hemet; on the east by the Tres Cerritos Hills; and on the west by VTTM 31146 (JP Ranch/Montero) residential development. **Exhibit 1.7** locates the Tres Cerritos West PPA in relation to the Tres Cerritos East PPA.

The project area is comprised of a flat to gently sloping alluvial fan which radiates out from a narrow canyon formed between two of the Tres Cerritos Hills. The site's lowest elevation is located adjacent to Celeste Road at Myers Road. Steep, rocky slopes rise sharply on the PPA's easterly and westerly edges.

Tres Cerritos West fronts on Celeste Road. Access is via North (Old) Warren Road and via Myers from Devonshire. A cluster of small vernal pools is located in the southwesterly portion of the alluvial fan and receives significant hydrological support from the adjacent hillside. EMWD has an easement through the property containing water lines leading to and from its storage tanks and also containing a paved maintenance road and associated drainage improvements, including bench drains and small culverts. These drainage improvements direct flows from the hillsides and canyon mouth into short, highly eroded intermitent drainages within the upper and central portions of the site.

The Tres Cerritos West project is geographically isolated from the larger Tres Cerritos East PPA by the Tres Cerritos hills which extend out to Celeste Road at the PPA's eastern boundary. The topography creates a separate watershed within the PPA with flows moving in a south/southwesterly direction.

The Tres Cerritos West PPA was adopted with a mix of single family residential units consisting of 6000 and 8000 square foot lots, paseos, private parks and open space areas, including a 3+ acre vernal pool reserve.

Tres Cerritos East

The *Tres Cerritos East ("TCE")* Primary Planning Area consists of 165.8 acres bounded on the south by Devonshire Avenue, on the

north by Menlo Avenue, on the east by Cawston Avenue and on the west by Myers Street and the ridge separating Tres Cerritos West and Tres Cerritos East. The Tres Cerritos East Specific Plan area has a varied topography consisting of a hilly area in the northwest that graduates into flatter land in the remainder of the site.

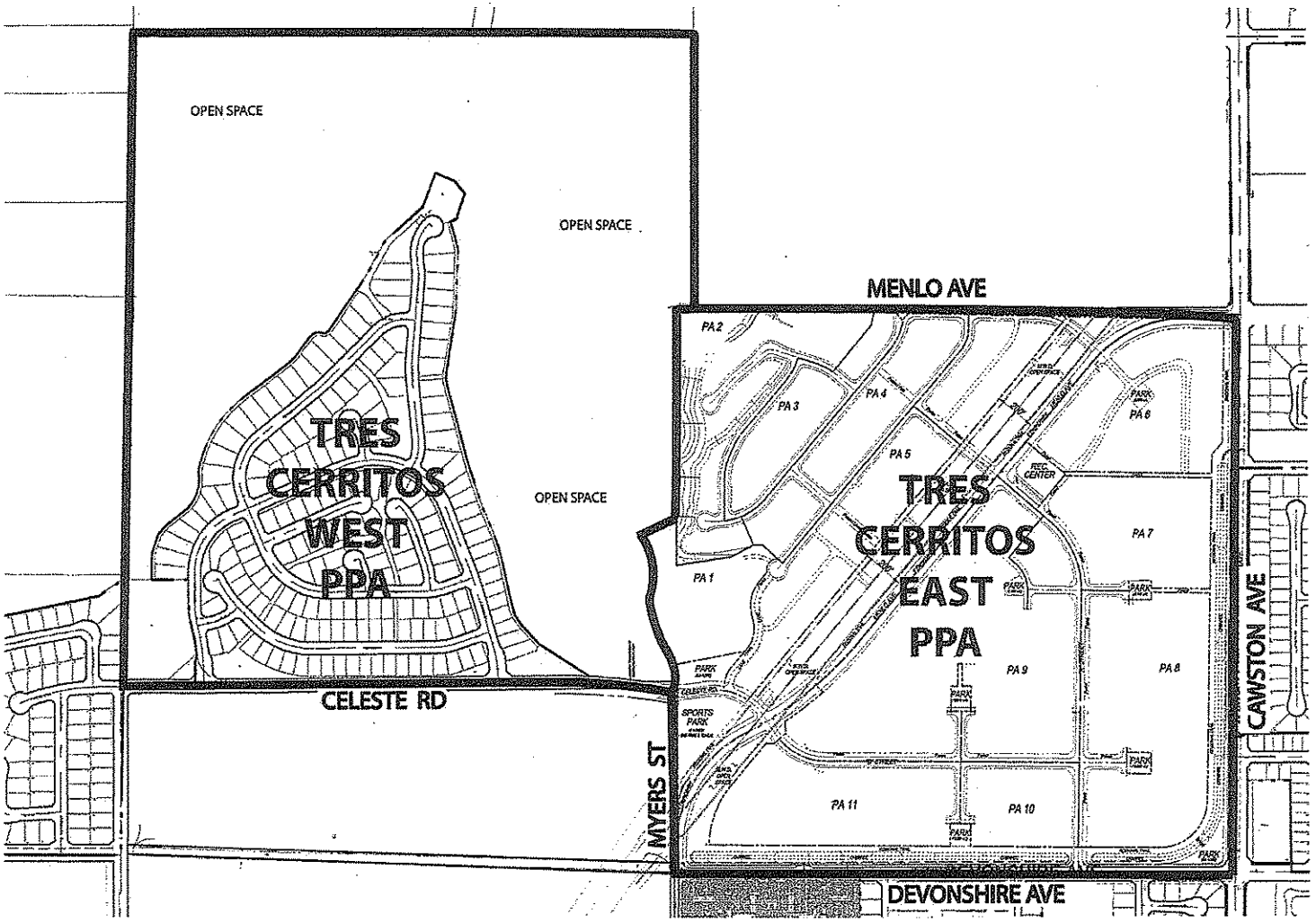
The land had been farmed up to the time that the property was rough graded for streets and golf course. However, the area was heavily graded prior in 1999/2000. An unimproved road, (existing Rose Road), extends east from the terminus of Celeste Rd. and then northeasterly through the TCE PPA to Menlo Avenue. Westerly of Menlo, the site's topography changes dramatically. A small alluvial fan extends easterly from the Tres Cerritos Hills and is surrounded by steep, rocky slopes.

A City-constructed storm water channel, known as Seattle Channel, flows from the east to the PPA's easterly boundary, at Cawston Avenue at Seattle, Street, south of Menlo Avenue. The channel stops abruptly at the PPA's boundary, turning the channel into a large retention basin. A City-operated pump empties the "basin", which discharges into a drainage ditch located along the southerly side of Menlo Avenue, and easterly side of Rose Road, to the intersection of Rose Road and Myers Street. A second tributary enters the PPA at Devonshire & Cawston and flows west along the north side of Devonshire. Flows converge at Devonshire/Meyers and continue south beyond the boundaries of the project area within drainage ditches located on the east and west sides of Myers to Florida.

The Southern California Metropolitan Water District has a 200 foot wide easement that runs diagonally from Devonshire Avenue and Myers through the TCE site to the intersection of Menlo and Cawston Avenues. The easement contains two large underground water transmission pipes and several maintenance access structures. Uses within the easement are limited to open space, public right-of-way and road crossings approved by MWD, other paved areas, and limited recreation.

Development within the Tres Cerritos East Specific Plan is constrained by both the MWD easement and the need to safely transfer drainage flows through the site from both the Seattle Channel and drainage east of the project site along the north side of Devonshire Avenue. Development of the PPA will provide a critical component of the City of Hemet's overall flood control solution for West Hemet. In addition, flows from and through the site will help to supply supporting hydrology to the Hemet Valley Vernal Pool Complex as envisioned by the County of Riverside Multi Species Habitat Conservation Plan, adopted by the City of Hemet in early 2004.

A mix of single family housing, multiple-family housing, and open space, as proposed herein will accommodate interim and ultimate flood control improvements for the Tres Cerritos East PPA.



PRIMARY PLANNING AREAS - PPA
EXHIBIT 1.7

✓ **Development Context**

The Tres Cerritos project area is at an interface between open space and existing subdivisions of single family homes. Recent trends have produced an eclectic mix of uses that include the senior citizen-oriented Peppertree Specific Plan development for seniors along the north of Menlo Avenue, west of Cawson; Cawston Elementary School at the northeast corner of the same intersection, Tract 31146 featuring single family homes located between Warren Road and Old Warren Rd., and the proposed Garrett Ranch, located southwesterly of the intersection of Celeste Road and Myers. Garrett Ranch is under review by the City. It is primarily a commercial development, but also includes high density residential uses, a park, and an elementary school facility. There are several key issues that that must be addressed as part of the development review process. These include conservation of an isolated hill complex known as *Tres Cerritos,* storm water management for habitat and public safety purposes, existing circulation improvements, and land use. The Tres Cerritos West (SPA 03-2) and Tres Cerritos East (SPA 06-001) Specific Plan Amendments are intended to address and analyze these issues in conjunction with the revisions to the development plan of this PPA.

Tres Cerritos East Specific Plan Amendment 06-001 is a final step in addressing the fully revised HVCCE Specific Plan project area to conform to new market demographics, for future project builders. This amendment enables all interested and effected parties to consider land uses, infrastructure, and public services that are necessary to support future development within the adopted specific plan project area.

✓ **Area Development**

Development approvals on lands surrounding the specific plan have emerged since 1999 when Tres Cerritos Specific Plan Amendment (SPA 90-009) was approved. Peppertree Specific Plan No. 01-3 has been approved, and construction has commenced on that 81.7 acres of adjoining land lying north of Menlo Avenue. Peppertree is a community featuring 456 units having an average density of 5.5 units per gross acre and 9.3 per net acre. Tract 31146, (J.P. Ranch), has been constructed on land to the south west of the Tres Cerritos West PPA portion of the specific plan project area, extending to Warren Road. These projects are shown in **Exhibit 1.8.** Garrett Ranch is planned for lands south of the Tres Cerritos West portion of the specific plan area, west of Myers Street.

Area Development
EXHIBIT 1.8

✓ **Drainage and Flood Control – Special Issues**

Tres Cerritos West

Surface runoff through the project orginates in the Tres Cerritos hills. A water quality basin is proposed to collect tributary flows as they enter the subdivision in the upper reach of the project. Storm drains are designed to collect flows from the detention basin, and to capture additional runoff within the streets of the subdivision, and convey them into landscaped basins at the project entrances along Celeste Road. These are flow-through basins designed to detain the incremental increase in flows so as to preserve the existing rate and quantity of runoff. See Section IV E for a broader discussion of drainage issues. A special feature of the Tres Cerritos West drainage plan is the provision of a segregated Ephemeral flow drainage system intended to collect and transport clear flows from the western hillside to the proposed 3.5 acre vernal reserve area. The system will provide the hydrological support that will sustain the areas vernal pools.

Tres Cerritos East

The Tres Cerritos East project is designed to implement a flood control system by collecting drainage from Cawston Avenue draining from the north, the Seattle Channel draining from the east, and Devonshire Avenue draining from the east. As shown in **Exhibit 4.8,** these flows will be conveyed to a detention basin planned either at the northeast corner of Devonshire Avenue and Myers Street or at an earlier-constructed retention basin constructed south of the PPA. This onsite detention basin will serve as an interim facility until downstream improvements are constructed south of the PPA. The on-site facilities and drainage channel are designed to eliminate upstream flooding at the intersection of Cawston Avenue and Seattle, which occurs when storm flows exceed the storm capacity of the Seattle Channel. The capacity had been diminished by the overgrowth of vegetation within the basin before this overgrowth was removed. In addition the facilities are expected to reduce the impact of flooding on downstream property through the implementation of the City's master planned flood control facilities. The project is designed to comply with the requirements of the City of Hemet. The completion of the required flood control to reduce the impact of flooding on downstream property through the implementation of the City's master planned flood control improvements including, but not limited to the flood control detention basin and other on-site facilities, shall be installed concurrent with the development of the Tres Cerritos East PPA, as shown conceptually in **Exhibit 4.9,** and in accordance with the Tentative Tract Map conditions of approval and the proposed Development Agreement.

II. ENVIRONMENT

A. Geopolitical

Jurisdiction:	City of Hemet Riverside County, California
Tres Cerritos West	121.3 of the orginal 190 acres of the HVCCE plan in Northwest Hemet
Location:	North of Devonshire and Celeste Roads, and bordered on the East by Cawston Avenue, on the west by North (Old) Warren Road, on the north by Menlo and the Tres Cerritos Hills.
Tres Cerritos East	165.8 acres in Northwest Hemet
Location:	North of Devonshire Avenue, and bordered on the East by Cawston Avenue, on the west by Myers Road and the Tres Cerritos Hills, and on the north by Menlo Avenue.

Assessors Parcel Numbers

(Tres Cerritos West)	441-740-001, 441-740-002, 441-740-003, 441-740-004, 441-740-013, 441-750-001, 441-750-002, 441-750-003, and 441-750-004.
(Tres Cerritos East)	441-740-001-005, 441-740-012-013, 441-750-001-004, 441-760-018, 441-770-001-018-021

B. Relationship to the General Plan

Land use is the City of Hemet is guided by the City of Hemet General Plan 2030. The Plan consists of ten elements that guide growth and development. These Elements are Land Use, Community Design, Circulation, Community Services and Infrastructure, Public Safety, Open Space and Conservation, Recreation and Trails, Historic Resources, Arts and Culture, and Housing.

The Land Use Plan sets forth the level of density and intensity for all lands within the City. The Tres Cerritos East project area is designated as Low Density Residential (LDR) that allows 2.1 to 5.0 dwelling units per acre. The density of Tres Cerritos Specific Plan project area is 2.49 dwelling units per acre. Among the land uses allowed are specific plans.

The Land Use Plan is augmented by Overlay Districts that provide special guidance or considerations for the underlying land uses. Among the various Overlay Districts is the Specific Plan designation. The Tres Cerritos Specific Plan project area is identified as lying within the Hemet Valley Country Club Estates Specific Plan (SP 90-009).

The Land Use Element also identifies Land Use Districts that each form a neighborhood identity. The Tres Cerritos East project area lies within the Tres Cerritos Land Use District. The District contains the unique Tres Cerritos Hills land form. The District includes several large scale residential projects that include the Hemet Valley Country Club Estates Specific Plan as amended by the Tres Cerritos East Specific Plan. The primary issue that affects development is that undeveloped lands are located outside of the City's existing master storm water drain plan. This has been addressed under the Tres Cerritos East Specific Plan.

Land Use Concepts are outlined to guide *how* the City will grow as the General Plan is implemented. An *Edge Development Study* was prepared for the City of Hemet by the Urban Land Institute (ULI) in 2010. In that study, ULI described smart growth as a process of, "making conscious choices about how land, water, and transportation infrastructure are deployed, so that future growth enforces existing communities in positive ways and improves our regional patterns rather than destroys them..." The City of Hemet has embraced smart growth concepts and has integrated them as underlying principles throughout the General Plan

SMART GROWTH PRINCIPLES

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

These Smart Growth Principles have also been embraced within the Tres Cerritos East Specific Plan through land use, recreation, and transportation / access planning.

The General Plan contains GOALS AND POLICIES to guide growth and development within the City. The applicable goals are identified as follows:

CITYWIDE LAND USE GOALS

Land Use 1 (LU-1)
Achieve a balanced and sustainable pattern of land uses, community services and amenities that provide for the needs of the City's residents and businesses and enhance the overall quality of life in the community. This is achieved by providing a broad range of housing opportunities (LU-1.3), walkable neighborhoods that are safe and provide connectivity to nearby land uses (LU-1.4), a strong sense of place distinctively identified by architecture, landscaping and signage (LU-1.5), an integrated land use and transportation network that offers alternative travel modes rather than

total reliance on the automobile (LU-1.7), and the use of master planned development to provide a comprehensive approach to land uses, infrastructure, and operations and facilities (LU-1.11 and LU-1.14).

A series of policies are in place to support this goal to ensure adequate infrastructure, public services (LU-2.1), and facilities to serve new land uses and population, requiring that all developments pay their fair share to find public improvements (LU-2.3), concentrated land uses to use land most efficiently to reduce municipal costs and to avoid impacts upon the natural environment, interconnected neighborhoods using alternative modes of transportation (LU-2.5 and LU-2.6)), capital improvement plans to ensure that infrastructure is available to serve new development, and sustainable design to reduce consumption of natural resources (LU-2.4).

Land Use 2 (LU-2)
The use of master plans or specific plans is encouraged to identify and reserve sites for public facilities, schools, recreation, and civic uses, and integrate recreational opportunities with natural open space (LU-2.1, LU-2.2).

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

Land Use Goal 3 (LU-3)
Avoid land use conflicts and provide for compatible development. New development should provide a transition from adjoining development that have different land uses and/or intensity through the use of buffers, setbacks, edge treatments, site design, landscaping, building scale and building orientation. The presence of the proposed storm channel, regional trail, and landscaping are examples of suitable transition techniques. (LU-3.2, LU-3.3. LU-3.4, and LU-3.5)

Community Design

The City Council has adopted citywide design guidelines for single-family development and multi-family development that are incorporated into Tres Cerritos East. These guidelines provide site planning, architectural design, and landscape design criteria for future development.

Housing Element

State law requires that the City must develop a site inventory and determine whether each site can accommodate some portion of its share of the regional housing needs in the region by income level.

Hemet's efforts to meet its "fair share" of regional housing go beyond simply identifying adequate sites. The City actively encourages housing production. As a result of these efforts, the City has already met a portion of its 2006-2014 housing allocation. Among the 'Units in Progress' identified in the site inventory is the Tres Cerritos Specific Plan.

Summary

The Tres Cerritos East is not only consistent with all Elements of the Hemet General Plan 2030, but the Hemet General Plan 2030 was crafted in anticipation of the adoption of the Tres Cerritos Specific Plan.

C. Topography/Geology (Project-Wide)

(Excerpts from Geotechnical Investigation Hemet Valley Country Club Estates, Inland Foundation Engineering, 1998)

The site is composed of three (3) distinct topographic areas described below:

✓ A flat plain located in the Southeast corner of the project area

Area:	112 acres
Elevation	1504 feet – 1512 feet above sea level
Uses	recreational, flood retention basin control facilities, residential development
Soils	Quaternary alluvium with a 1% western tending slope

✓ Gently rising terrain to the north and west of the plain at the base of the Tres Cerritos Hills and the central area north of Rose Road

Area:	156.8 acres
Elevation	1514 feet – 1560 feet above sea level
Uses	large lot residential development open space/vernal reserve
Soils:	Createaceous granitic rock (decomposed granite), Intermixed with alluvial fans in the canyon areas.

✓ The steep, rocky Tres Cerritos Hills

Area:	82.2 acres
Elevation	1560 feet – 2030 feet above sea level
Uses:	Open Space preserve
Soils:	Predominantly Juassic Metasedimentary rock

The site is approximately 2 miles southwest of the northwest-southeast tending San Jacinto fault zone, 18 miles southwest of the northwest-southeast tending San Andreas fault zone, and 17 miles northeast of the northwest-southeast tending Elsinore fault zone.

Tres Cerritos West

The following recommendations are contained in the most recent geotechnical reports prepared for the project area (Geotechnical/Geological Engineering Study, by ENGEN Corporation dated November 24, 2004).

Earthwork Unconsolidated near-surface soils are present within the alluvial deposit at the site. The upper ten feet of soil cover shall be removed and recompacted to create a uniform soil foundation for future development.

Slope stability Cut slopes fo up to 50 feet are proposed within the granitic bedrock along the perimeter of the site. A slope stability analysis was performed that determined that slopes are stable up to a height of 60 feet.

Excavation characteristics Seismic refraction surveys determined that the underlain granitic bedrock is rippable in the upper 3 to 6 feet, transcending to difficult from a depth of 6 to 13 feet from surface elevation.

Faulting The site is not located within an Alquist-Priolo Earthquake Fault Zone. No active faults traverse the property. The site lies within an active region of faulting and seismic activity. A potential earthquake having a magnitude of 6.9 is considered a maximum credible seismic event.

Liquefaction Liquefaction occurs where pressure increases below the water table during a seismic event and propagates water upward to the surface. This can cause the ground surface and structures to collapse. Liquefaction does not usually occur where groundwater lies at depths of 40-50 feet or greater. Groundwater has been set at a maximum groundwater level of 35 feet below the surface and seismically induced settlement is calculated at 3.9 inches. This condition can be mitigated by use of shallow foundation systems and concrete pads, removal and recompaction of soils, and control over moisture content as recommended in the geotechincal study by EnGen.

Rock fall hazards Rock fall hazards exists at the site due to the presence of granitic bedrock outcrops along the perimeter of the development. It is recommended that a geologist be present during grading operations to assess conditions where rocks should be removed in higher elevations.

The study concluded that the proposed development is feasible with implementation of the recommendations contained therein.

Tres Cerritos East

The geologic mitigation measures outlined below have been identified to alleviate impacts to geologic resources and soils of Tres Cerritos East. (Excerpt of Preliminary Geotechnical Investigation, Tres Cerritos East, Leighton & Associates, 2006)

GM-1: Prior to grading:

- Proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions and organic material.
- Septic tanks and cesspools should be removed or abandoned in accordance with local regulations.
- Voids created by removal of buried material should be backfilled with properly compacted soil in general accordance with the recommendations in Appendix F of the Draft EIR, (Preliminary Geotechnical Investigation Report).
- Near surface soils onsite composed of undocumented fill, topsoil, and loose alluvium should be removed down to competent material as determined by the geotechnical engineer and replaced with properly compacted fill for uniform support under structural improvements and additional fill soils.
- Acceptability of all removal bottoms should be reviewed by an engineering geologist with field or laboratory testing under the supervision of a geotechnical engineer.
- General remedial removal depths are expected to be 5 to 8 feet below the existing grade as required by the Preliminary Geotechnical Investigation Report, Appendix F of the DEIR).
- When used as compacted fill, high to very high expansive soils should be avoided in the upper 5 feet immediately under structural improvement areas.
- Removal limit should be established by a 1:1 projection from the edge of fill soils supporting settlement-sensitive structures downward and outward to competent material identified by the geotechnical consultant, and include a perimeter area at least five feet beyond the outermost foundation elements for a given structure.
- After completion of the recommended removal and prior to placement of additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned, and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557.

GM-2: Overexcavation of the cut portion of transition lots to mitigate the impact of underlying cut/fill transition conditions. Over excavation should extend to a minimum depth of 3 feet below the bottom of the proposed footings or one-half of the maximum fill thickness on the lot, whichever is deeper.

GM-3: Overexcavation of the cut lots and streets. Cut lots should be overexcavated to a depth of 3 feet below the bottom of the proposed footings and then capped with compact fill. Bottom of the overexcavation should be sloped at a minimum 2 percent or as needed toward the street to prevent the accumulation of subsurface water.

GM-4: Areas to receive structural fill and/or other surface improvements should be scarified to a minimum depth of 8 inches, moisture conditioned to optimum moisture content, and recompacted to minimum90 percent of the maximum dry density in accordance with ASTM Test Method D1557.

GM-5: Import soils and/or the borrow site should be evaluated by the geotechnical consultant prior to importation, and should be granular in nature; free of organic material; have very low expansion potential; have a minimum R-value of 20; and have low corrosion impact to the proposed improvements.

GM-6: The onsite soils may generally be suitable as trench backfill provided they are screened for rocks over 6 inches in diameter and organic materials; and should be compacted in uniform lifts by mechanical means to at least 90 percent relative compaction (ASTM Test Method D1557). In addition, excavation of utility trenches should be performed in accordance with the project plans, specifications, and all applicable OSHA requirements.

GM-7: Site grading should include, if possible, a balance area or ability to adjust import quantities to accommodate some variation in earthwork shrinkage and bulking estimates. Values are provided as guidelines in Appendix F of the Draft EIR.

GM-8: Proposed single-family residential structures should be founded on post-tension foundation systems due to the existence of medium and very high expansive soils in the near surface. Specific parameters for foundation footings, under-slab moisture retarded, soil moisture levels, and slab subgrade soils are presented in Appendix F of the Draft EIR.

GM-9 The project civil, structural engineer, and architect should consider the potential combined effects of both static and dynamic settlement as presented in Appendix F. The magnitude of the [static] consolidated settlement would be dependent on the thickness of the fill placed above existing ground surface, thickness of clay layers underlying the fill area, and the time of construction of structures from the placement of the fills. Total dynamic (saturated and dry sand) are estimated to be on the order of 2 to 3 inches with differential settlements of 1.5 inch in 40 feet horizontal distance or between similar structural elements of the buildings, whichever is a greater distortion.

GM-10: Minimum horizontal setback distance from the face of slopes for all structural footings should not be less than 7 feet and need not be greater than 15 feet. This distance should be measures from the outside bottom edge of the footing

horizontally to the slope face (or to the face of a retaining wall) and should be a minimum of H/2, where H is the slope height. Additional guidance is presented in Appendix F of the Draft EIR.

GM-11: All slopes should be constructed in accordance with the most current version of the UBC guidelines and the City of Hemet requirements. If there is discrepancy between the recommendations in the UBC and City of Hemet requirements or those presented in Appenix F of the Draft EIR, the more stringent recommendations should be used.

GM-12: For preliminary design purposes, the lateral earth pressure values for level or sloping backfill are recommended for walls backfilled with onsite and/or imported soils of very low to low expansion potential presented in Table 2 in Appendix F of the Draft EIR.

GM-13: Surface drainage should be controlled at all times. Positive surface drainage should be provided to direct surface water away from the structures toward the street or suitable drainage facilities. Positive drainage may be accomplished by providing a minimum 2 percent gradient away from the structures for a distance of at least 5 feet. Below grade planters should not be situated adjacent to structures or pavements unless provisions for drainage such as catch basins and drains are made. In general, ponding of water should be avoided adjacent to the structures or pavements. Over-watering of the site should be avoided. Protective measures to mitigate excessive site erosion during construction should also be implemented in accordance with the City of Hemet grading ordinances.

GM-14: Additional corrosion testing should be performed on representative finish grade soils at the completion of rough grading under the direction of a corrosion consultant (corrosion engineer). Concrete foundations in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.

GM-15: Preliminary pavement design should be based on Caltrans Highway Design Manual. For planning and estimating purposes, a range of Traffic Indices (TIs) has been provided for preliminary pavement recommendations; and final pavement sections should be selected by the project civil engineer or traffic engineer consultant with the appropriate TI data.

GM-16: Concrete structures in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.

- When used as compacted fill, high to very high expansive soils should be avoided in the upper 5 feet immediately under structural improvement areas.
- Removal limit should be established by a 1:1 projection from the edge of the fill soils supporting settlement-sensitive structures downward and

outward to competent material identified by the geotechnical consultant, and include a perimeter area of at least 5 feet beyond the outermost foundation elements for a given structure.
• After completion of the recommended removal, and prior to placement of additional fill, the approved surface should be scarified a minimum of eight inches, moisture conditioned, and compacted to a minimum of 90% of the maximum dry density in accordance with ASTM D1557.

Level of Significance After Mitigation

If the mitigation measures outlined above are incorporated into the design and residential development of the project site, the proposed development is feasible from a geotechnical standpoint and impacts would not be significant.

D. <u>Hydrology</u>

Tres Cerritos West

The US Department of Housing and Urban Development Flood Insurance Rate Maps for the City of Hemet, Riverside County indicate that the southeast portion of the site is in Zone B, 500 year flood boundary. Run-off from developed areas of the City east of the site impact the proejct area and mountains to the north contribute additional flows. The Hydrology Manual published by the Riverside County Flood Control and Waste Water Conservation District was used to compute storm run-off quantities and flow rates. Flood Control improvements implemented during the development of this project will address existing problems and mitigate impacts created by this project. Flood control improvements shall conform to the requirements of the City of Hemet and its master plan for storm drain improvements in the West Hemet area.

Tres Cerritos East

The Tres Cerritos East site is primarily flat, undeveloped land in the center of the Hemet Valley, the majority of which is also topographically similar. The adjacent Tres Cerritos peaks form a distinctive backdrop to the Proposed Project site, and, in fact, a small amount of the western portion of the property includes the lower elevations of the adjacent hillside.

MITIGATION MEASURES

HYD-1 Prior to the issuance of a grading permit, the Applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of Hemet. The SWPPP shall include a requirement to include hydrocarbon filters along the perimeter of the retention basin. The SWPPP must be prepared by a licensed engineer, hydrologist, or erosion control specialist and shall be reviewed by the City of Hemet prior to issuance of a Grading

Permit. The SWPPP shall be available on-site at all times for review by the City of Hemet and RWQCB inspectors.

HYD-2 The Applicant shall be responsible for coordinating all SWPPPs for various projects and facilities to make sure the overall Proposed Project meets the requirements specified in the Federal CWA and the State Porter-Cologne Water Quality Control Act (Division 7 of the California Water Code).

HYD-3 Drainage conveying system and locations shall be constructed in accordance with the recommendations provided the City Engineer.
The preliminary drainage plan requires the collection of existing flows from the existing Seattle Channel/Basin and from an existing channel at the intersection of Cawston Avenue and Devonshire Avenue. Existing flows from the watershed north of the project will be conveyed along Cawston Avenue to the intersection with Devonshire Avenue. All three existing flows will be collected in a proposed trapezoidal naturalized channel located onsite along the west side of Cawston Avenue and along the north side of Devonshire Avenue. The channel has been sized to convey existing and future developed flows and will have a top span of approximately 50 feet, with 2:1 armorized side slopes, and a 10 foot-wide bottom.

The channel depth will be 10 feet. The channel will convey flows into an 6.2 acre interim detention basin to be located onsite at the northeast corner of Devonshire Avenue and Myers Street. The design of the basin is sized to meet water storage retention requirements for a 100-year storm event. The basin will have a depth of 25 feet. Details for construction of the interior and perimeter of the basin are provided in the Tres Cerritos East Specific Plan Amendment document. The drainage channel and detention basin will be constructed concurrently with the first phase of development. Upon subsequent completion of downstream drainage facilities, the interim detention basin will be substantially filled in to facilitate development. A portion of the detention basin will continue to function as a water quality basin to cleanse surface flows before release offsite.

In addition to these measures, the City Municipal Code requires that a preliminary Water Quality Management Plan be submitted prior to the approval of any implementing tract map.

Level of Significance After Mitigation

The potential impacts to the hydrology and water quality that could result from the Proposed Project would be reduced to a less than significant level through project design features, implementation of BMPs, and compliance with applicable permits.

E. Biology

Tres Cerritos West

Vegetation: Eighty six species of plants were found on the site, of which thirty-six are non-native invasive elements. An additional twenty to twenty five species of spring annuals can be expected within the sage scrub and rain stimulated former agricultural fields. Recent studies by L&L Environmental in 2004, for the Tres Cerritos West PPA, have noted the presence of Davidson's Saltbush, Coulter's Matilija Poppy and Smooth Tarplant. The property contains some high quality potential habitat for several sensitive plant species that are known from the general region. Several low-lying areas at the southwesterns and south-central portions of the Tres Cerritos West PPA contain suitable habitat for special status plant species associated with vernal pools, though no sensitive or listed species have been detected in any of the four biological surveys conducted on the site since 1988.

Reptiles: The only reptile species in any abundance was the Side-blotched Lizard, observed sunning on the rocky terrain. Sensitive wildlife observed on the site was limited to a lone juvenile Orange-throated Whiptail, however, virtually all of the high quality rocky, reptile habitat is being retained as open space and is not impacted by development.

Mammals: The site lies within historic habitat for the state and federally listed Endangered Stephens Kangaroo Rat. Mitigation is required in the form of a per-acre SKR fee.

Twenty-three species of mamals have been observed in the San Jacinto Wildlife Area and all but the larger species, sucvh as deer and mountain lion, are likely to be present in habitat similar to the project area. Several species of small rodent, coyote and Desert Cottontail were oserved at the site, however none are considered significant or endangered.

Birds

Numerous species of birds were obsered in the project area, including Western Meadow Larks, Stalings, Brewers' Blackbirds, California Quail, Greater Roadrunner, Red-tailed Hawks and a Turkey Vulture. The rural portion of the valley is a major raptor hunting area and these areas are typically relatively level and may be utilized for agricultural cultivation. Within the Specific Plan project these predominantly level or gently sloping areas will be impacted by the proposed site development.

Although much of the site contains steep slopes that may not contain suitable habitat for coastal California gnatcatcher (CAGN), high quality potential habitat appears to be present on more gently sloping hills vegetated with Riversidean

sage scrub. There were two sightings of a single CAGN pair documented in 2001 by Glen Lukos Associates. A focused survey for the CAGN was conducted in the final weeks of the 2003 nesting season and transitioned into the non-nest season by L&L Environmental. Nine visits were made to the site in accordance with USFWS protocol survey requirements. No CAGN were observed during the survey and it is assumed that the CAGN no longer occupy the site.

Recommendations to reduce biological impacts include:

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

Tres Cerritos East

The project site consists of approximately 165.8 acres within the City of Hemet in Riverside County, California and is immediately northwest of the intersection of Cawston and Devonshire avenues. The project site is within the Salt Creek watershed, near the eastern base of the "Tres Cerritos" hills that rise out of the San Jacinto Valley.

The site has been subject to past disturbances in the form of grading for residential development in 2000 and is currently dominated by non-native grasslands and disturbed land. Water from the nearby Seattle Channel is being pumped onto the site during an emergency action in 2005 when the channel reached capacity and posed a potential threat to nearby residential properties. This action has resulted in ponding areas on the subject property in areas that were left uncompleted when the Army Corps of Engineers issued a cease and desist order. The property is relatively flat, draining from the northeast to southwest with elevations ranging from 1,505 to 1,680 above mean sea level. A residential project is being constructed along the site's northern boundary.

One sensitive plant species, the smooth tarplant (*Centromadia pungens* ssp. *laevis*) was observed onsite during focused Narrow Endemic Plant Species Survey Area (NEPSSA) surveys. Smooth tarplant is a California Native Plant Society (CNPS) List 1B species and a MSHCP Criteria Area Species Survey Area (CASSA) species. Many individuals of this species were observed throughout the site.

Three sensitive wildlife species are known to occur at the site. The burrowing owl (*Athene cunicularia*) was observed onsite during focused surveys for this species in the eastern 80-acre portion of the site. One breeding pair along with three unfledged juveniles were observed during focused nesting season surveys in 2006. At least three and possibly four adult owls were observed during nesting season surveys in 2005, suggesting that two separate pairs may have been breeding onsite. For the western 80-acre portion of the site, a burrowing

owl survey have been conducted during the 2007 spring burrowing owl nesting season.

Also observed on eastern 80-acre portion of the site were two California Species of Special Concern which are considered "covered species," however, they are considered to be adequately conserved through the implementation of survey and conservation requirements set forth by the MSHCP. Species of Special Concern applies to animals not listed under the federal Endangered Species Act or the California Endangered Species Act, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. The species observed are the Southern California rufous crowned sparrow (*Aimophila ruficeps canescens*), which was observed within non-native grassland on site, and the California horned lark (*Eremophila alpestris actia*), which was observed within the disturbed land on the site.

No other sensitive species were observed onsite. Additional sensitive species are known from the region and potentially could occur onsite. Of particular note are the federally endangered Riverside fairy shrimp (*Streptocephalus woottoni*) and the federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*). Fairy shrimp belonging to the genus *Branchinecta* were observed in the spring of 2006 in the eastern 80-acre portion of the site. Dry season sampling was conducted during the summer of 2006.

On the eastern 80-acre portion of the site, approximately 0.1 acre of non-wetland waters of the United States and 0.2 acre of California Department of Fish & Game jurisdictional streambed would be directly impacted by the Proposed Project. Without the mitigation below, these impacts would be significant.

For the western 80-acre portion of the site, the limits of areas under the jurisdiction of the Corps, CDFG, and the RWQCB will be identified and quantified upon completion of a jurisdictional delineation. Portions of these areas would be modified as a part of the proposed project design.

BIO-1: The Proposed Project shall participate in the Western Riverside County MSHCP through the payment of fees in compliance with MSHCP Volume 1 of 4, Part 2 of 2, Appendix C, Best Management Practices (BMPs).

BIO-2: Rare plant surveys shall be conducted during the spring blooming period on the western 80-acre portion of the site.

BIO-3: An additional assessment shall be conducted during the wet season and spring blooming season to determine the presence/absence of vernal pool habitat on the site on the western 80-acre portion of the site.

BIO-4: Wet season fairy shrimp surveys shall be conducted during the wet season.

BIO-5: A burrowing owl survey was conducted during the spring burrowing owl nesting season on the western 80-acre portion of the site. This mitigation is met.

BIO-6: A jurisdictional delineation shall be conducted to identify the presence of U.S. Army Corps of Engineers and CDFG jurisdictional wetlands as well as non-wetland Waters of the U.S. and CDFG streambeds on the western 80-acre portion of the site.

BIO-7: If proposed, fuel modification shall be assessed as a portion of the project's biological impacts once detailed engineering plans are complete.

BIO-8: The applicant shall provide MSHCP Local Development Mitigation Fees in accordance with MSHCP requirements. These fees currently range from $937 to $1,801 per residential dwelling unit depending upon density per acre.

BIO-9: The applicant shall provide fees for mitigation of impacts to the Stephens' kangaroo rat (SKR). The SKR fee as established by County Ordinance 663.10 is currently $500 per gross acre.

BIO-10: The applicant shall pay fees for the loss of Riversidean sage scrub, southern willow, and non-native grassland in accordance with MSHCP requirements.

BIO-11: For the eastern 80-acre portion of the site, impacts to the 0.1 acre of non-wetland waters of the U.S. would require issuance of a Department of Army Permit (likely a Nationwide Permit) and 401 Certification from the RWQCB. Impacts to the 0.2 acre of CDFG streambed would require a Streambed Alteration Agreement.

BIO-12: The federal listed Riverside fairy shrimp and the federally listed vernal pool fairy shrimp have the potential to occur on site. If either of these species is found to occur on-site, consistency with Section 6.1.2 of the MSHCP would be required. Avoidance of impacts is preferred; however, if avoidance is not feasible, minimization of impacts shall occur, or compensatory mitigation, at a minimum of a 1:1 ratio, would be required. If compensatory mitigation is the mechanism used, a Determination of Biologically Equivalent or Superior Preservation would be required.

BIO-13: Loss of burrowing owl habitat would be mitigated by payment of the MSHCP fees. This shall include pre-construction surveys within 30 days prior to the onset of vegetation removal activities onsite.

If less than 3 burrowing owl pairs are detected, impacts to individual owls would be compensated by passive or active relocation. Any relocation shall be conducted outside of the nesting season (March 1 through August 31) to be consistent with the MSHCP and MBTA. Owl relocation shall adhere to the

California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines* (April 1993). If 3 or more burrowing owl pairs are detected, on-site preservation may be necessary, as the project site could be considered to have long-term habitat conservation value under the MSHCP.

BIO-13: Vegetation clearing, if conducted during the bird nesting season, pre-construction surveys for nesting birds shall be conducted to identify active nests and monitor construction activities to avoid impacts. If active nests could not be avoided during the nesting/breeding season, authorization to take any nests would be required through issuance of a Migratory Bird Permit from the USFWS.

BIO-14: Potential offsite indirect impacts to the Hemet Vernal Pool Complex MSHCP Conservation Area would be mitigated through the implementation of an on-site Storm Water Pollution Prevention Plan (SWPP) and standard erosion control and water quality Best Management Practices (BMPs).

BIO-15: Potential offsite indirect impacts to the Hemet Vernal Pool Complex MSHCP Conservation Area would be mitigated through the implementation of an on-site Storm Water Pollution Prevention Plan (SWPP) and standard erosion control and water quality Best Management Practices (BMPs).

Level of Significance After Mitigation

Potential impacts to sensitive biological resources that could result from the Proposed Project would be reduced to a less than significant level with implementation of the above mitigation measures and compliance with all applicable permits.

Since the project site is not located within a Criteria Area Species Survey Area (CASSA) on-site impacts to the smooth tarplant are considered mitigated under the MSHCP. No additional mitigation for this species would be required.

F. ARCHAEOLOGY

Tres Cerritos West

(Excerpt from 'A Phase I Archaeological and Paleontological Survey Report on Tract 31513, West Tres Cerritos, Hemet, County of Riverside, California)

Nine archaeological sites have been recorded on the site. A field survey was conducted on the site in July 2003 that identified five of the nine sites described in previous reports. One additional site was identified, as well as several new milling features, located within the planned Natural Open Space area of the Tres Cerritos West PPA.

The number of resources located within and around the property establishes a high probability that prehistoric or historic resources will be impacted by development of the project area. Archaeological monitoring is recommended during all earthmoving phases of the project.

Recommendations to reduce archaeological impact include:

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

Tres Cerritos East

A records check, followed by a field survey of the Proposed Project site was conducted on June 13, 2006 by ASM Affiliates. Two sites were identified by the records search as plotted almost directly on the project area's northern boundary, both within the Tres Cerritos foothills. One of these, CA-RIV-4048, was not relocated during the current survey. This was most likely due to slight plotting or recording variance, with the site actually very near, but just north of the project boundary. One bedrock milling feature was identified during the survey, and subsequently correlated with previously recorded site CA-RIV-4046. A Department of Parks and Recreation site record update has been completed and submitted to the EIC. This site is directly adjacent, only a few meters north of the heavily disked field that extends to the northern boundary of the project area, west of Celeste Road. The third site recorded by Smith in 1990 within the current project area was not relocated. The site record for CA-RIV-4049 was updated in 2004 by Hoover and Blevins, who indicated the site appeared to have been destroyed since the time of the original recording and testing. No remains of this site were detected during the current survey.

Mitigation Measures

In the event that buried subsurface cultural materials are encountered during project grading or construction that could not be identified on the surface survey, mitigation measures have been identified below that would alleviate this impact (CR-1 and CR-2).

CR-1 In the event that any archaeological or historical resources or remains are uncovered during the course of project construction, ground-disturbing activities in the vicinity of the resources shall be redirected until their nature and extent can be evaluated by a qualified archaeologist and the Soboba, Morongo, and Pechanga Tribes. The archaeologist shall examine the area and determine the actions that may be needed to mitigate potential impacts. The City of Hemet shall consult with the Tribes regarding the archaeologist's recommendations and then shall approve the recommended actions, as appropriate.

Work in the area of the previously unknown finds shall halt until impacts to the resources are addressed as directed by the City of Hemet. Earthmoving shall be allowed to proceed through the site when the archaeological supervisor and the City of Hemet, in consultation with the Soboba, Morongo, and Pechanga Tribes, determine that the artifacts have been mitigated to the extent necessary.

CR-2 If human remains are encountered during any earthmoving activities, all work in the area shall stop, and the Riverside County coroner shall be notified. State law dictates that the Native American Heritage Commission shall be notified in the event that the remains are determined to be human and of Native American descent. The City of Hemet shall notify and consult with members of the Soboba and Pechanga Tribes in the event that the remains are of Native American descent to determine proper disposition of the remains.

Level Of Significance After Mitigation

Impacts to cultural resources would not be significant. Only one resource was found within the Proposed Project site. This previously recorded isolated bedrock milling site (CA-RIV-4046) is a single milling slick that is in a slight state of decomposition. In addition, this previously recorded site had been tested in 1990, and was evaluated as not significant (Smith 1990). Due to the ubiquity and limited research potential of the site type, as well as the fact that no artifacts or midden were found in association with the feature even after additional testing, it is not considered a significant "historical resource" pursuant to CEQA Guidelines Section 15064.5 nor is it eligible for listing in the California Register of Historic Resources or in the National Register of Historic Places. However, concern was expressed by the Morongo Band of Mission Indians during the Native American consultation process regarding this site, who stated that if the milling feature were to be impacted, they would like it to be removed and relocated. Even though no additional mitigation measures are required for this site, an agreement between the applicants and Morongo is being worked on regarding the treatment of the milling feature. If acceptable to both parties, the applicants would remove the milling feature in the presence of an archaeological monitor, and relocate it to a permanent location on the Morongo Indian Reservation.

G. PALEONTOLOGY

Tres Cerritos West

(Excerpt from 'A Phase I Archaeological and Paleontological Survey Report on Tract 31513, West Tres Cerritos, Hemet, County of Riverside, California)

A pedestrian survey was conducted on the Tres Cerritos West PPA site to confirm lithologic units and to determine if any fossils were exposed at the

surface. The site contains Older Alluvium and Quaternary Alluvium units that have a high potential for producing significant fossils. Therefore, palentological monitoring is recommended during construction.

Recommendations to reduce paleontological impact include:

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

Tres Cerritos East

The information presented herein is based upon research of museum paleontological site records conducted at the San Diego Natural History Museum (SDNHM) and the San Bernardino County Museum (SBCM), a literature review, and a field survey of the Proposed Project site by qualified paleontologists from the SDNHM in 2006.

The Tres Cerritos East project site is located within the foothills region of the Peninsular Ranges. The region is characterized by low resistant granitic and gabbroic hills and intervening swales (depression between slopes that allow for drainage) and valleys. Geologic conditions at the site consist of weathered and un-weathered granitic rocks of the Cretaceous-age Monzogranite of Tres Cerritos non-conformably overlain by Pleistocene- and Holocene-age alluvial fan and valley fill deposits, and un-documented fill. No outcrops of older sedimentary bedrock were observed on the site and the published reports confirm the absence of these types of rocks in the vicinity of the project area.

MITIGATION MEASURES

Due to the nature of the proposed construction and presence of moderate to highly sensitive sedimentary deposits just beneath the ground surface, construction activities have the potential to produce significant direct impacts on paleontological resources throughout the project site. It is recommended that the following mitigation measures be implemented in order to reduce project impacts to paleontological resources to an insignificant level.

PR-1 A qualified paleontologist shall attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual who:

- has a M.S. or Ph.D. in paleontology or geology;
- is familiar with paleontological procedures and techniques;
- is knowledgeable in the geology and paleontology of Riverside County;
- has worked as a paleontological mitigation project supervisor in the county for at least one year.

PR-2 A paleontological monitor shall be on-site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential ("Old Alluvial Fan" deposits [Q_{of}]); and at least on a half-time basis during the original cutting of previously undisturbed deposits of moderate paleontological resource potential ("Young Valley Fill" deposits [Q_{yv}]) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials, and would work under the direction of a qualified paleontologist. As grading progresses, the qualified paleontologist and paleontological monitor shall have the authority to reduce the monitoring program to an appropriate level if it is determined that the potential for impacts to paleontological resources is lower than anticipated.

PR-3 When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site.

PR-4 Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as part of the mitigation program.

PR-5 Prepared fossils, along with copies of all pertinent field notes, photos, and maps shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Bernardino County Museum, the San Diego Natural History Museum, or the Natural History Museum of Los Angeles County. Donation of the fossils shall be accompanied by financial support for preparation, curation, and initial specimen storage.

PR-6 A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.

Level Of Significance After Mitigation

If mitigation measures PR-1 through PR-6 are implemented, impacts to paleontological resources would not be significant.

H. AESTHETICS / VISUAL RESOURCES

Tres Cerritos East

The Proposed Project site consists of a vacant, open field that is undeveloped and partially graded from past activities. Topography of the Proposed Project site ranges from flat to slopes that are greater than 25 percent (City of Hemet, 2006, West Hemet – Hillside Slope Map). The easterly two thirds of the site are in a partially natural state, having been graded in the past for a previous residential development, and exhibit little topographical relief. Menlo Avenue, an unimproved public road, extends through the site.

Impacts to visual and aesthetic resources from the development of the Proposed Project site would occur by altering the physical setting and visual quality of the landscape and by effects on the landscape as experienced from various viewpoints, including travel routes. The project-related changes to the aesthetic character of the site and surrounding area are identified and qualitatively evaluated based on the modification of the physical conditions and the viewer sensitivity.

MITIGATION MEASURES

AES-1 Hillside development shall be limited to slopes of less than 25 percent. Public access to hillside areas shall be restricted and the rocky uplands of the Tres Cerritos Hills shall be preserved as dedicated open space for habitat preservation purposes and for visual purposes.

AES-2 At the time a discretionary permit is filed, the applicant shall provide a rough grading plan to the satisfaction of the city engineer. Landscape plans shall be prepared by a licensed landscape architect or a contractor to the satisfaction of the planning director and city engineer. A tree preservation plan shall be prepared, if feasible, and a map of rock outcroppings on and within 100 feet of the project site shall be prepared in an attempt to preserve these on-site resources (City of Hemet Municipal Code Section 70-163, Ord. No. 1737, § 3).

AES-3 Landscaping and revegetation of graded slopes shall occur as soon as possible after grading to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.

AES-4 The applicant shall adhere to the City of Hemet's exterior lighting policies and shall incorporate shielding of fixtures to minimize ambient lighting in and adjacent to natural open space areas. Street and parking lot lighting shall be designed with internal baffles to direct lighting toward the ground and have a zero side angle cutoff to the horizon. The applicant shall incorporate a prohibition on floodlights and other ambient lighting by homeowners in or adjacent to the natural open space areas.

Level of Significance After Mitigation

Implementation of the mitigation measures and compliance with the City of Hemet General Plan policies and standards, as well as appropriate state and

local Uniform Building Code (UCB) construction regulations would reduce aesthetic and visual impacts to less than significant levels.

I. AGRICULTURE RESOURCES

Tres Cerritos East

The Proposed Project activity would occur on land designated as Grazing Land and would not convert farmland designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Impacts on Grazing Land are considered less than significant. Therefore, no mitigation measures are required.

The project would not conflict with zoning for agricultural use as the property is zoned as a Specific Plan area and is not currently under agricultural use. In addition, the property is not under Williamson Act contract, so no zoning or Williamson Act impacts would occur.

The project would not involve changes in the existing environment that could individually or cumulatively result in substantial loss of farmland to non-agricultural use since no agricultural uses presently occur on the property.

The project would not substantially impair the productivity of adjacent agricultural areas since none of the surrounding properties consist of or contain agricultural uses.

The Proposed Project would not introduce new crops because the site is vacant and unused area and is not in agricultural production, nor is agriculture proposed on the project site. Therefore, no significant impacts due to pests or agricultural disease would occur.

MITIGATION MEASURES

Implementation of the Proposed Project would not result in a significant impact to agricultural resources. Therefore, no mitigation measures are required.

Level of Significance After Mitigation

No significant impacts to agricultural resources have been identified. Consequently, no mitigation measures are required.

J. AIR QUALITY

Tres Cerritos East

The Proposed Project is located in western Riverside County, which is within the South Coast Air Basin (SoCAB), and is administered by the South Coast Air Quality Management District (SCAQMD). The area is classified as a "extreme" non-attainment area for both federal and State standards for ozone (smog). The SoCAB also exceeds the State standard for airborne particulate matter (PM_{10}).

Short-term impacts generated from construction of the Proposed Project would include the use of diesel and gasoline-fired mobile equipment for earth moving and grading, worker commuting, and general construction activities. These equipment and vehicles will cause a temporary increase in air pollutant emissions during construction activities. Project operations will cause an increase in local air pollutant emissions primarily from tailpipe emissions from motor vehicles.

Long-term Operational impacts associated with the Proposed Project would include tailpipe emissions from motor vehicles and area emissions (from the use of water and space heating equipment, landscape maintenance, consumer product ROG, and architectural coatings) were estimated with the URBEMIS 2002 emissions model. The analysis assumed that no wood stoves or wood fireplaces would be employed.

Mitigation Measures

The following mitigation measures are recommended in addition to the best available control measures (BACMs) prescribed by SCAQMD Rule 403.

Construction:

AQ-1 On-road trucks and other mobile equipment shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.

AQ-2 Water or chemical dust suppressants shall be applied in sufficient quantity and frequency to stabilized disturbed areas and/or unpaved roadways.

AQ-3 All clearing and grading activities shall cease during periods of high wind (greater than 20 mph averaged over 1 hour).

Operational:

The majority of predicted air emissions are from vehicular traffic to and from the Proposed Project and there are currently no mitigation measures sufficient to effectively reduce the amount of these emissions to levels below significance. The following mitigations shall be incorporated into the project design.

AQ-4 Prior to issuance of occupancy permits the project applicant or master developer shall prepare a Waste Management Plan which specifies measures that shall be undertaken to encourage recycling. The Waste Management Plan shall, at a minimum, require the separation of recycling and solid waste collection facilities, and shall depict areas within the development where recycling receptacles will be provided. The Waste Management Plan shall be subject to review and approval by the City of Hemet Planning Department

AQ-5 Future landscaping plans within the development shall comply with the criteria of the Specific Plan which specifies the types and locations of tress within the development. The criteria promote the use of trees to minimize energy consumption associated with the heating and cooling of homes. Trees within the development also would serve as carbon storage which will help offset carbon dioxide emissions from the proposed project.

AQ-6 Prior to approval of building permits, the City of Hemet shall verify that proposed building plans include a note requiring the use of low-flow appliances and fixtures (i.e., toilets, shower heads, washing machines, etc) in order to decrease water consumption during operation of the project site.

AQ-7 Prior to the issuance of occupancy permits, the applicant or master developer shall provide evidence to the City of Hemet demonstrating that energy efficient appliances (i.e., washer/fryers, refrigerators, stoves, etc.) have been utilized in the construction of proposed residential homes.

Level of Significance After Mitigation

Construction

Estimates of construction emissions indicate that NOx emission levels would be significant; further mitigation measures beyond those already mandated by regulation are not commercially available.

Operation

Aside from properly maintaining equipment or using alternative fuel-powered equipment, emissions of NO_x, ROG, and CO cannot be further mitigated, hence these emissions would remain significant.

K. NOISE

Tres Cerritos East

Construction Impacts

Noise levels generated during construction would vary and depend upon the various construction phases. Construction of various housing areas and other facilities of the Proposed Project can be divided into the following items:

- Site preparation and excavation;
- Foundation and concrete pouring;
- Steel erection;
- Mechanical; and
- Cleanup.

During the construction period, a variety of equipment would be utilized at various locations within the Proposed Project area. Many of these activities would be close to existing noise sensitive receptors.

Operational Impacts

The two main operational noise levels would be:

- General noise associated with single- and multiple-family residential activities and recreational activities in the proposed parks, and
- Proposed Project traffic on local roadways.

MITIGATION MEASURES

N-1 Construction activities shall be limited to those specified in the City of Hemet ordinance provided in Division 1 - Generally, Section 30-32, Item 33.

N-2 The Proposed Project proponent shall develop a construction-related noise mitigation plan and submit it to the City of Hemet prior to start work. Examples of noise mitigations which would be implemented to reduce construction noise include the following:

- Construction equipment shall be equipped with manufacturer recommended mufflers or equivalent.
- Equipment engine covers shall be maintained on the apparatus as designated by the manufacturer.
- Construction equipment shall be turned off when not in use.
- Equipment used for project construction shall be hydraulically or electrically powered whenever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However,

where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.

- External jackets on the tools should be used where feasible. Quieter procedures shall be used such as drilling rather than impact equipment whenever possible.
- Stationary noise sources shall be located as far from existing sensitive receptors as possible. If stationary sources must be located near existing sensitive receptors, they shall be adequately muffled and enclosed within temporary sheds or portable sound blankets used.

Level of Significance After Mitigation

Implementation of the above listed mitigation measures would reduce noise impacts to a level that is less-than-significant.

L. PUBLIC HEALTH AND SAFETY / HAZARDOUS MATERIALS

Tres Cerritos East

Leighton and Associates, Inc. performed a Phase I Environmental Site Assessment (ESA) on the Proposed Project site. Results of this Phase I ESA were published on July 7, 2006 in a report entitled *Phase I Environmental Assessment Report, "Tres Cerritos East" Site Hemet, Riverside County, California.*

The Proposed Project is not within an airport land use plan or near a private airstrip. Therefore, there are no safety hazards or associated impacts with these land use locations. The Proposed Project site would not use acutely hazardous materials, substances, or waste as defined in DTSC regulations. Additionally, although there is a school within 0.25 miles of the Proposed Project site, the property is proposed to be developed as a residential subdivision, which inherently carries low risk of use of hazardous materials through everyday activities. Consequently, there are no impacts associated with the above concern.
The use of hazardous material for construction of the Proposed Project would create potential exposure for workers and the public. This could be a potentially significant impact.

Use of hazardous materials during construction of various facilities on the Proposed Project site would pose potential health and safety hazards to construction workers and nearby residents. These impacts would be associated with transportation, storage, use, and disposal of hazardous substances during construction of the various on-site facilities.

MITIGATION MEASURES

PHS-1: The Project Applicant, General Contractor, and/or an assigned Health and Safety Officer (H&SO) shall provide training to grading, trenching, and excavation personnel regarding identification protocols for encountering any residual contamination. All suspected area(s) identified by construction workers shall be reported to the proper on-site assigned representative immediately. All work at the identified location shall be stopped until a qualified professional evaluates the suspected contamination area.

PHS-2: The Applicant shall perform subsurface soil sampling to determine if past agricultural use has impacted the subsurface soil. Representative samples should be collected from the near surface soil (0 to 1 foot below grade) and deeper soils (3 feet below grade). All near surface samples should be analyzed for pesticides.

PHS-3: The Applicant shall perform subsurface soil sampling and analyses to determine the depth of the apparent oil and stained soils located in the vicinity of the equipment storage yard. Soil samples should be collected at selected intervals to the apparent vertical extent of the oil stained soils. All near surface samples should be analyzed for total recoverable hydrocarbons and volatile organic compounds.

PHS-4: In the event of demolishing of remodeling the residential structure on the subject site, an asbestos and lead paint survey should be completed prior to demolition.

PHS-5: In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

PHS-6: A qualified professional shall be available to respond to suspected contamination at the site if found. The credentials of the qualified professional or company shall be submitted to the City for review and approval prior to commencing work at the Proposed Project site. It shall be the responsibility of the qualified professional to evaluate all suspected contaminated areas identified by contracting personnel. The evaluation shall include, but not be limited to, making a professional judgment, taking soil samples for analyses, and/or using portable instruments. The qualified professional or company shall provide a written evaluation and actions to be taken (if required) to the Proposed Project on-site representative. The Proposed Project on-site representative shall implement all action(s) recommended by the qualified professional or company. Additionally, the Proposed Project on-site representative shall notify and provide the City with the written evaluation for each event.

PHS-7: The Project Applicant shall be required to use clean fill material. The Construction General Contractor and assigned H&SO shall examine the source of the fill dirt used at the site. The H&SO shall analyze soil samples if contamination is present in the fill soils and, if contaminated, the soils shall be replaced with clean fill material.

Level of Significance After Mitigation

No significant impacts would occur with implementation of the mitigation measures identified above.

M. PUBLIC SERVICES (PROJECT WIDE)

The City of Hemet Police Department is located at 450 E. Latham Avenue and provides police protection to the City of Hemet. Fire protection for the City is provided by the Hemet Fire Department. The City of Hemet has 15 established park sites and green spaces in its jurisdiction or immediately adjacent to the city with 651 acres of land. Both the Hemet Unified School District (HUSD) and the San Jacinto Unified School District (SJUSD) serve the City of Hemet. The HUSD would provide service to the students who would reside within the Proposed Project site. The City of Hemet Public Library is located at 300 E Latham Avenue, about 4.0 miles from the Proposed Project site. Eastern Municipal Water District (EMWD) would provide water supply and sewer service to the Tres Cerritos East Project. The Southern California Gas Company provides natural gas service to the Project Site. Southern California Edison (SCE) is the electric supplier for the City of Hemet. Stormwater drainage infrastructure and maintenance services within the City of Hemet are provided by both the Riverside County Flood Control & Water Conservation District (RCFCWCD) and the City of Hemet. The City of Hemet operates its own refuse and recycling division as a utility service instead of contracting with a private company. Time Werner provides cable television service for the City.

MITIGATION MEASURES

The following mitigation measures are proposed to reduce and ensure potential impacts associated with the Tres Cerritos East Specific Plan Project would not impact public services or utilities as a result of this project.

Police Protection

PSU-1 Police protection impact fees shall be paid to the City of Hemet to cover costs associated with added Police Department services to the area as a result of the Proposed Project.

PSU-2 As it relates to police and fire services, prior to approval of any final map, or approval of any final map for any phase of the development, the property covered by said final map ("Tract") shall be included within, or annexed to, a

Community Facilities District ("CFD") established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the City of Hemet for the provision of public services permitted under Government Code § 53313, including police, fire protection, and emergency medical services (collectively "Public Safety Services"), for which proceedings have been consummated, and shall be subject to the special tax approved with the formation of the CFD with the Tract's annexation into the CFD.

The applicant and property owner acknowledge and agree that if the Tract Quality Act and, therefore, might be required to deny approval of the Project.

The owner and/or any developer of the Project on the Tract shall notify all potential lot buyers prior to sale of such lot(s) that: (1) the Tract is part of the CFD; (2) each lot within the Tract is subject to the levy of a special tax; and (3) the amount of the special tax for the subject lot. This notification shall be in a
manner approved by the City.

This requirement may only be waived by the City Council if, at the time the final map is considered for approval, the City Council determines, based on substantial evidence in the record, that each of the following three findings can be met: (1) the Tract is located in a target area that is currently in compliance with the public safety response time mandates set forth in the General Plan; (2) that build-out and occupancy of the Project on the Tract will not result in the target area becoming non-compliant with the response time mandates of the General Plan; and (3) that, after considering the cumulative impacts of the subject Project, currently existing projects and reasonably anticipated future projects within the target area, the target area will remain in compliance with the response time mandates of the General Plan.

Fire Protection

PSU-3

1. Fire protection impact fees shall be paid to the City of Hemet to cover costs associated with projected service levels as a result of the Tres Cerritos East Project.
2. All water lines and fire hydrants constructed at the Proposed Project site shall be reviewed by the City of Hemet Fire Department and shall be designed to meet their requirements.
3. The Hemet Fire Department shall approve all fire hydrant locations and other fire design requirements for the proposed project.

Parks

PSU-4 The applicant will provide parkland per Hemet Municipal Code Chapter 70 (Subdivisions) Article X (Public Parklands and/or Dedication) either by payment of development fee or dedication of land.

Schools

PSU-5 1. The developer shall pay school impact fees and/or land and improvements pursuant to the requirements of SB 50. This shall be established in accordance with State formulas for determining developer fees.

2. The developer shall coordinate all school services resulting from the development with the HUSD or the SJUSD, as appropriate. The developer may enter an agreement with either of the districts.

Library Services

PSU-6 Library impact fees shall be paid to the City of Hemet to cover costs associated with increased demands associated with library services resulting from the proposed Project.

Water

PSU 7 1. The EMWD has determined that adequate sources of water are available for domestic and recycled water supplied for the Proposed Project. Two EMWD storage tanks exist on adjoining land north of the Project site that have a storage capacity of 1.5 million gallons. There is an existing 16-inch domestic water line and a 24-inch recycled water line in Cawston Avenue. Devonshire Avenue has a as the area develops. The developer shall be responsible for the construction or supplemental production, transmission, and storage facilities needed to serve the Proposed Project in accordance with the supply assessment. Those facilities have been identified as 12-inch water lines within future streets in the development looped to existing domestic water lines in Cawston Avenue and Devonshire Avenue.

2. The Proposed Project developer shall be responsible for all costs associated with the preparation, recommendations, and/or decisions resulting from the water supply assessment, if so required.

3. Water-related development impact fees and water related charges in effect during construction shall be paid to EMWD.

4. The Proposed Project developer shall be responsible for installing the necessary infrastructure to achieve fire protection and the maximum/minimum water pressure service standards as provided by the EMWD.

5. The Proposed Project developer shall be required as necessary to install both potable water to each residential lot required by the EMWD and as set

forth in SB 221 and SB 610. All connections to the recycled water system will be the responsibility of the developer.

Wastewater Services

PSU-8 1.The Proposed Project developer shall pay all development impact fees associated with wastewater-related charges resulting from the Proposed Project at the time of permit issuance. These fees shall include, but not be limited to, sewer treatment expansion fees and necessary permits.

2. The Proposed Project developer shall be responsible for complying with the RWQCB Basin Plan.

Stormwater

PSU-9 The Proposed Project developer shall obtain all necessary NPDES permits from the RWQCB related to construction and operation of the proposed Project.

Natural Gas, Electricity, Solid Waste, and Other Utilities

PSU-10 Environmental impacts associated with the supply of natural gas, electricity, solid waste, and other utilities would be less-than-significant. Therefore, no mitigations are proposed for these utilities.

Level of Significance After Mitigation

With the implementation of mitigation measures for public services to cover added police protection, fire prevention, schools, and library services, build-out of the Proposed Project would result in a less-than-significant impact. Compliance with the mitigation measures for water, wastewater services, and stormwater would reduce potential impacts of these utility services to less-than-significant.

N. TRANSPORTATION AND TRAFFIC

T-1: Construct Myers Street as a 32-foot paved roadway from Devonshire Avenue to its current terminus north of Florida Avenue for access purposes.

T-2: Construct Devonshire Avenue at its ultimate half section width as a Secondary roadway from Myers Street to Cawston Avenue

T-3: Construct Cawston Avenue at its ultimate half section width as a Secondary roadway in conjunction with development from Menlo Avenue to Devonshire Avenue.

T-4: Construct Menlo Avenue at its ultimate half section width (32 foot part width) as a Collector from the northerly project boundary to Cawston Avenue.

T-5: Construct Menlo Avenue at its ultimate full section width as a Collector from Devonshire Avenue to the northerly project boundary.

T-6: Construct Celeste Road from the westerly project boundary to Menlo Avenue as a Collector road. This improvement should be coordinated with the development to the west to ensure proper alignments.

T-7: Install appropriate channelization for the southbound traffic at Driveway 1 (Street 'A') to restrict movements to right turns in/out and left turns in only at the Driveway 1/ Devonshire Avenue intersection. Install a 150 foot eastbound left turn lane at this location along Devonshire Avenue.

T-8: Install a traffic signal at the intersection of Cawston Avenue and Menlo Avenue in conjunction with development.

T-9: Construct a minimum 150-foot eastbound left turn lane on all approaches at the intersection of Cawston Avenue and Menlo Avenue.

T-10: On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

T-11: Sight distance at the project entrances should be reviewed with respect to standard Caltrans and City of Hemet sight standards at the time of preparation of final grading, landscape, and street improvement plans.

T-12: Provide stop sign controls at all project driveways that intersect with public roadways and do not meet traffic signal warrants.

T-13: For existing and ambient plu project traffic impacts, install traffic signals and improvements as identified in Table 6-2 and Exhibit 8-B of the Traffic Impact Analysis, dated August 2007 (with the exception of the elimination of the traffic signal at the project driveway (Street 'A') at Devonshire Avenue.

T-14: Provide fair share contributions for roadway improvements as indicated in Table 9-1 and 9-3 of the Traffic Impact Analysis, dated August 2007.

T-15: Participate in funding of off-site improvements needed to serve cumulative future conditions through payment of appropriate fees (Transportation Uniform Mitigation Fee (TUMF) and City of Hemet fees. Improvements along Florida Avenue, Sanderson Avenue, Stetson Avenue, Esplanade Avenue, and Warren Road are included in the TUMF Program for Western Riverside County. The TUMF process includes a network of regional facilities and endeavors to spread

the cost on a regional basis through participation on the County and individual cities. TUMF provides a key funding source for improvements in this area.

Level of Significance After Mitigation

No significant impacts would occur with implementation of the mitigation measures identified above.

O. LAND USE AND PLANNING

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

III LAND USE PLAN

The Land Use Plan locates, in general terms, the land use and density of the components of the Plan and their relationship to the surrounding area. When the Tres Cerritos Specific Plan was first approved, the central feature of the land use plan was a proposed golf course. The first Specific Plan Amendment (SPA 90-09a in 1999) changed the name of the project to Hemet Valley Country Club Estates, and made changes to the originally approved land use plan, and retained the golf course as a central feature of the Plan. Environmental decisions by the resource agenices, and subsequent development decisions by the City have rendered the original golf course plan infeasible. The second Specific Plan Amendment (SPA 03-2 adopted in 2005) addressed these changes but focused in detail on revision of the land use plan for the west half of the HVCCE project area, now known as Tres Cerritos West PPA.

The third Specific Plan Amendment (SPA 06-02), **Exhibit 3.2,** will now address changes to the remainder of the Tres Cerritos Specific Plan project area.

Overall, the Plan produces a balance of uses comprised of residential, key circulation and drainage faciliites, natural open space, and recreation which;

- Compliment the surrounding developed/undeveloped areas to the east and west with housing products that are compatible and appropriate for the available level of public services and infrastructure.
- Preserve the natural beauty of the hillside open-space
- Create a developed recreation areas to enhance the life style of the residents and contribute to the overall livability of the Hemet/San Jacinto area Establish identifiable neighborhoods within the Specific Plan area linked together by a comprehensive landscaping plan
- Address community level circulation and storm water control within the plan.

Both the Tres Cerritos Specific Plan and it's predecessor, the Hemet Valley County Club Estates Specific Plan (SPA 90-09a) envisioned residential development surrounding a golf course. A total of 710 residential units, including 166 condominium units, were approved for the Specific Plan project area. Tres Cerritos West Specific Plan Amendment No. 2, (**Exhibit 3.1**), made no change in the overall number of 710 residential units.

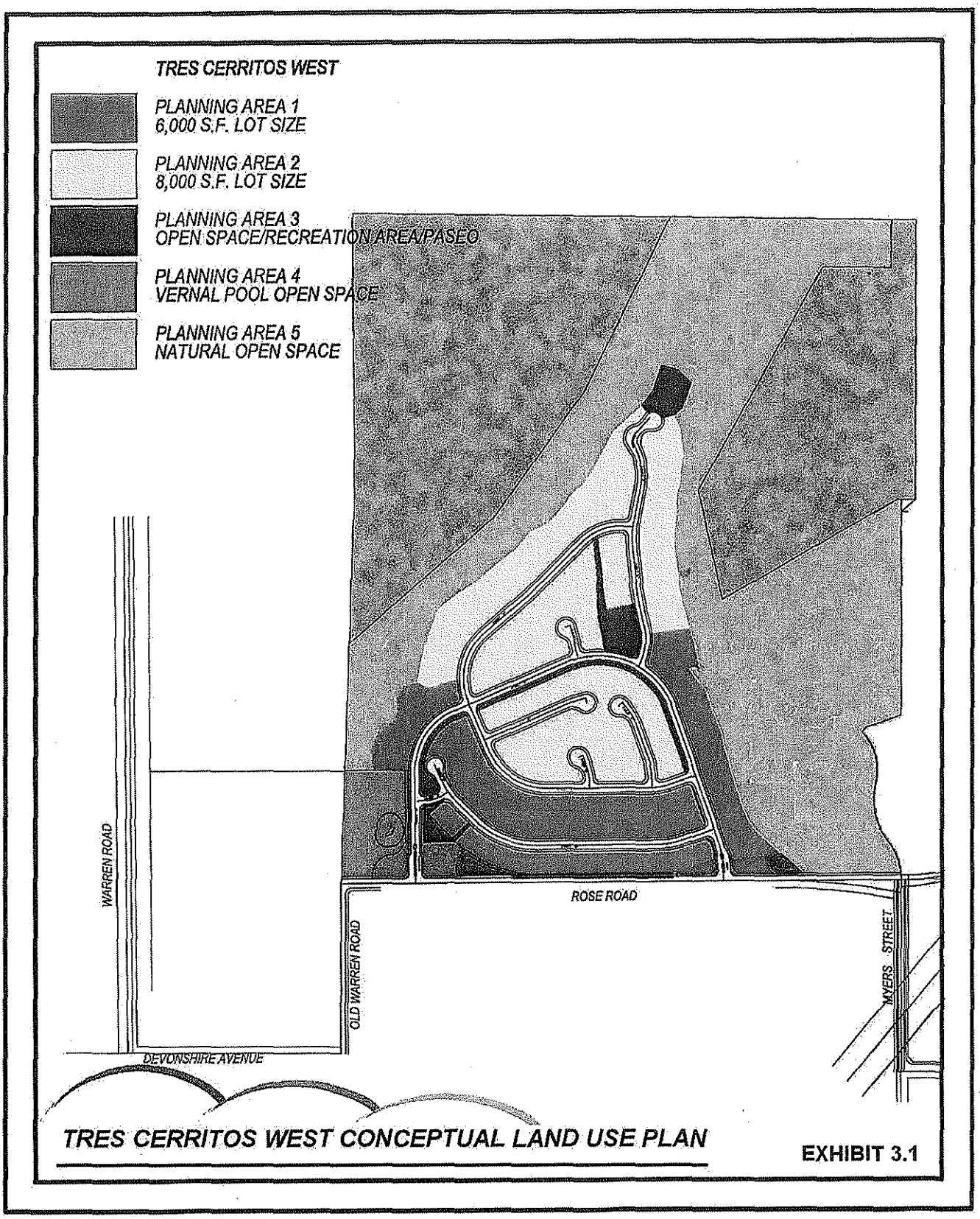
Tres Cerritos East Specific Plan Amendment No. 3, **(Exhibit 3.2**), increases the total number of units within both Principle Planning Areas to a maximum of 887 with approval of a Conditional Development Permit, (CDP), or 622 dwelling units without a CDP. It includes the added acreage of the 17-acre parcel located in the southwestern portion of TCE, (known as the "Gravage property"), and offsets the additional development costs associated with the community level infrastructure that is necessary in conjunction with any development of the site.

Target Units and Maximum Units

The Tres Cerritos East Specific plan allows up to 622 single family detached units as the target number of units in Planning Areas 1 through 10, with the approval of a tentative subdivision map. The resulting density is 3.75 units per acre.

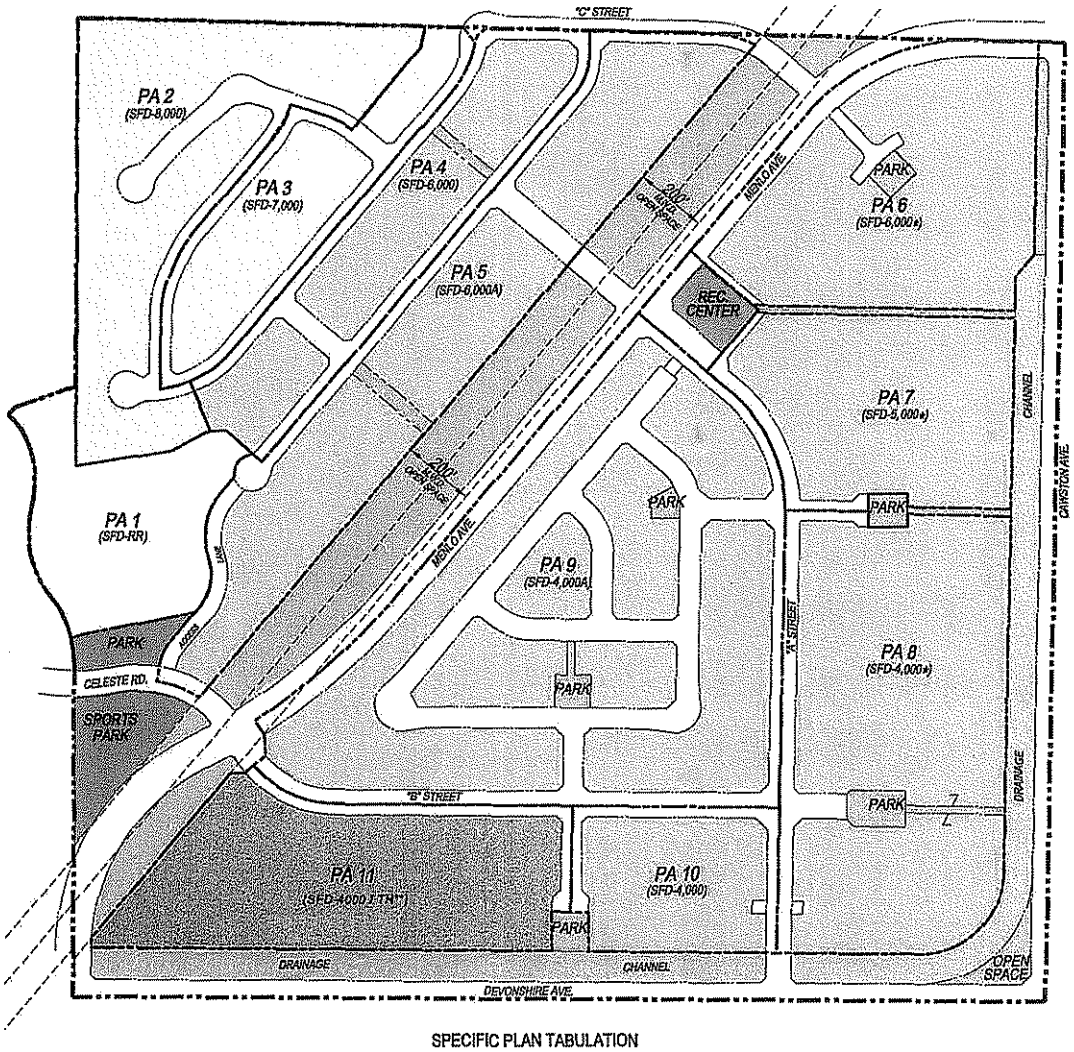
The target density of 622 units allows 104 single family units in Planning Area 11. However, these 104 units may be developed as townhomes with the approval of a Conditional Development Permit. Should the developer desire to build single family detached units rather than townhomes, any unused units from other planning areas may be transferred to Planning Area 11, subject to the approval of the Planning Director, and processed under a tentative subdivision map.

Alternate product types and densities, such as twin homes, zero lot line products, and conventional products, may be permitted within Planning Areas 6 through 10, subject to the approval of a Conditional Development Permit. The maximum number of units shall not exceed 710 units, at a density of 4.28 units per acre, for Tres Cerritos East. Product types that exceed the target density of 622 units, up to the maximum density of 710 units, shall provide off-setting open space as required in conformance with Section 10.0 Open Space/Park Guidelines for Small Lot Projects (Less that 7200 Sq. Ft. Lots) of the City's Single Family Residential Design Guidelines, (City Council Resolution 3700).



TRES CERRITOS WEST CONCEPTUAL LAND USE PLAN

EXHIBIT 3.1



SPECIFIC PLAN TABULATION

PLANNING AREA	PA 1	PA 2	PA 3	PA 4	PA 5	PA 6	PA 7	PA 8	PA 9	PA 10	PA 11	
TARGET UNITS	1	26	25	42	72	60	43	83	141	25	104	622
MAXIMUM UNITS	1	26	25	42	72	78	53	105	173	31	104	710
AREA (ACRES)	5.9	12.5	6.4	8.5	14.5	12.0	8.7	16.6	28.1	5.1	10.4	128.7
TARGET DENSITY (DU/AC)	0.2	3.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	10.0	3.76
PRODUCT TYPE	SFD	SFD	SFD	SFD	SFD	SFD *	SFD *	SFD *	SFD *	SFD *	SFD / TH**	
LOT SIZE	RR	8,000	7,000	6,000	6,000A	5,000	5,000	4,000	4,000A	4,000	4000/TH	

NOTES:

1. * = ALTERNATIVE PRODUCT DEVELOPMENT ALLOWED IN THIS PLANNING AREA SUBJECT TO THE APPROVAL OF A CONDITIONAL DEVELOPMENT PERMIT.
2. ** SFD 4000 LOTS ARE THE BASE DEVELOPMENT TYPE, BUT TOWNHOMES ARE ALLOWED SUBJECT TO THE APPROVAL OF A CONDITIONAL DEVELOPMENT
3. A = ALLEY LOADED
4. TOTAL PROJECT ACREAGE = 165.80
5. TH = TOWNHOMES
6. THE CITY'S GENERAL PLAN DESIGNATION FOR TCE IS "LDR" (2 - 5 DU/AC). THE PROPOSED MAXIMUM DENSITY FOR TCE IS 4.28 DU/AC.

NON-RESIDENTIAL USES	ACREAGE
PUBLIC ACTIVE PARKS	2.5
LINEAR PARK	7.9
PRIVATE NEIGHBORHOOD PARKS	5.6
RECREATION CENTER	1.0
HILLSIDE OPEN SPACE	3.5
DRAINAGE CHANNEL / TRAILS / O.S.	9.2
COLLECTOR STREETS	7.4
	37.1
RESIDENTIAL USES	128.7
TOTAL	165.8

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

FEBRUARY 2, 2011

CONCEPTUAL LAND USE PLAN

URBAN ARENA

EXHIBIT 3.2

TABLE II-1
LAND USE PLAN

PPA	Planning Area	Type (Minimum Lot Size)	Acres	Units	Max Units w/ CUP
TRES CERRITOS WEST	Residential				
	PA 1	SFD 6000	21.7	89	n/a
	PA 2	SFD 8000	31.4	88	n/a
	Open Space				
	PA 3	Private Park, Paseos, Common Area	5.6	None	
	PA 4	Vernal Pool Reserve	3.5	None	
	PA 5	Upland Conservation Area to be dedicated	59.1	None	
Subtotals			**121.3**	**177**	
	Prior dedication to City	Open Space	**68.8**		
TCW Total			**190.1**		
TRES CERRITOS EAST	Residential				
	PA 1	Hilltop Residential	5.9	1	n/a
	PA 2	SFD 8,000	12.5	26	n/a
	PA 3	SFD 7000	6.4	25	n/a
	PA 4	SFD 6000	8.5	42	n/a
	PA 5	SFD 6000-Rear Loaded Option	14.5	72	n/a
	*PA 6	5000-Rear Loaded Option	12.0	60	78
	*PA 7	SFD 5000	8.7	43	53
	*PA 8	SFD 5000	16.6	83	105
	*PA 9	SFD 4000-Rear Loaded Option	28.1	141	173
	*PA 10	SFD 4000	5.1	25	31
	*PA 11	**SFD 4000 / Townhomes with CDP	10.4	104	104
	Open Space				
		Public Active Parks	2.5	None	
		Linear Park	7.9	None	
		Private Neighborhood Parks	5.6	None	
		Recreation Center	1.0	None	
		Hillside Open Space	3.5	None	
		Drainage Channel/Trail/OS	9.2	None	
	Infrastructure				
		Circulation	7.4	None	
TCE Subtotals			**165.8**	**622**	**710**
PROJECT TOTAL			**355.9**	**799**	**887**

*Alternate product types and density allowed in the Planning Area subject to the Approval of a Conditional Development Permit as described in Section V.B.
**4000 SFD lots are allowed as the base development type, but Townhomes are allowed subject to the approval of a Conditional Development Permit
n/a = Not Applicable. Product type and density limited to those presented.

Tres Cerritos West PPA:

The Tres Cerritos West Principle Planning Area (PPA) will be developed with a total of 177 detached single family residential units, a 1.1 acre private park with playground and water feature, 3.16 acres of paseos and landscaped areas, a 3.5 acre vernal pool reserve, and 59.1 acres of upland conservation area.

A variety of housing types in two (2) density ranges will be available for households having variable income levels and lifestyles. The average density, factoring in open space acreage, is 1.50 units/gross acres. The average residential lot size is 8,884 square feet. The acreages stated below include home sites and some paseo areas.

Single Family Detached: 6000

density range:	4.1units/acre totaling 89 units
area:	21.7 acres
minimum lot area:	6000 square feet
average lot size:	7,422 square feet
lot size:	60 X 100 minimum
housing type:	single family detached units
location factors:	these units are located along Rose (now Celeste) Road at the 'front' of the project, where access and services are most accessible. The homes will be linked to neighborhood parks by paseos.

Single Family Detached: 8000

density range:	2.8 units/acre totaling 88 units
area:	31.4 acres
minimum lot area:	8000 square feet
average lot size:	10,362 square feet
lot size: .	80 X 100 minimum
housing type:	single family detached units
location factors:	these units are located in the center of the project and will be linked to neighborhood parks by paseos.

Open-Space/Recreation

Four areas have been set aside as open-space and/or recreational areas :

Hillside Open Space – Tres Cerritos West Conservation Area

area:	59.1 ±acres
location:	Tres Cerritos Hills
use:	open space/wildlife habitat
ownership:	To be dedicated by developer

Hillside Open Space – Tres Cerritos West Conservation Area

area:	68.8 acres
location:	Tres Cerritos Hills
use:	open space/wildlife habitat
ownership:	City of Hemet per prior dedication by developer

Tres Cerritos West Vernal Pool Reserve

area:	3.5 acres
location:	Southwest corner of the Tres Cerritos West Primary Planning Area at the intersection of North (Old) Warren Road and Celeste Road.
use:	Preservation of vernal pools and associated habitat and wild Conservation values. Education.
Ownership:	to be determined

Tres Cerritos West Park

area:	1.1 acres
location:	at the intersection of 'A' and 'H' streets within the proposed VTTM 31513 – Tres Cerritos West development project
use:	neighborhood recreational center with playground, covered picnic area and active recreational water feature
ownership	Homeowners Association

Tres Cerritos West Paseos and Common Area

Area	4.5 acres
Location	The paseo system is spread throughout the proposed Tres Cerritos West residential development (VTTM 31513) The System is intended to provide pedestrian linkage between And within neighborhoods leading to the community recreation Area (Tres Cerritos West Park)
Uses:	Walking, biking, par course, and entry monument areas.
Ownership	Homeowners Association

Proposed Tres Cerritos East PPA:

Residential

The proposed Tres Cerritos East PPA features a wide variety of housing types and densities that appeal to a broad housing market. These include two types of attached units and thirteen types of single family detached units.

Planning Area 1

Area:	5.89 acres totaling 1 unit
Density Range:	Minimum Five Acres
Minimum Lot Size:	5.0 Acres
Housing Type:	Single Family Detached
Location Factor:	Existing hillside residence

Planning Area 2

Area:	12.53 acres
Density Range:	3.0 units per acre totaling 26 units
Minimum Lot Size:	8000 SF
Housing type:	Single family homes on lots having a minimum of 8000 square feet, min. 70 feet width.
Location factor:	These are larger transitional lots that flank the lower slopes of Tres Cerritos Hills where views of the open space and the valley area can be enjoyed by residents.

Planning Area 3

Area:	6.37 acres
Density Range:	4.0 units per acre totaling 25 units.
Minimum Lot Size:	7000 SF
Housing Type:	Single family homes on lots having a minimum of 7000 square feet, min. 65 feet width
Location factor:	Transitional area between PA 2 (8000 sf lots) to PA 4 (6000 sf lots) with views of project area.

Planning Area 4

Area:	8.54 acres
Density Range:	5.0 units per acre totaling 42 units
Minimum Lot Size:	6000 SF
Housing Type:	Single family homes on lots having a minimum of 6000 square feet, min. 60 feet width
Location Factor:	Transitional area between PA 3 (7000 sf lots) to PA 5 (6000 sf lots)

Planning Area 5

Area:	14.55 acres
Density Range:	5.0 units per acre totaling 72 units
Minimum Lot Size:	6000 SF

Housing Type:	Rear Load: Single family homes on lots having a minimum of 6000 square feet, min. 50 feet width, with rear-oriented access.
Location Factor:	Design enables units to front along the broad (MWD easement) linear park

Planning Area 6

Area:	12.04 acres
Density Range	5.0 units per acre totaling 60 units
Minimum Lot Size:	5000 SF
Housing Type:	Single family homes on lots having a minimum of 5000 square feet, min. 50 feet width
Alternate Housing Type:	Twin homes or zero lot orientation subject to the approval of a Conditional Development Permit, as described in Section V. D.
Alternate Density:	A maximum of 78 units may be allowed with an approved Conditional Development Permit.
Location Factor:	Northerly project gateway. Direct access to a neighborhood park, the rec center, the paseo system, and the regional trail.

Planning Area 7

Area:	8.65 acres.
Density Range:	5.0 units per acre totaling 43 units
Minimum Lot Size:	5000 SF
Housing Type:	Single family homes on lots having a minumum of 5000 square feet, min. 50 feet width.
Alternate Housing Type:	Twin homes or zero lot orientation subject to the approval of a Conditional Development Permit, as described in Section V. D.
Alternate Density:	A maximum of 53 units may be allowed with an approved Conditional Development Permit.
Location Factor:	Direct access to a neighborhood park, the rec center, the paseo system, and the regional trail.

Planning Area 8

Area:	16.6 acres
Density Range:	5.0 units per acre totaling 83 units
Minimum Lot Size:	4000 SF
Housing Type Options:	SFD 4000: Single family homes on lots having a minimum of 4000 square feet, min. 40 feet width
Alternate Housing Type:	Twin homes or zero lot orientation subject to the approval of a Conditional Development Permit, as described in Section V. D.
Alternate Density:	A maximum of 105 units may be allowed with an approved Conditional Development Permit.

Location Factor:	Includes two neighborhood parks with direct access to the paseo system and the regional trail.

Planning Area 9

Area:	28.1 acres
Density Range:	5.0 units per acre totaling 141 units
Minimum Lot Size:	4000 SF
Housing Type:	Single family homes on lots having a minimum of 4000 square feet, 40 feet width, and may have rear-oriented access.
Alternate Housing Type:	Twin homes or zero lot orientation subject to the approval of a Conditional Development Permit, as described in Section V. D.
Alternate Density:	A maximum of 173 units may be allowed with an approved Conditional Development Permit.
Location Factor:	Direct access to two neighborhood parks and the paseo system along the east side of Street 'A' entry street.

Planning Area 10

Area:	5.07 acres
Density:	5.0 units per acre totaling 25 units
Minimum Lot Size:	4000 SF
Housing Type:	Single family homes on lots having a minimum of 4000 square feet, min. 40 feet width.
Alternate Housing Type:	Twin homes or zero lot orientation subject to the approval of a Conditional Development Permit, as described in Section V. D.
Alternate Density:	A maximum of 31 units may be allowed with an approved Conditional Use Permit
Location Factor:	Southerly project gateway into the project with direct access to a neighborhood park and regional trail.

Planning Area 11

Area:	10.44 acres
Density range:	10 units/acre totaling 104 units
Housing Type:	Single family homes on lots having a minimum of 4000 square feet, min. 40 feet width.
Minimum Lot Size:	4000 SF if SFD products developed in the Planning Area
Alternate Housing Type:	Townhomes: For-sale condominiums or rental apartments, (to be determined based on market demand), are permitted subject to the approval of a Conditional Development Permit. Single family detached homes, not developed to the maximum number of units in other planning areas, may be transferred to this planning area as an alternative

use to townhomes, provided that the overall total number of units in the Specific Plan Amendment area does not exceed 710.

Location factors: Adjoins the linear park (MWD easement) with direct access to a neighborhood park, and will include a private recreation center. A portion of this Planning Area will contain the interim and ultimate drainage basin.

Open Space/ Recreation

Recreaction areas consist of 30.1 acres of public and private park areas and open space areas.

Tres Cerritos East Dedicated Hillside Open Space

Area:	3.5 Acs
Location:	PA 2
Use:	Open space
Ownership:	City of Hemet or Open Space Conservancy
Maintenance:	Neighborhood homeowners association

Tres Cerritos East Public Active Parks

Area:	2.5 Acs
Location:	Westerly of PA 11
Use:	Active park recreation
Ownership:	City of Hemet
Maintenance	Lighting & Landscape Maintenance District

Tres Cerritos East Linear Parks

Area:	7.91 Acs
Location:	In the MWD Easement extending diagonaly along the extension of Menlo Ave.
Use:	Active and passive park recreation and open space
Ownership:	City of Hemet
Maintenance	Lighting & Landscape Maintenance District

Tres Cerritos East Neighborhood Parks / Neighborhood Paseos

Area:	5.6 Acs
Location:	Distributed between the PA neighborhoods
Use:	Active and passive park recreation and open space.
Ownership:	Neighborhood homeowners association
Maintenance:	Neighborhood homeowners association

Tres Cerritos East Recreation Center

Area:	1.0 Acs
Location:	Corner of Menlo Ave and "A" Street
Use:	Active park recreation, clubhouse and swimming pools.
Ownership:	Master homeowners association

Maintenance: Master homeowners association

Tres Cerritos east Drainage Channel and Regional Trail System

Area: 9.6 Acs
Location: Along Cawston Ave and Devonshire Ave
Use: Active trail system, storm water facility, and open space south of PA 8.
Ownership: City of Hemet
Maintenance: Lighting & Landscape Maintenance District

IV. INFRASTRUCTURE PLAN

A. CIRCULATION (Tres Cerritos West):

(Excerpt from City of Hemet, Tres Cerritos, Traffic Impact Analysis, Kunzman Associates, December 11, 2003)

Existing Vehicular Trafflic Circulation - Perimeter Streets:

Access to the Specific Plan Amendment area was provided from Old Warren street east through the project area via Rose (now Celeste) Road to Myers Street as shown in **Exhibit 4.1**. This established a loop roadway system extending north of Devonshire to provide an improved east-west circulation link that did not exist. Development within the Tres Cerritos West Specific Plan area participates in funding the construction of the Devonshire extension between Myers Street and Warren Road. The City Circulation Element designates Old Warren Rd. as a Secondary street having an 88' R.O.W. south of Devonshire Avenue, and 66' R.O.W north of Devonshire. Celeste Rd. and Myers Street, north of Devonshire Avenue, are Collector streets having a 66' R.O.W. These streets are improved in accordance with the City Circulation Element

Vehicular Traffic:

Internal traffic will circulate through the project via a new roadway system of 60 ' R.O.W streets, (56 feet for cul de sacs), extending northerly from Celeste Road in a series of looped streets

CIRCULATION (Tres Cerritos East):

Existing Vehicular Trafflic Circulation - Perimeter Streets:

Cawston Ave is currently listed on the City General Plan as a Secondary Arterial 88' right-of-way (R.O.W.) however existing residences on the east side of Cawston Avenue have driveways along this side of the street. Devonshire Ave. is a Secondary Arterial Street having an 88' R.O.W with existing and proposed development on the south side of the street. Celeste Rd., presently terminates at the western boundary of the site at Myers Street.

This Specific Plan Amendment (06-2) proposes to extend Menlo Avenue to southwest to Myers Street. Celeste Road will terminate at Menlo Avenue as shown in **Exhibit 4.1**. This will complete the east-west roadway system within

the community while providing access through the project area. The extended alignment of Menlo Avenue will be designated as a Modified Secondary Highway. As a Modified Secondary Highway, Menlo Avenue will have 64 feet of paving within 99 feet of right-of-way, as shown in Section D-D, **Exhibit 4.2**. The City Circulation Element designates Myers St. as a secondary street south of Devonshire having 88' R.O.W., Celeste Rd. will be a Collector street having a 66' R.O.W. These streets will be improved in accordance with the City Circulation Element and the specific plan. The developer will be responsible for half-width improvements, in accordance with City standards, along perimeter streets of Devonshire, Cawston, and Celeste. Menlo Avenue will be construced as a half-width along the northern perimeter, and as a full-width street within the project.

Vehicular Traffic:

Internal traffic will be conveyed through the project via a new circulation system, as shown in **Exhibit 4.1**. Access points will be provided from the Menlo Avenue extension, Celeste Road extension, and from new connections along Devonshire Avenue. Interior streets are designed with a looped system to provide two points of access to all portions of the project area. An Index Map for street cross sections is provided as **Exhibit 4.2**. Cross sections for each type of street are shown in **Exhibits 4.3** and **4.4.**

Menlo Avenue Alignment and Construction

Prior to the construction of any infrastructure within the Tres Cerritos East project area, the developers of Tres Cerritos East and/or operators of the adjacent Peppertree development shall agree upon a plan for construction of the realignment of Menlo Avenue in conformity with the approved Tres Cerritos East Specific Plan area. The Plan shall include (i) grading, drainage, landscape, and engineering plans and schematics, (ii) a schedule of construction, and (iii) bonding and insurance requirements in order to accomplish the following design features:

a. 'C' Street

i. 'C' Street shall be no less than 66 feet wide.

ii. Any Traffic control devices at this location shall be reviewed and approved by the City Engineer, and not inhibit through traffic flow or safety. Due to the curve of Menlo Avenue at this location, no median break is allowed.

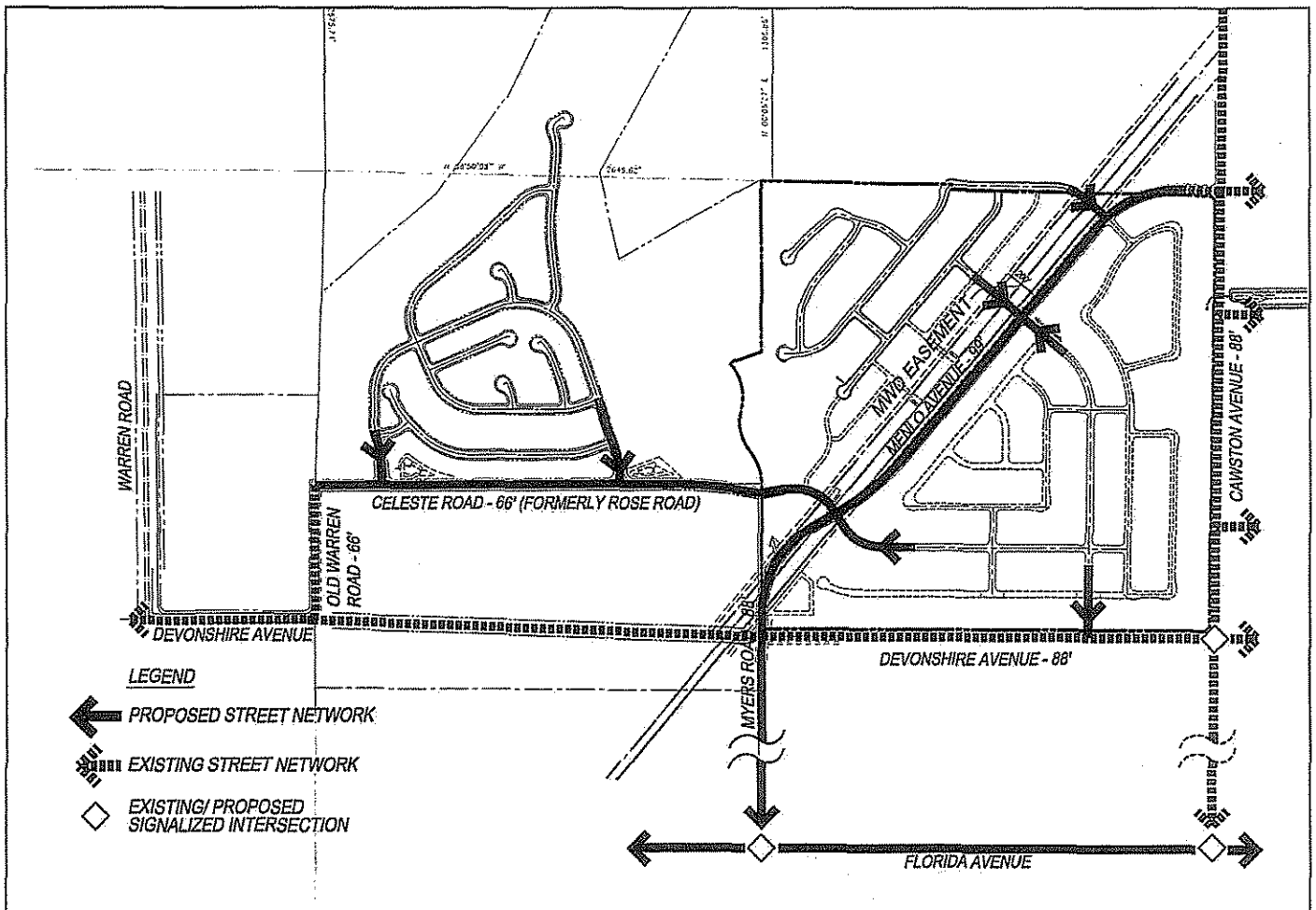
b. Menlo Avenue

i. A de-acceleration lane shall be constructed on Menlo Avenue for southbound traffic transitioning to 'C' Street.

ii. An acceleration lane shall be constructed on Menlo Avenue for traffic transitioning from 'C' Street to southbound Menlo Avenue.

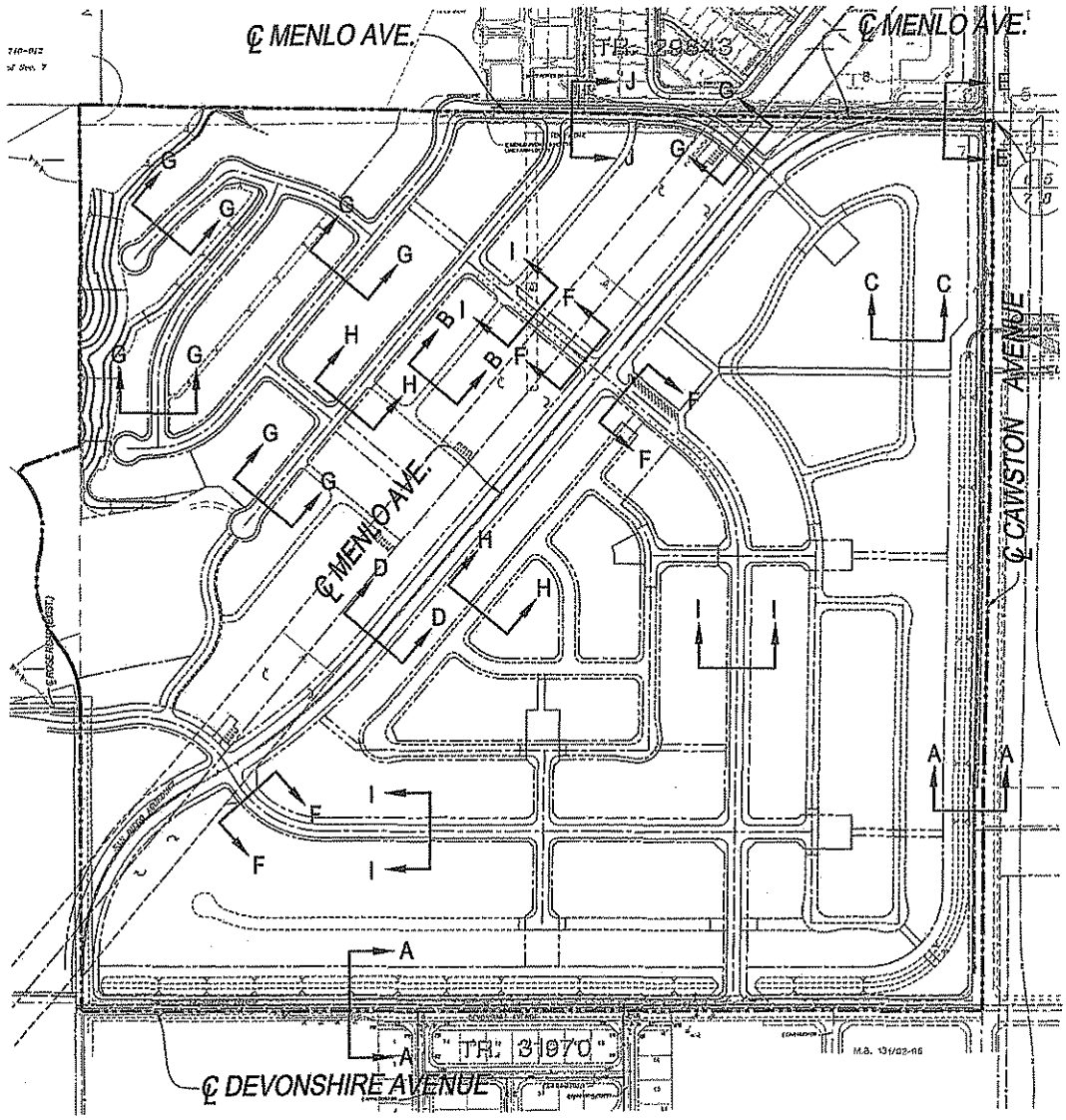
The Plan shall provide for the existing sidewalk in the Peppertree development located on the north side of Menlo Avenue to remain in place. The Plan shall provide all owners to coordinate all road closures and to sequence constuction to minimize any disruption

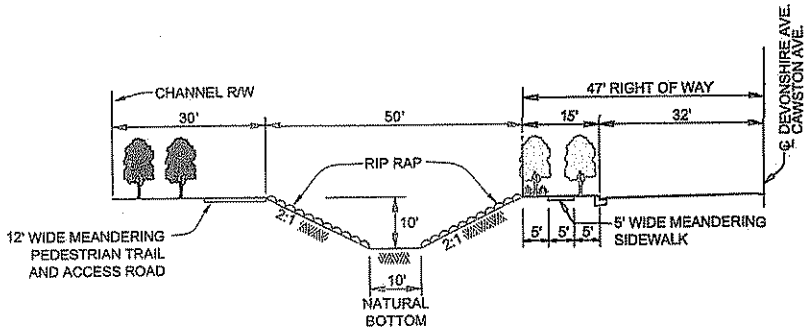
of access to the Peppertree development from Menlo Avenue. The cost of planning, construction, and installation of all improvement set forth in the Construction Plan shall be borne solely by Signal Family Hemet and its successors and assigns.



MASTER CIRCULATION PLAN

EXHIBIT 4.1

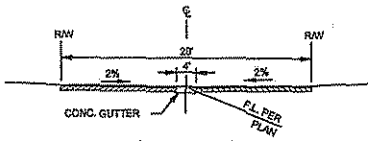




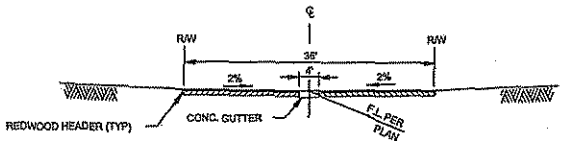
TYPICAL SECTION A-A
N.T.S.
CAWSTON AVE.
DEVONSHIRE AVE.

Index Map of Street Cross Sections

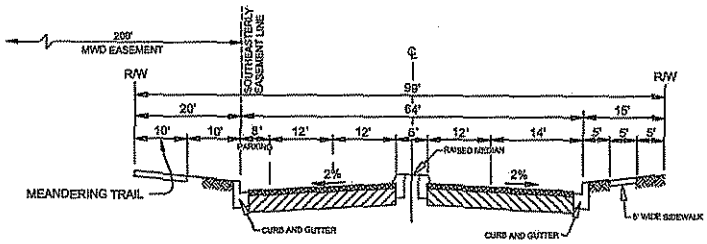
Exhibit 4.2



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

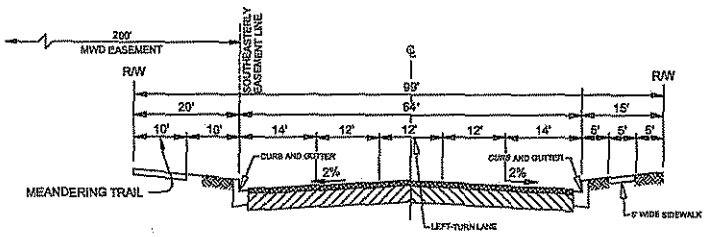


TYPICAL SECTION C-C
N.T.S.
PRIVATE DRIVES



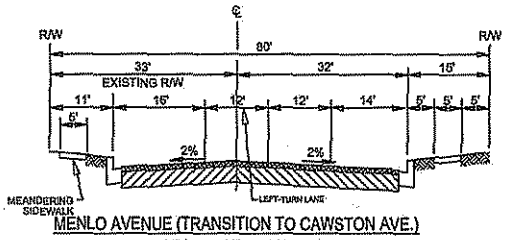
NOTE: ALL UNDERGROUND UTILITIES WITHIN THE MENLO AVENUE R/W TO BE LOCATED OUTSIDE THE MWD EASEMENT WHEREVER POSSIBLE.

MENLO AVENUE W/ RAISED MEDIAN
TYPICAL SECTION D-D
N.T.S.
(STD. NO. 102-A MODIFIED)



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

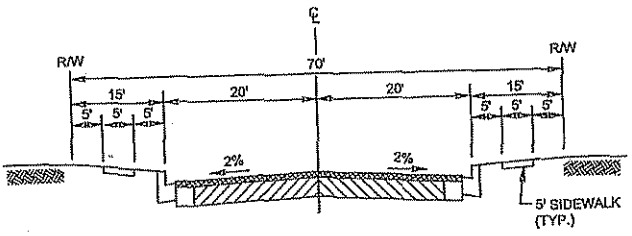
MENLO AVENUE W/ LEFT-TURN LANE
TYPICAL SECTION D-D
N.T.S.
(STD. NO. 102-A MODIFIED)



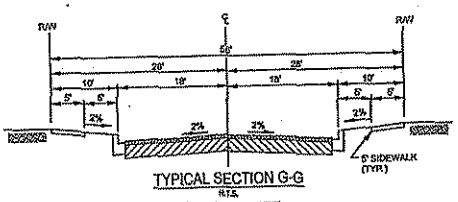
MENLO AVENUE (TRANSITION TO CAWSTON AVE.)
TYPICAL SECTION E-E
N.T.S.

Street Cross Sections A-A through E-E

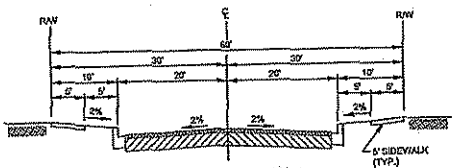
Exhibit 4.3



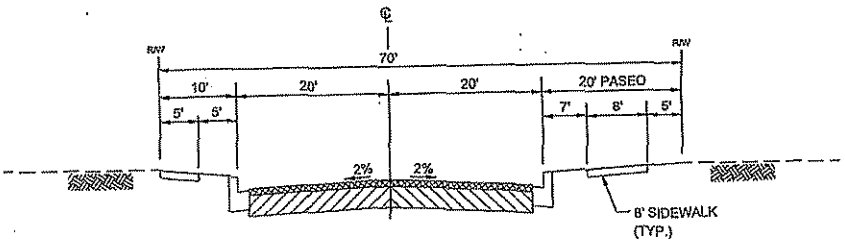
TYPICAL ENTRY SECTION F-F
N.T.S.



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



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



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

Street Cross Sections F-F through I-I

Exhibit 4.4

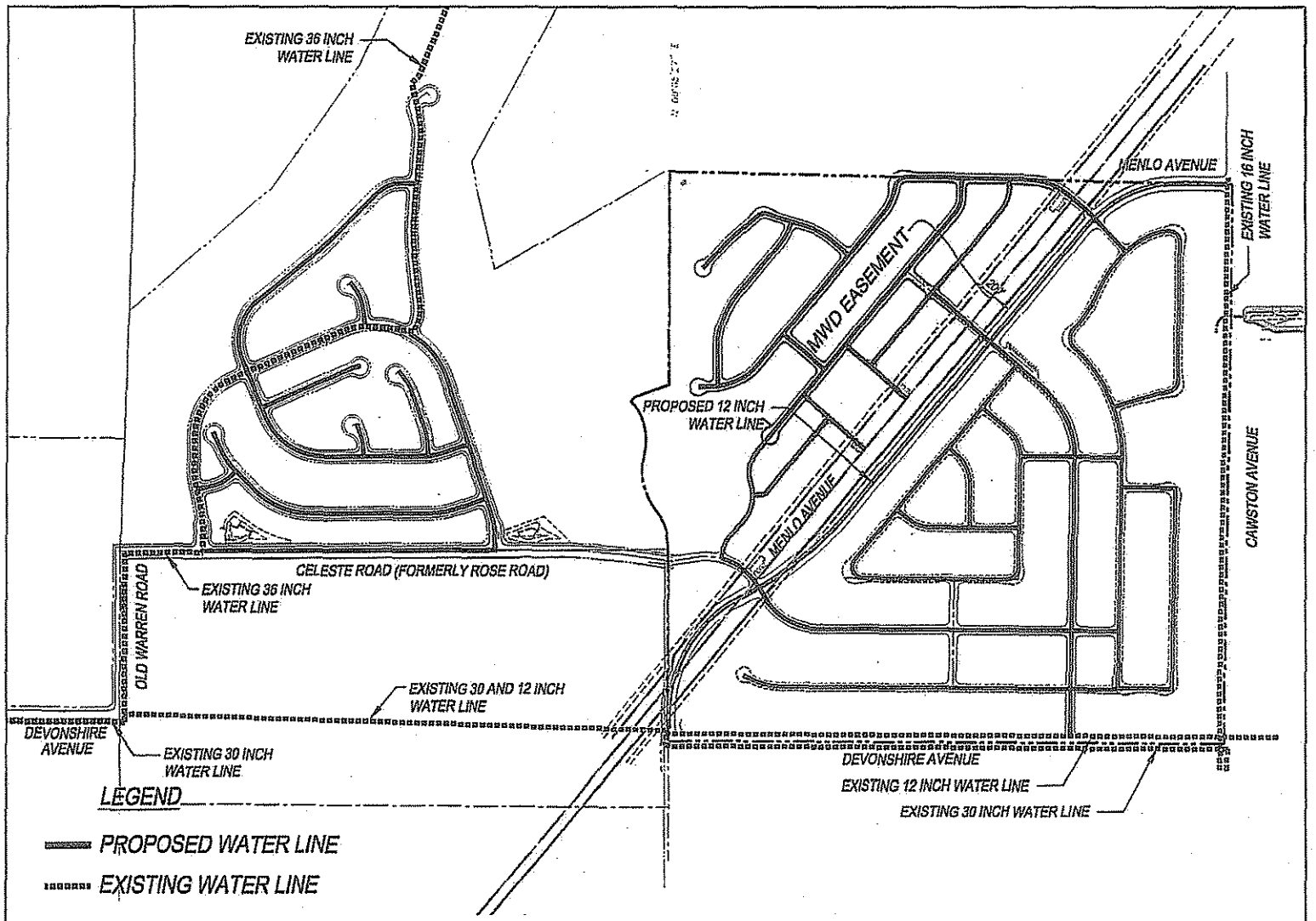
B. WATER (Tres Cerritos West PPA):

Eastern Municipal Water District provides water service to the project site and surrounding area. Located just northerly of the Tres Cerritos West PPA are two EMWD tanks with a storage capacity of 1.5 million gallons. The storage tanks are supplied by a 36" transmission line that traverses through the Tres Cerritos West amendment area, (TTM 31513), and exits at Celeste Rd. The 36" transmission line will also serve the proposed project, though not directly. Individual house service must be connected by smaller service lines rather than to connect directly to the transmission line. Lines of 8" and 6" within internal streets will connect to the 12" line in Celeste Road. Refer to the Master Water Plan in **Exhibit 4.5** for an illustration of the existing EMWD water utilities adjacent to the Tres Cerritos West project site.

Fire hydrants will be located throughout Tres Cerritos West project as required by the Fire Department. Flows will be met within the current capacity of the 1.5 million gallon tanks.

WATER (Tres Cerritos East PPA):

EMWD has a 16" water line in Cawston Avenue between Devonshire Avenue and Menlo Avenue and a 12-inch diameter line is located in Devonshire Avenue between Cawston Avenue and Myers Street. There is also an existing 30-inch diameter water pipeline in Devonshire Avenue between Cawston Avenue and Myers Street. This water pipeline is not available for domestic service at this time, however, Eastern Municipal Water District advises that the 30-inch diameter pipeline will be converted to domestic use in the future. A 24-inch water line exists in Devonshire Avenue and Cawston Avenue for recyled water. Refer to the Master Water Plan in **Exhibit 4.5** for an illustration of the existing EMWD water utilities adjacent to the Tres Cerritos East project site.



EXISTING & PROPOSED WATERLINE EXHIBIT

EXHIBIT 4.5

C. SEWER (Tres Cerritos West PPA):

Sewer service to the proposed project is provided by the Eastern Municipal Water District (EMWD). EMWD has an existing sewer line in Florida Avenue extending easterly to their treatment plant located at the intersection of Case Rd. and Watson Rd. in the City of Perris. This treatment plant, the Perris Regional Water Reclamation Facility, has a capacity of 11 million gallons per day, (MGD) and is currently processing 10 MGD. The facility will ultimately handle 100 MGD.

Sewer lines have been extended to the Tres Cerritos West site from the 18" line in Florida Avenue by the adjacent project, (VTTM 31146, J.P. Ranch). This will be built to serve VTTM 31513 (TCW). Following construction of the required sewer line for VTTM 31146, a 15" sewer line was brought to the intersection of Old Warren Rd. and Celeste Rd., at the southwest corner of the TCW PPA

8" internal Sewer lines serve VTTM 31513 and gravity flow to the main line at the intersection of Celeste Rd. and Old Warren Rd.

A minimum depth of cover of 8 feet, as stipulated by EMWD, over the 8-inch lines throughout the project will be maintained.

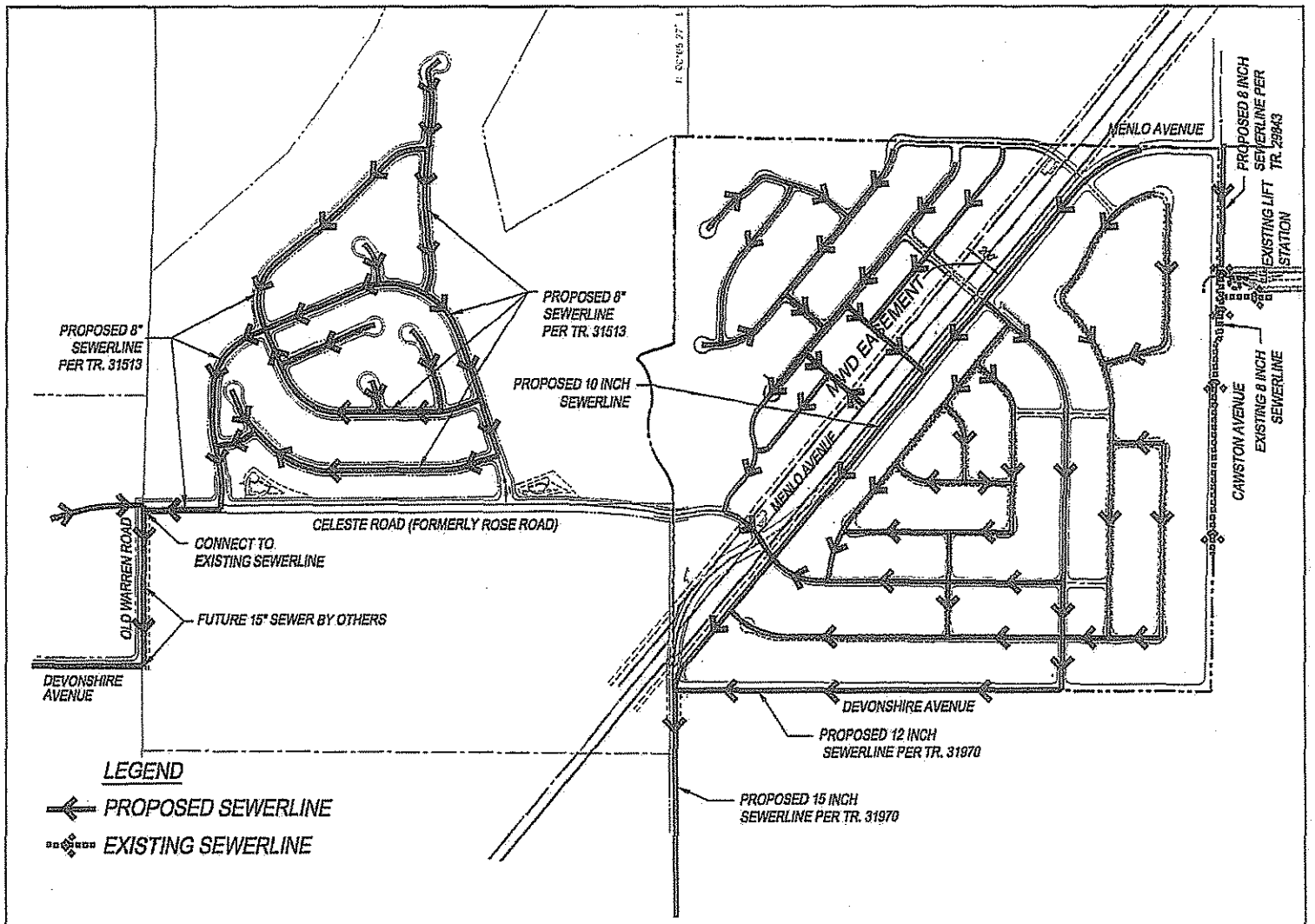
SEWER (Tres Cerritos East PPA):

The Master Sewer Plan, illustrated in **Exhibit 4.6** proposes that 8-inch sewer lines be installed within the interior of the project.

The sewers for the TCE project area will flow to the intersection of Devonshire Avenue and Myers. Although there are existing sewer lines in Cawston Avenue, on the east boundary of the project, and an existing sewer lift station near the intersection of Cawston Avenue and Seattle Street, this lift station is at capacity and cannot serve the TCE project. The project will require an additional lift station.

CSL Engineering prepared a study for EMWD in 2006 to evaluate local wastewater collection needs associated with a development project on the south side of Devonshire Avenue (Tr 31970). That study included all of the TCE project area and density in it's analysis. The project proposes an 8" line in Devonshire Avenue to Myers, and a 15" line in Myers to Florida Avenue.

Therefore, the sewer system for TCE will be designed in accordance with the CSL Engineering study, per **Exhibit 4.6**, using local sewer lines draining from Devonshire Avenue or Myers, and then south on Myers to Florida Avenue.



EXISTING & PROPOSED SEWERLINE EXHIBIT

EXHIBIT 4.6

GRADING

Tres Cerritos West

Grading of the site, including vehicular circulation, dust control, and erosion control shall comply with all regulations and standards adopted by the City of Hemet and the South Coast Air Quality Management District.

It is anticipated that the proposed project will balance on site

Grading within the Specific Plan project area shall be performed in accordance with the mitigations outlined in the Mitigated Negative Declaration (MND) and the Project-Wide criteria below.

Tres Cerritos East

A conceptual Grading Plan for the Tres Cerritos East PPA is shown in **Exhibit 4.7.** It is anticipated that the proposed project will require importation of soil due

to the previous grading on site that removed large quantities of soil for the previously approved golf course.

Grading within the Specific Plan project area shall be performed in accordance with the City of Hemet regulations, and per the mitigation measures outlined in the Environmental Impact Report (EIR) and the project-wide criteria below.

(Project-Wide)

Grading within the Specific Plan project area shall be performed in accordance with the following criteria:

I. Where cut and fill slopes are created in excess of 10 feet in vertical height, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to approval of grading plans. The plans shall be reviewed for type and density of ground cover, shrubs, and trees.

2. The applicant and/or individual developers shall be responsible for the maintenance and upkeep of all planting and irrigation systems within slope areas until such time as those operations become the responsibility of individual homeowners or the homeowners association established specifically for this project. Major slopes and fuel modification zones will be established as separate lots or easements and conveyed to the homeowners association for maintenance responsibilities.

3. Angular forms shall be discouraged. The grading form shall reflect the natural rounded terrain where practical.

4. Graded slopes shall be oriented to minimize visual impacts to surrounding areas.

5. The overall shape and height of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

6. Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.

7. Dwellings and/or shade structures shall be located a minimum of 5 feet from the toe and tops of all slopes over 10 feet in vertical height.

8. Brow ditches, terrace drains and other minor swales shall be lined with natural erosion control materials or concrete.

9. All driveways and project roadways shall have gradients which do not exceed a maximum grade of fifteen percent (15%).

10. Prior to any development within a phase, an overall conceptual mass-grading plan or Tentative Tract Map for the phase in progress shall be submitted for Planning and Engineering Department approvals. The conceptual grading plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within the phase and shall include the following:

    - Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.

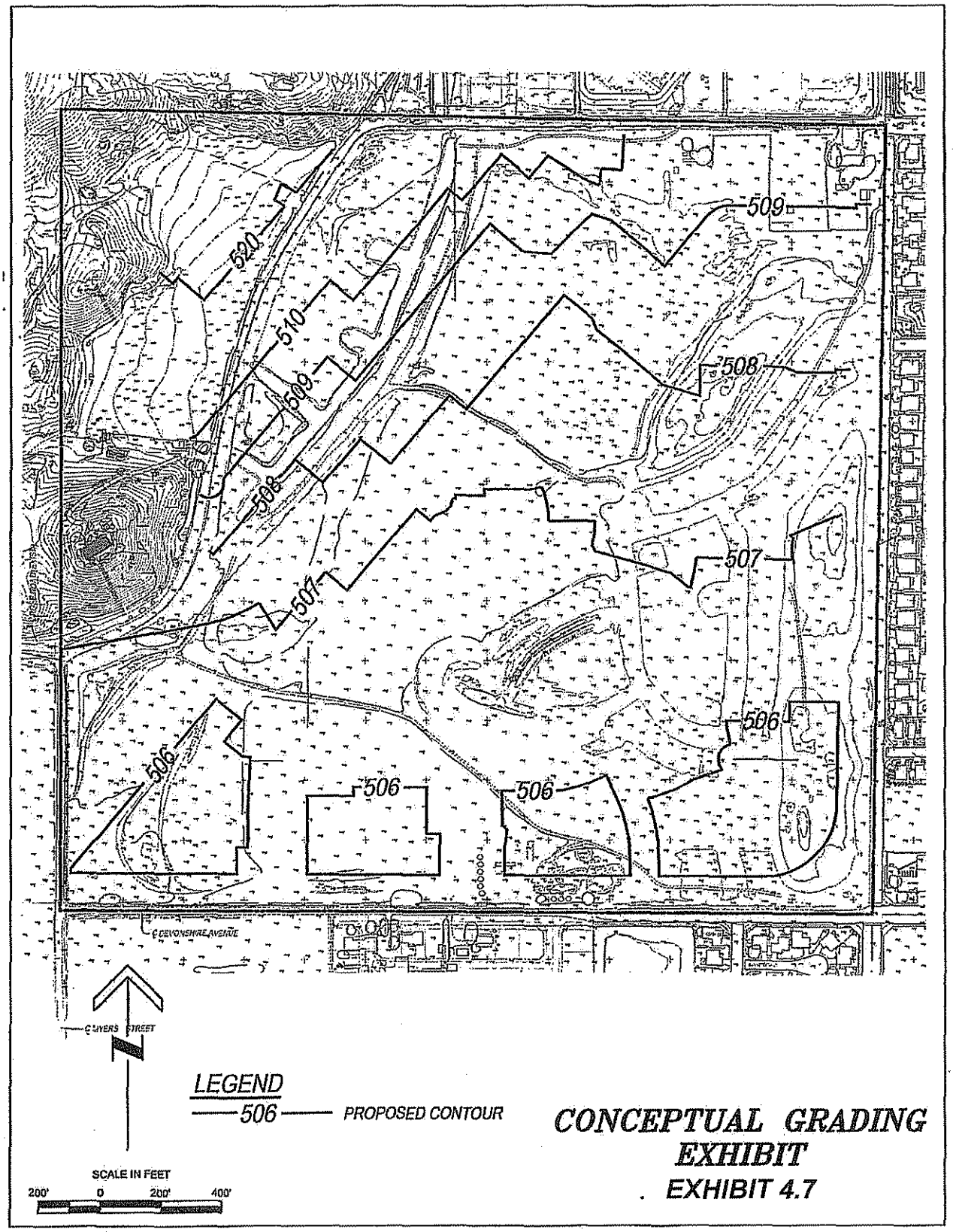
    - Approximate time frames for grading, and identification of areas which may be graded during the higher probability rain months of October through March.

    - Preliminary lot pad and roadway elevations.

11. Grading shall not be permitted prior to issuance of a grading permit for the development area in question.

12 All cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal to one (1) vertical.

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



CONCEPTUAL GRADING EXHIBIT

EXHIBIT 4.7

E. DRAINAGE (Tres Cerritos West PPA):

The Tres Cerritos West project area is generally flat in the central portion of the site, with steep rocky hills sourrounding the west, north, and east. The City of Hemet's current Master Drainage Plan (MDP) does not show any backbone facilities within the Tres Cerritos West project area. The MDP does show a detention basin south of Celeste Rd. on adjoining property.

Drainage from and through the Tres Cerritos West PPA will be conveyed through an underground storm drain system, with pipe sizes ranging from 18" to 54". A detention basin located at the north end of the developed area with seasonal flows exiting the Tres Cerritos canyon area and discharge them into the project's eastern storm drain system. Urban flows generated within the developed area will be directed into catchbasin located at the curb and thence into the storm drain. The combined flows will be treated for water quality purposes in a water quality basin at the southeast corner of the project site and discharged, via a pipe under Rose Road into either a level spreader or a drainage channel. Urban flows from the western portion of the project area will be collected in catch basins and conveyed via underground storm drain to a water quality basin located in the southwestern portion of the site and discharged via a pipe under Rose Road into either a level spreader or drainage channel.

Drainage will exit the basins in a pipe under Celeste Rd. and spread in a surface level concrete 'V' ditch trough on the south side of Celeste Rd. within the existing right-of-way. The trough will be designed so that drainage will spill over the edge of the trough in a sheet-flow manner similar to the existing condition. Increased runoff will be detained on site.

DRAINAGE (Tres Cerritos East PPA)

Distribution System

The proposed drainage system for the Tres Cerritos East project accomplishes a couple of desired results on behalf of the City of Hemet and the Resource Agencies. It mitigates a public safety issue for the City and it contributes much needed flows to the vernal pool complex southwesterly of the project.

Because the Seattle Channel does not currently have an outlet, it also acts as a detention basin. Under certain large storms (and because of the lack of an adequate outlet and capacity) the storm water backs up and spills over the channel edges and causes flooding to the existing homes on the south side of Seattle Street and west side of Cawston Avenue. The proposed project will alleviate this existing flooding problem by essentially letting flows move southerly away from existing homes along the Seattle Channel before the overflow problem can occur. The extension of the Seattle Channel retention

Area is depicted on Exhibits 4.8 and 4.11. However, in discussions with the City Engineering Department, the Seattle Channel will continue to serve as a detention basin facility after this proposed system channel extension is constructed.

The proposed system within TCE receives existing flows from the existing Seattle Channel/Basin at the intersection of Cawston and Seattle and from the north side of Devonshire at Cawston. Both locations are on the eastern boundary of the project. Using a 100-year storm, Seattle Channel carries approximately 825 cfs. TCE will accept approximately 488 cfs while the remaining flows will be temporarily detained in the channel. An additional flow (approximately 360 cfs) will enter the project's channel from the intersection of Devonshire and Cawston.

Approximately 300 cfs will also be collected from the Peppertree Specific Plan watershed to the north. Based on final storm drain design with subsequent improvements plans, these flows may either be collected in a storm drain in public streets within Planning Area 3 and conveyed to the interim detention basin, or collected in a storm drain extending easterly along the northerly project boundary and south along Cawston Avenue to be collected within the proposed channel.

All three of these flows coming into the project (approximately 930 cfs) will be captured and placed into a proposed trapezoidal naturalized channel located along the west side of Cawston and the north side of Devonshire. The channel drains into an interim detention basin shown on **Exhibit 4.8.** The details of the channel are shown in **Exhibit 4.12** with 2:1 side slopes, 10-foot wide bottom and a depth of ten feet. The trapezoidal channel and interim detention basin will also handle approximately 334 cfs from the Tres Cerritos hills and from within the project.

Interim Detention Basin

In the interim condition, prior to drainage facilities being constructed downstream by the Garrett Ranch project, the channel will discharge flows into an interim detention basin constructed on the westerly portion of PA 11, as shown in **Exhibit 4.8**. The basin will be designed to meet storage detention requirements, and the water collected will be mechanically pumped back up to the intersection of Myers and Devonshire and flow southerly to Florida Avenue along the west side of Myers Street in the newly constructed swale system. The channel, in its ultimate condition shown in **Exhibit 4.11**, will connect with and pass approximately 1010 cfs into the proposed drainage system for the Garrett Ranch project located southwesterly of the TCE project and westerly of Myers Street.

The interim detention basin and channel system will be designed to store drainage flows up to a 100-year flood event. The basin will have a depth of 25

feet and will collect typical daily runoff as well as storm waters. Pumping will occur from the basin to direct flows into a roadside ditch along in a southerly direction along either side of Myers Street then further along the north side of Florida Avenue to a local storm drain at Florida Avenue and Warren Road. Once drainage facilities are constructed south of the PPA within the Garrett Ranch project, the basin area will be reduced to function as a water quality basin and development will be completed within the remaining planning area.

An alternate basin design configuration may be allowed subject ot the review and approval by the City Engineer and the Planning Director. Final basin and storm drain sizing will be established as part of the final design for implementing subdivision maps.

Interim Detention Basin Design Criteria

The following provisions shall apply to the design of the interim detention basin, as shown in **Figures 4-9 and 4-10**, to assure a functional and attractive setting at a major entry into the project.

1. The side slopes of the interim detention basin shall be planted with a mix of groundcovers and/or grasses.
2. A tubular steel security fence, with a two (2) foot choker, shall be constructed at the top of slope on all sides of the basin.
3. A three (3) foot high berm shall be constructed on the outside of the tubular steel fence for visual screening. The berm shall have a maximum of 2:1 slope ratio and suitable for landscaping.
4. A combination of trees and shrubs shall be planted on top and sides of the berm.
5. A dual purpose trail system shall be constructed through the adjoining linear park westerly and in proximity to the interim detention basin for use by pedestrians and maintenance vehicles.
6. The dual purpose trail shall be consist of decomposed granite.
7. A curb cut shall be provided on Devonshire Avenue to access the ramp into the interim detention basin for maintenance purposes.
8. Funding to maintain the interim detention basin, adjoining linear park, and the imrovements therein shall occur through a Landscape, Lighting, and Maintenance District, (LLMD).
9. A meandering five-foot wide sidewalk shall be provided along Devonshire Avenue
10. A landscape plan for the interim detention basin and adjoining linear park shall accompany the first subdivision map that would create buildable lots.
11. A curb cut shall be provided on 'D' Street for maintenance vehicles to access the linear park.

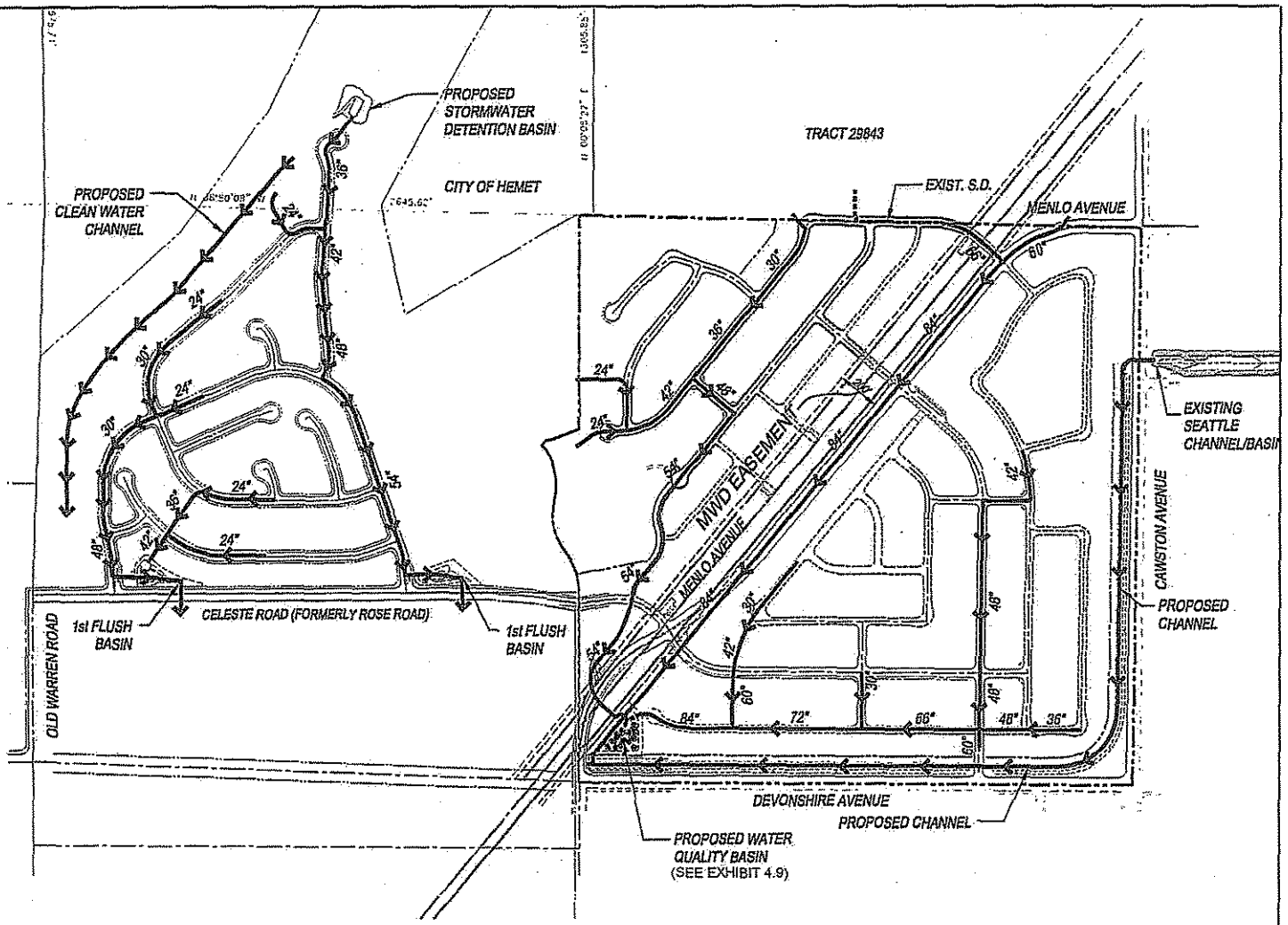
Acceptance of Drainage from the Peppertree Development

The following improvements shall be constructed at the sole cost of the Tres Cerritos East Specific Plan:

1. Acceptance of Line A Discharge. The Tres Cerritos East development shall be required to accept and transport all storm drain waters discharged from the Line A storm drain.
2. Acceptance of Waters from the Menlo Triangle. The Tres Cerritos East development shall be required to accept all storm waters and run-off from the Menlo Triangle, as depicted on Exhibit A of the William Tate memorandum dated 8/8/11, (see Appendix).
3. Acceptance of Storm Water and Run-off from Menlo Avenue. Following the construction of such improvements required to be performed by PCG-Peppertree, L/P/ and Tres Cerritos East relating to the completion of Menlo Avenue, the Tres Cerritos development shall be required to accept and properly discharge all storm waters and run-off associated with Menlo Avenue.

Drainage System Review

Final detailed design of the drainage system shall be reviewed and approved by the City Engineer. If developer fee credits are to be allowed, an alternate design for the detention basin will be required that features a more shallow depth and side walls that are less steep, in order to support dual usage for recreational uses.



MASTER DRAINAGE PLAN - ultimate condition

EXHIBIT 4.8

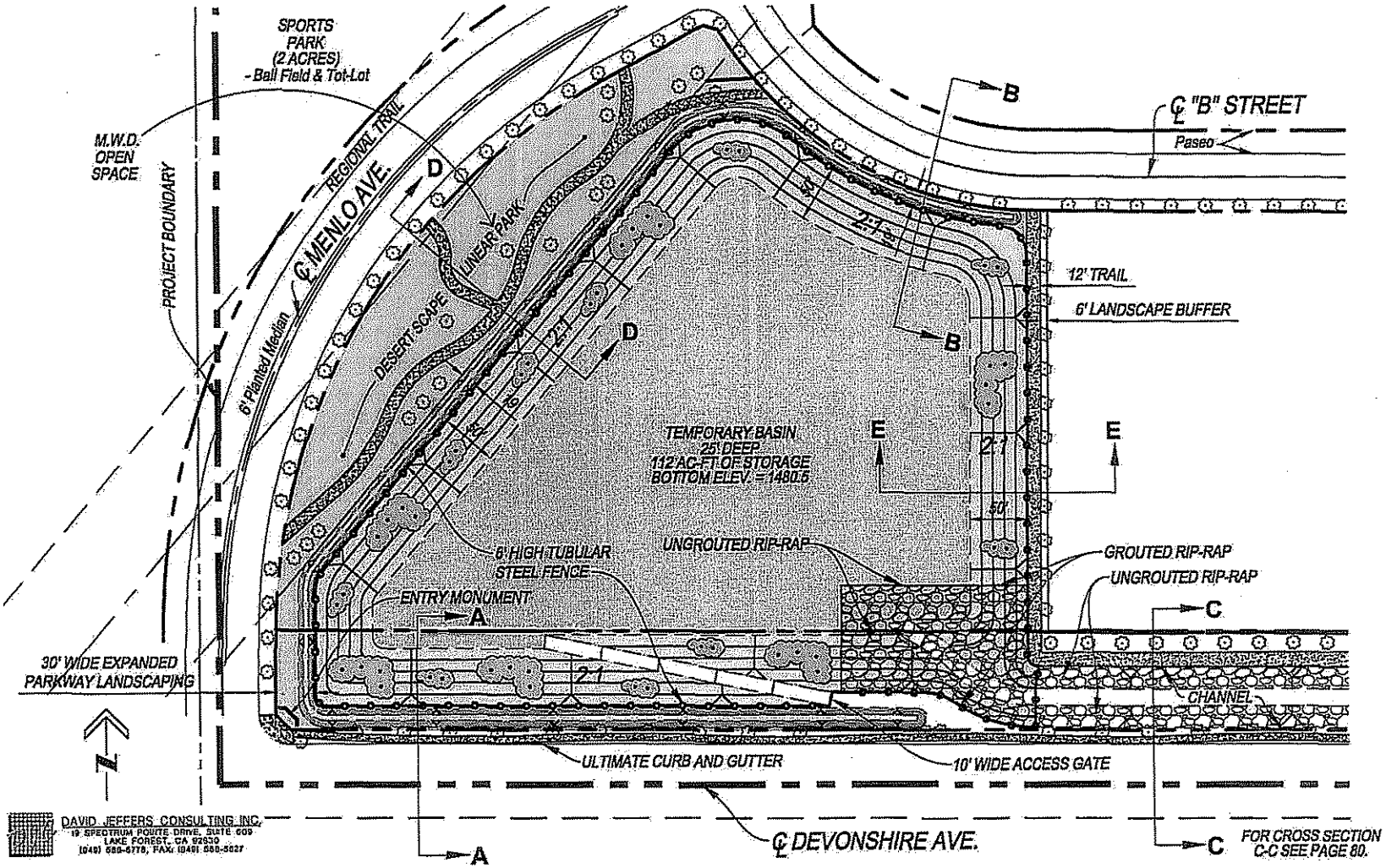
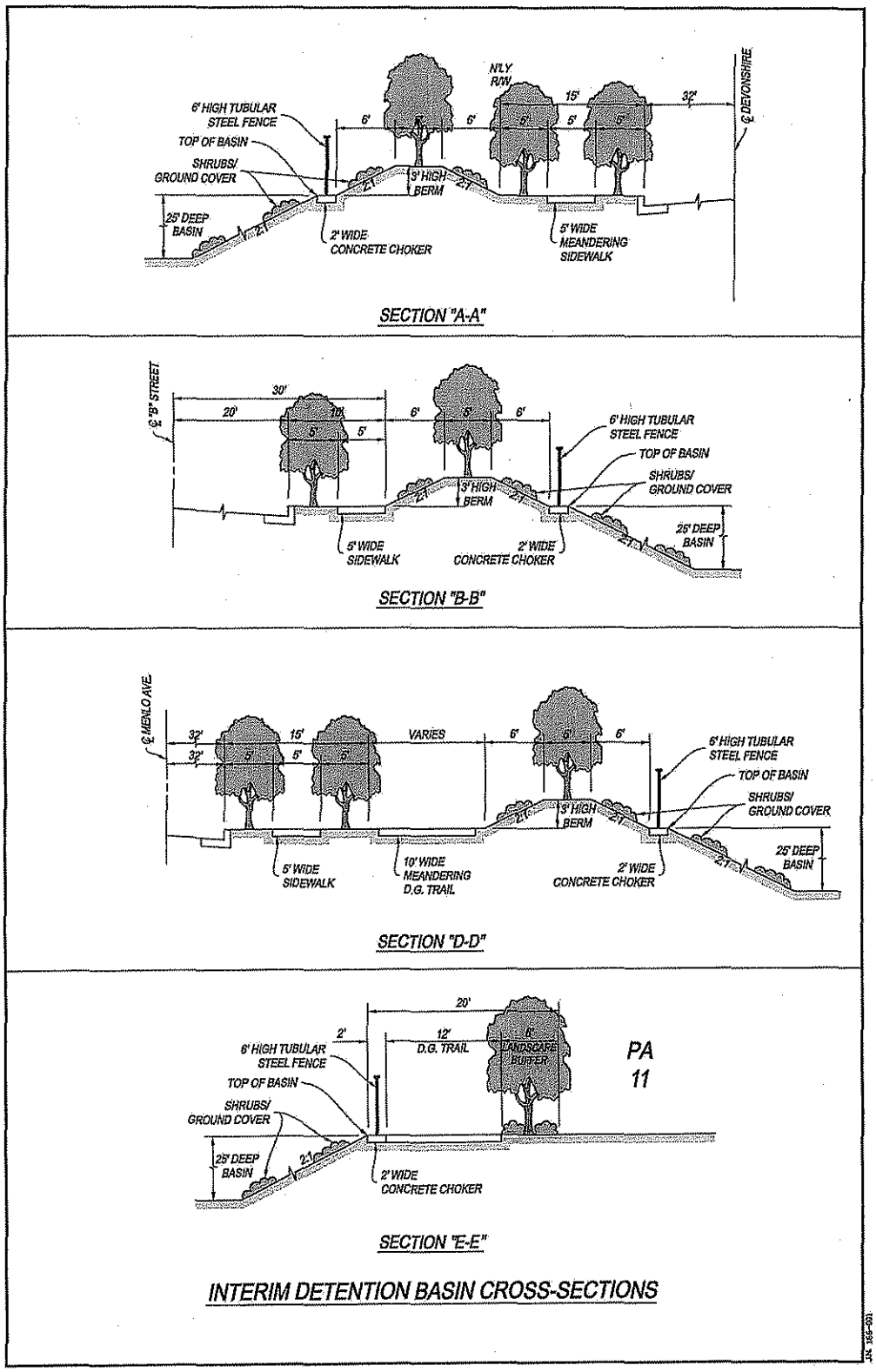
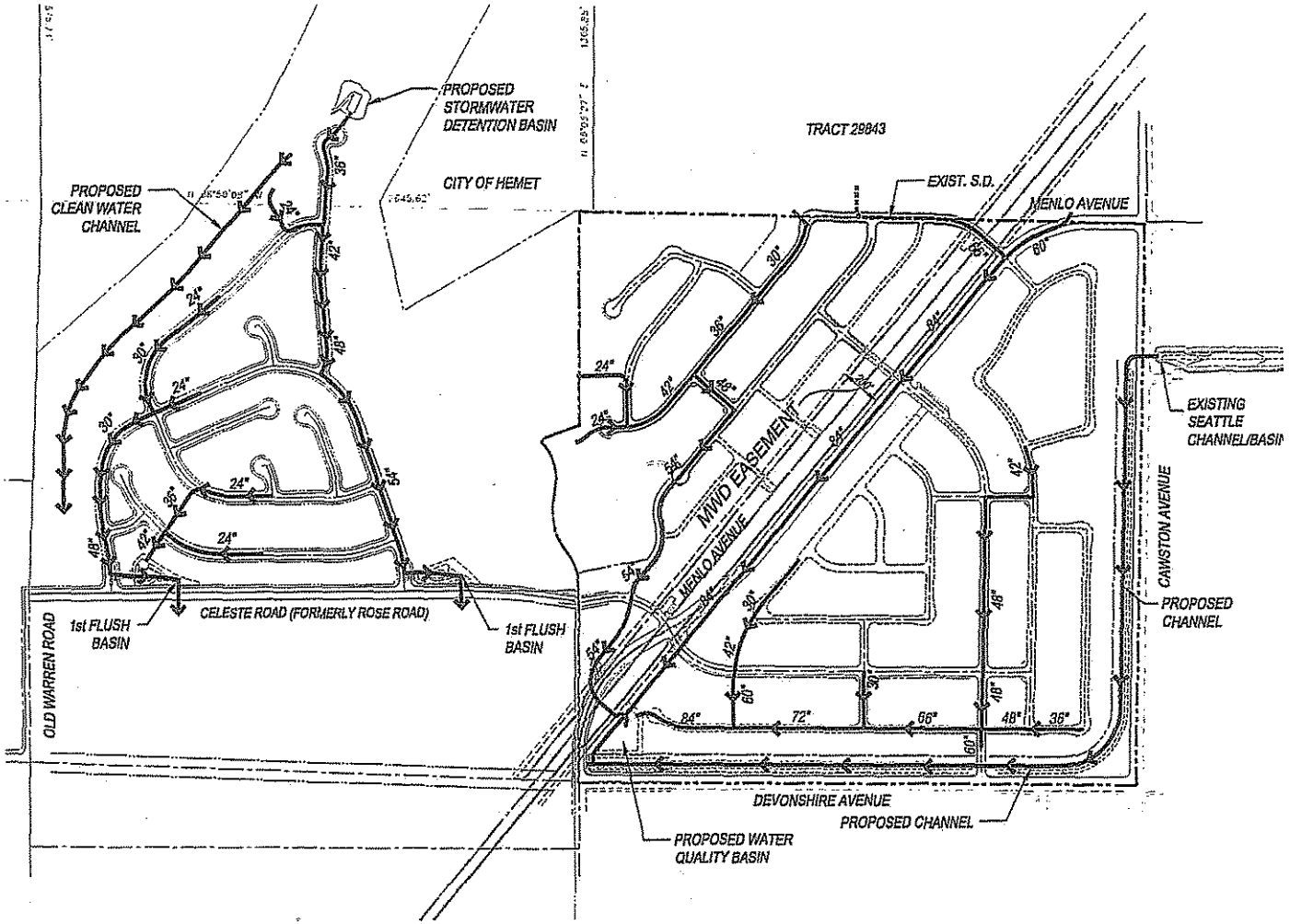


Exhibit 4.9
Temporary Detention Basin Landscape Plan

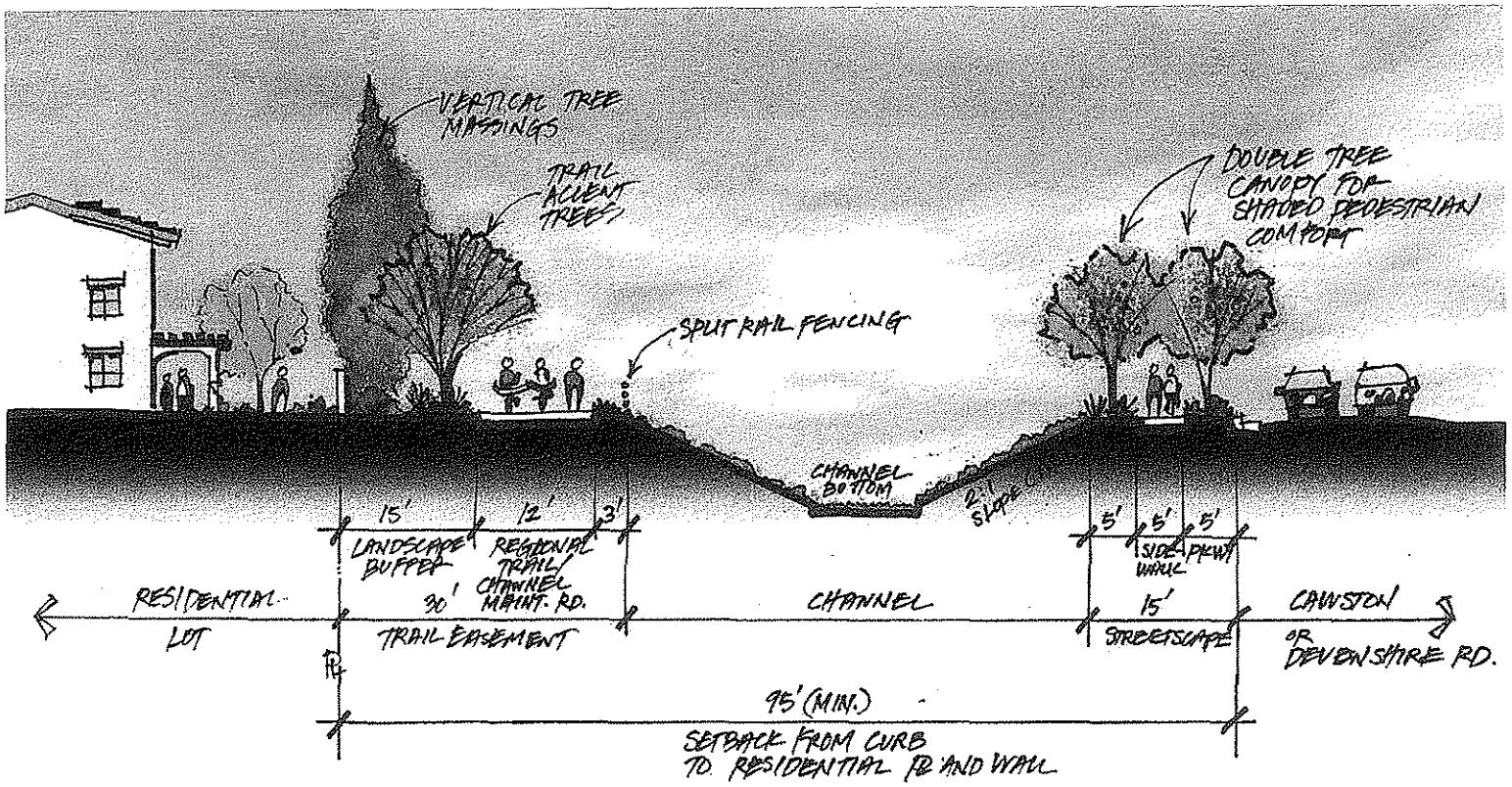
Exhibit 4.10
Interim Detention Basin Cross- Sections





MASTER DRAINAGE PLAN - ultimate condition

EXHIBIT 4.11



TRES CERRITOS EAST SCALE 1"=10'

REGIONAL TRAIL / CHANNEL SECTION

URBAN ARENA

Drainage Channel Cross Section

Exhibit 4.12

F, Water Quality

Two options exist for water quality management. Storm water will be collected within the perimeter drainage channel and discharged into an interim detention basin. The interim basin will be designed with a forebay as referenced in the Riverside County Flood Control District's "Stormwater Water Quality BMP Design Handbook" relative to Detention Facilities. This basin will be eliminated once downstream facilities are in place.

A second option is to use landscaped areas within the project, including parks, paseos, linear park, and parkway landscaping to achieve low impact development standards for water quality treatment instead of a large detention basin. The project will comply with the provisions of the City Municipal Code.

The proposed project includes design options to conform with either of these design considerations.

G. DRY UTILITIES (Project-wide):

Dry utilities to the site will be provided by the following public and private agencies:

- Electricity: Edison Company
  Electric facilities will extend to the site by underground lines on Myers St., originating at Devonshire Avenue. The electric feed will extend along the Celeste Rd. / Menlo Avenue street extension and stub into the TCE PPA neighborhood entrances for on-site installation with home sites. Edison may need to upsize their facilities to meet project load demands. Standard cobra style street lights on concrete poles will be extended through the development.

- Gas: Southern California Gas Company
  An underground distribution main exists in Devonshire Avenue that
  currently feeds homes on Devonshire. Gas distribution lines will extend from the existing mains in Devonshire Avenue to serve the TCE PPE.

- Telephone/cable TV:Verizon/Time Werner
  Overhead and underground facilities exist east of the intersection of Myers St. and Devonshire Ave. These will be extended to serve development within both PPA's. Verizon may need to upsize their facilities to meet the demand of the the proposed project.

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

H. PUBLIC FACILITIES & SERVICES (Project-wide):

The City of Hemet and various other agencies provide a variety of services to the project area. The following is a list of those services and the primary providers. Prior to approval of any final map for any phase of the development, the property shall be annexed to a Community Facilities District ("CFD") 2005-1 established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the City of Hemet for the provision of police, fire, and and emergency medical services (collectively "Public Safety Services") and shall be subject to the special tax approved with the formation of the CFD. The City of Hemet Resolution 3193 establishes mitigation fees for all new development to reduce the impact of development on city services. These fees are due at the time of building permit unless deferred by the City.

Fire Protection City of Hemet Fire Dept. Station #3 located at 4110 W. Devonshire lies well within the 5 minute response time to provide fire suppression services to the project. In addition, California Division of Forestry operates fire suppression tankers out of Hemet Ryan Airport to serve the project for incidents of hillside fires. To protect project structures from possible fires from the northern hillsides it is recommended that structures at the development edge adjoining lands to remain as natural open space:

- for structures at the development edge adjoining lands to remain as natural open space:

  1. vegetation within 100' of a structure to be of a fire retardant nature - see the Landscape Guidelines section of this plan

  2. install dual pane windows along elevations facing open space areas.

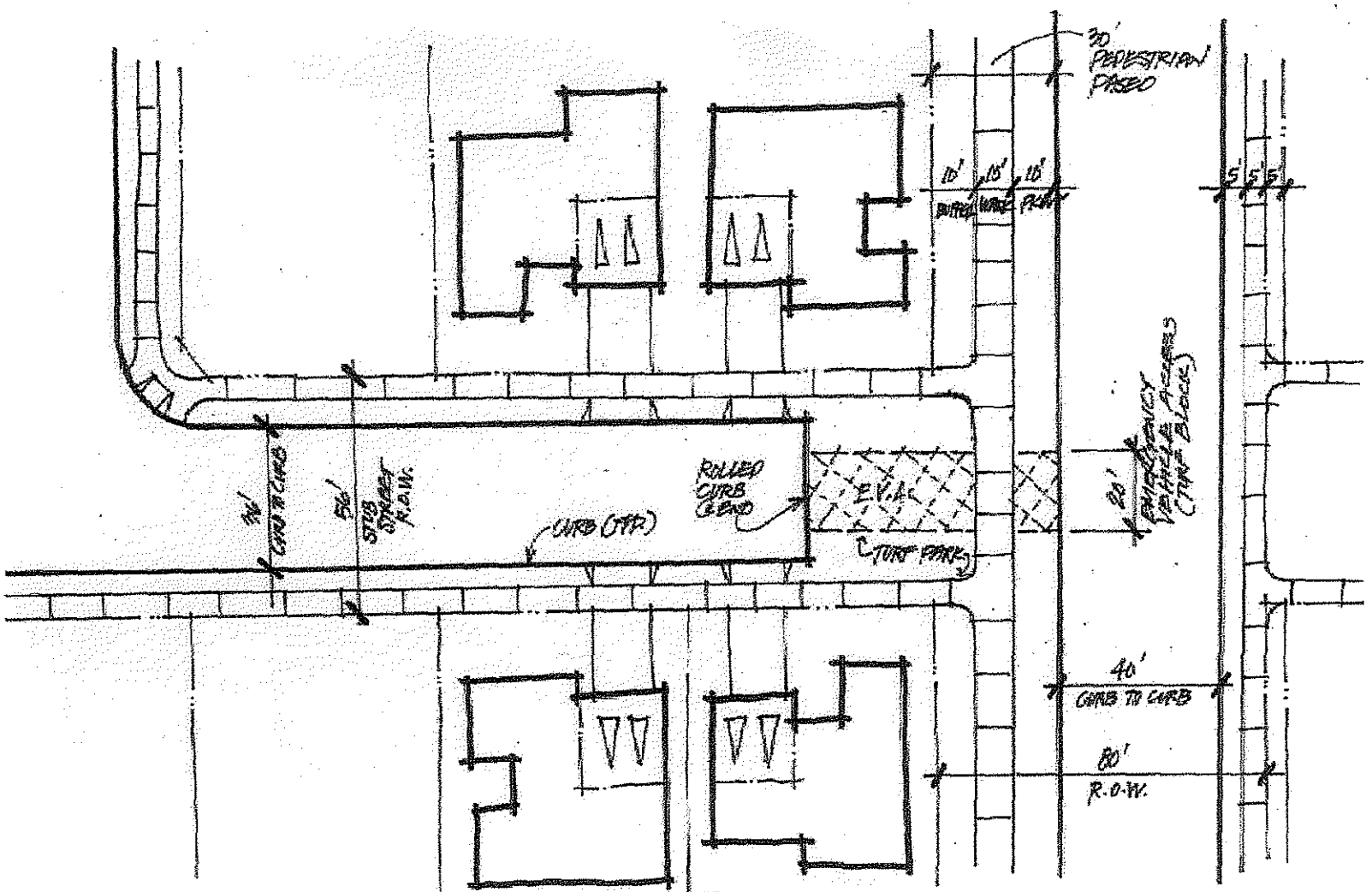
  3. open eaves shall be enclosed to prevent potential fire contact with internal building attic spaces.

- A 20-foot-wide emergency vehicle access shall be designed to accommodate up to a 32,000 lb gross weight fire apparatus, applicable from the terminus of any private driveway to a public or private street, as shown in Exhibit 4.13.

Police Protection City of Hemet Police Dept

Emergency Services City of Hemet Fire Dept. - paramedic services
Hemet Valley Ambulance Service - paramedic and ambulance services

Refuse	CR&R Waste and Recycling
Recreation	Valleywide Recreation & Parks District
Schools	Hemet Unified School District
Medical	Hemet Valley Medical Center



Emergency Vehicle Access **Typical Layout**

Exhibit 4.13

V. PERMITTED USES & DEVELOPMENT REGULATIONS

A. Permitted Uses – Residential

(Tres Cerritos West PPA):

In the SFD 6000 and SFD 8000 areas, permitted and conditionally permitted uses shall be as listed within the "Land Use Matrix" of Section 90-312, of the Hemet Municipal Code. Whenever a business is conducted, even if it is a home occupation, a city business license is required pursuant to the Hemet Municipal Code.

(Tres Cerritos East PPA):

Permitted uses are listed as follows within each of the Single Family Detached Land Use Designations. This list of permitted uses supercedes and replaces the permitted uses listed in the "Land Use Matrix" of Section 90-312, of the Hemet Municipal Code for uses within the Tres Cerritos East Specific Plan.

Permited Uses

All Tres Cerritos East Residential Zoning Categories:

1. Home Occupations pursuant to Section 90-72 of the Hemet Municipal Code.
2. Satellite Dish Antennas pursuant to Section 90-1614 of the Hemet Municipal Code.

SFD 5000, SFD 6000, SFD 8000 Zoning Categories:

1. Day Care Facilities for six or fewer individuals.

SFD 8000 Zoning Category:

1. Accessory Dwelling pursuant to subsection 90-315 of the Hemet Municipal Code.

B. Conditionally Permitted Uses – Residential

Conditionally Permitted Uses, as shown in Section 90-312 of the Hemet Municipal Code, shall be limited to the following within the Tres Cerritos East Specific Plan.

1. Churches
2. Schools
3. Utility Facilities

C. Development Standards for Residential

Minimum development standards for residential uses within the Tres Cerritos West Specific Plan are presented in Table V-1. Minimum development standards for permitted residential uses within the Tres Cerritos East Specific Plan and presented in Table V-2.

D. Conditional Development Permits

Development proposals seeking the maximum density within the Planning Areas 6 through 11 of the Tres Cerritos East Land Use Plan, shall be processed through a Conditional Development Permit, (CDP). The objectives of any Conditional Development Permit are as follows:

(1) Provide the developer with greater flexibility in site design, density and housing unit options in order to stimulate variety and innovation within the framework of a quality residential environment.

(2) Direct new community growth and development in the process of implementing the General Plan.

(3) Achieve more interest, individuality and design character within and among neighborhoods.

(4) Provide criteria for the inclusion of compatible uses designed to service the residential developments within the community.

(5) Encourage the most effective use of a site by providing diversified architectural design, adequate public facilities, and ample open space to achieve a functional, well-balanced community.

No application for a Conditional Development Permit shall be approved that fails to meet any of the following findings:

(1) The proposed location of the conditional development use is in accord with the land use plans and policies of the Tres Cerritos East Specific Plan and complies with other relevant city regulations, plans, policies and design guidelines.

(2) The proposed location of the conditional development use, and the conditions under which it would be operated or maintained, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

(3) The proposed conditional development use will comply with the Design Guidelines of the Tres Cerritos East Specific Plan, including scale, building height, and architectural standards and the City Single Family Design Guidelines adopted by Resolution 3700, and the Multi-Family Design Guidelines adopted by Resolution 3677.

(4) The proposed conditional development use will provide recreational facilities in conformance with City of Hemet standards and design guidelines.

(5) The proposed conditional development use will mitigate impacts upon local services and facilities through the payment of fees to mitigate school impaction, parks facilities, police and fire protection, and utility providers.

(6) The proposed conditional development use will participate in funding mechanisms for infrastructure, municipal services, and maintenance of private recreational facilities as set forth in the Tres Cerritos East Specific Plan.

(7) The proposed Conditional Development Permit will result in a project having superior design and amenities as compared conventional development.

TABLE V-1
RESIDENTIAL AREA MINIMUM DEVELOPMENT STANDARDS
TRES CERRITOS WEST

Residential Lot Area	SFD 6000	SFD 8000
1.Unit square footage range.	1800-2400	2500-3400
2 Min. lot area	6000 sf	8000 sf
3. Lot width	60 feet	74 feet
a. Standard	60-feet	74-feet
b. Cul-de-sac/Knuckle	50-feet	50-feet
4. Lot depth	100-feet	100-feet
5. Front yard setback to living area		
a. One Story	Min.15-feet/avg.17-feet	Min.15-feet/avg.17-feet
b. Two Story	20 feet min./avg.22-feet	Min.20 feet min./avg.22-feet
6. Front yard setback to garage		
4. Front entry	Min.20 feet/avg.22-feet	Min.20 feet/avg.22-feet.
5. Swing-in entry	Min.15 feet/avg. 17-feet	Min.15-feet/avg.17feet
7. Rear yard setback to dwelling and/or patio/room addition.		
F. One Story	20 feet	20 feet
G. Two Story	20 feet	20 feet
H. Covered Patio setback	5 feet	10 feet
8. Side yard setback (1 and 2 story)		
a. Interior side	5/7-feet*	10-feet
b. Street. Side	10-feet	10-feet
9 Lot coverage (ten percent of the remaining area shall be in live landscaping).	60%	60%
10. Height above grade	35-feet (2 stories)	35-feet (2 stories)
11. Parking required (see Article XL of the Hemet Municipal code)[1]		
12. Signing permitted (see Article XXXVI of the Hemet Municipal Code)		

*Side yards may alternate between 5 feet and 7 feet provided that a minimum building separation is maintained at 12 feet.

[1]CC & R's for the entire development shall prohibit the storage of recreational vehicles onsite unless within an enclosed garage.

TABLE V-2
RESIDENTIAL AREA MINIMUM DEVELOPMENT STANDARDS
TRES CERRITOS EAST

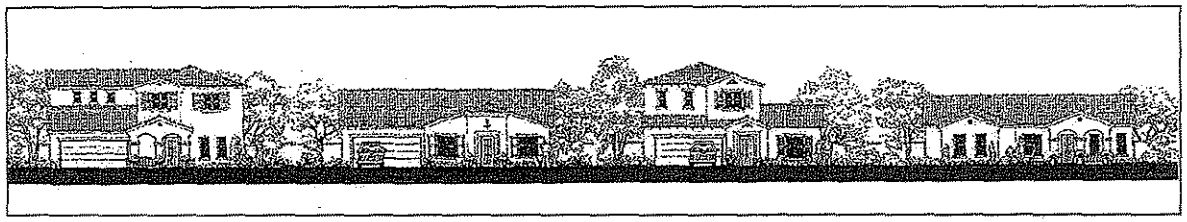
	SFD 4000	**SFD 4000-Rear Load**	**SFD 5000**	**SFD 6000-Rear Load**	**SFD 6000**	**SFD 7000**	**SFD 8000**	**Estate Residence**
Development Standards Location Reference by Exhibit(s)	Exh. 5.3	Exh. 5.4	Exh. 5.5	Exh. 5.6	Exh. 5.7	Exh. 5.8	Exh. 5.9	See Hemet Municipal Code Section 90-311(f)
Development Standards Location Reference by Table	n/a	Table VII-1	Table VII-2	Table VII-3	n/a	n/a	n/a	n/a

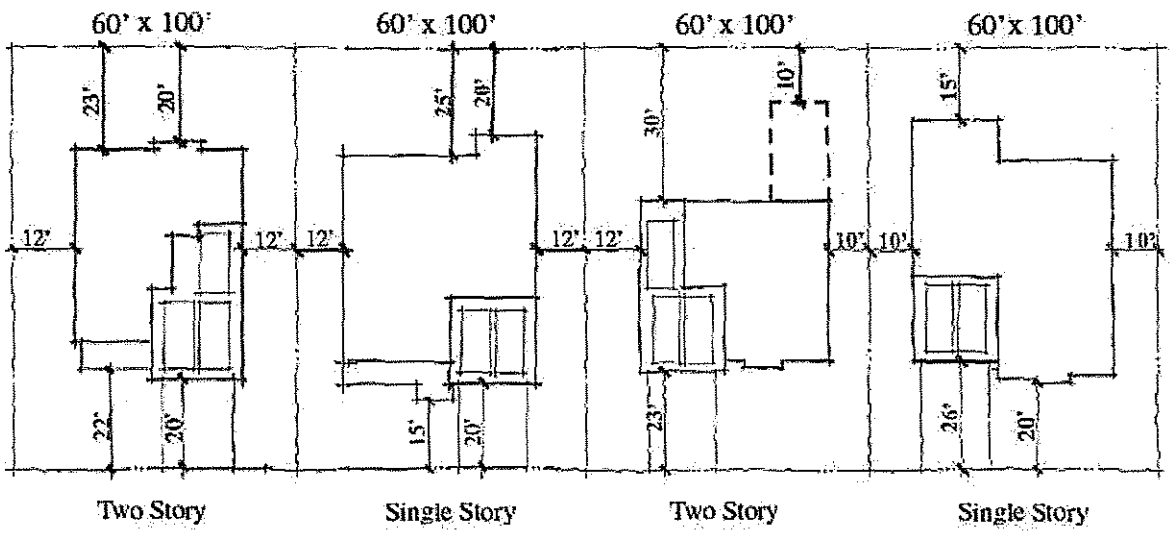
[1]CC & R's for the entire development shall prohibit the storage of recreational vehicles.

Tres Cerritos West

SFD 6000

(6,000 S.F. min.)





Product Criteria

Plan SF range 1800 — 2400 SF
Opion SF increase 200 - 300 SF

Garage setback
- Front Min 20'
- Side-on Min 15'

Front setback
- Porch 15'
- Living (single story) 15'
- Living (two story) 20'

Sideyard setback
- Living (all units) 10' & 10' (20' total)

Rear Setback
- Living 20'
- Patio 10'

Second Story Setback
- Per City Resolution 3700

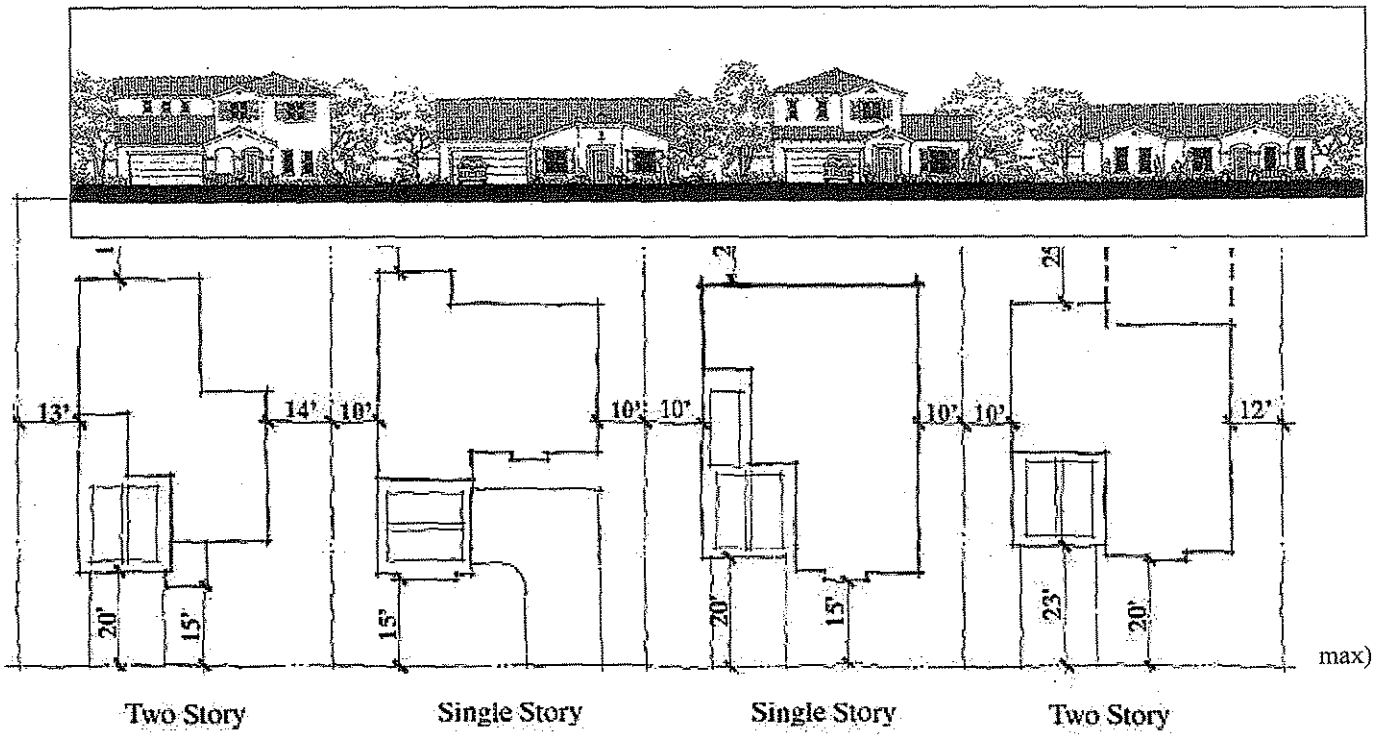
Exhibit 5.1

Tres Cerritos West

SFD 8000

(8,000 S.F. min)

80' width x 100' depth



Patio 10'

Product Criteria

Plan SF range SF	2500-3400

Front setback

Porch	10'
Living (single story)	15' min/18' avg
Living (two story)	20' min/22' avg

Garage setback

Front	Min 20'/ Avg 22'
Swing-in	Min 15'/ Avg 17'

Sideyard setback

Living (single story)	10' & 10' (20' max)
Living (two story)	10' & 10' (20'

Rear Setback

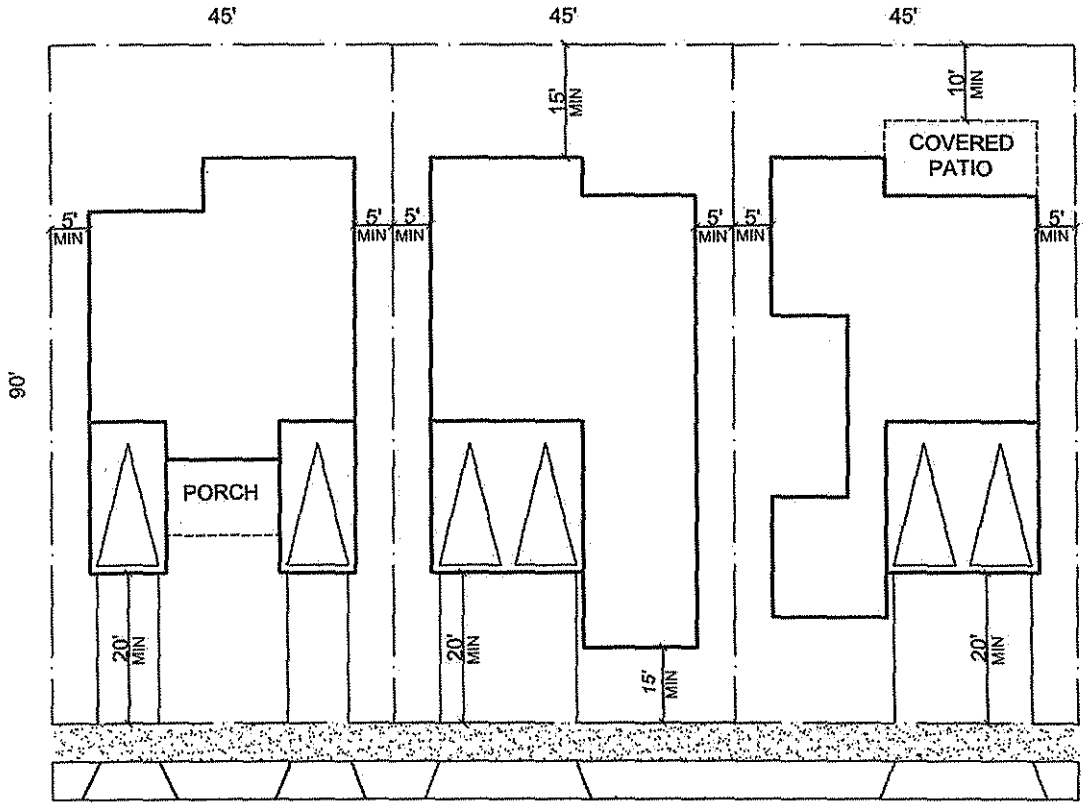
Living (single story)	15'
Living (two story)	15'

Second Story Setback
Per City Resolution 3700

Exhibit 5.2

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 4,000 SF LOTS



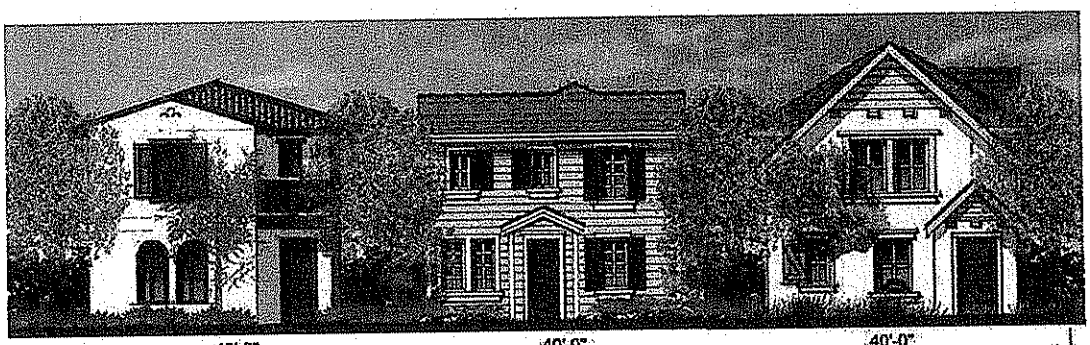
SITE REQUIREMENTS **4,000 SF LOTS PA** *8 & 10*

BUILDING HEIGHT	35' MAX
ALLOWED BLDG STORIES	2 STORIES MAX
TOTAL LOT AREA	4,000 SF MIN
MINIMUM LOT WIDTH/DEPTH	45'/90' MIN
ONE STORY HOME AREA	10% OF BLDG FOOTPRINT MIN
FRONT SETBACK LIVING AREA/PORCH	15' MIN / 10' MIN
GARAGE SETBACK	20' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	15' MIN /10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET SETBACK	5'/10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK/STREET SETBACK	5'/10' MIN
MAXIMUM LOT COVERAGE	65%

Exhibit 5.3

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 4000 SF ALLEY LOAD LOTS



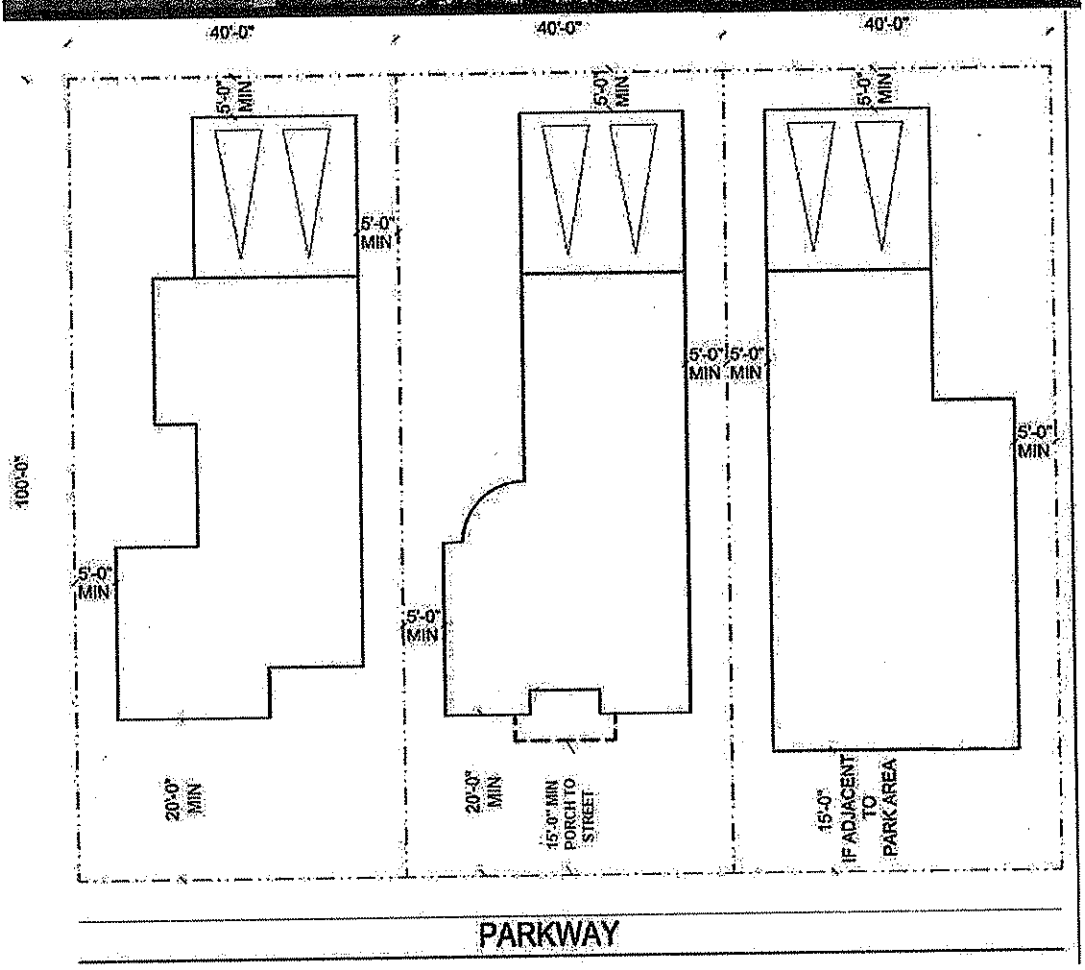


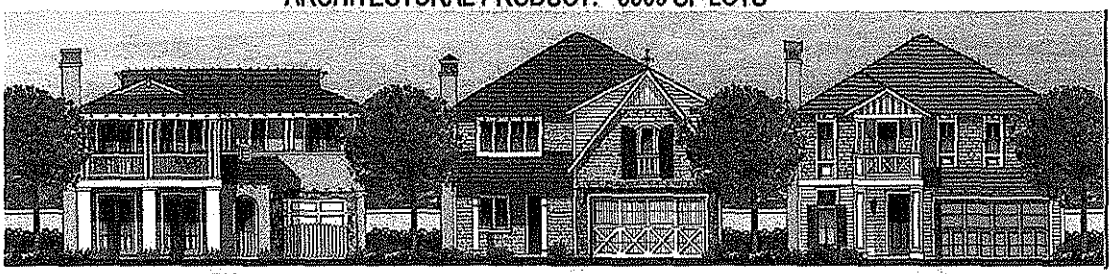
Exhibit 5.4

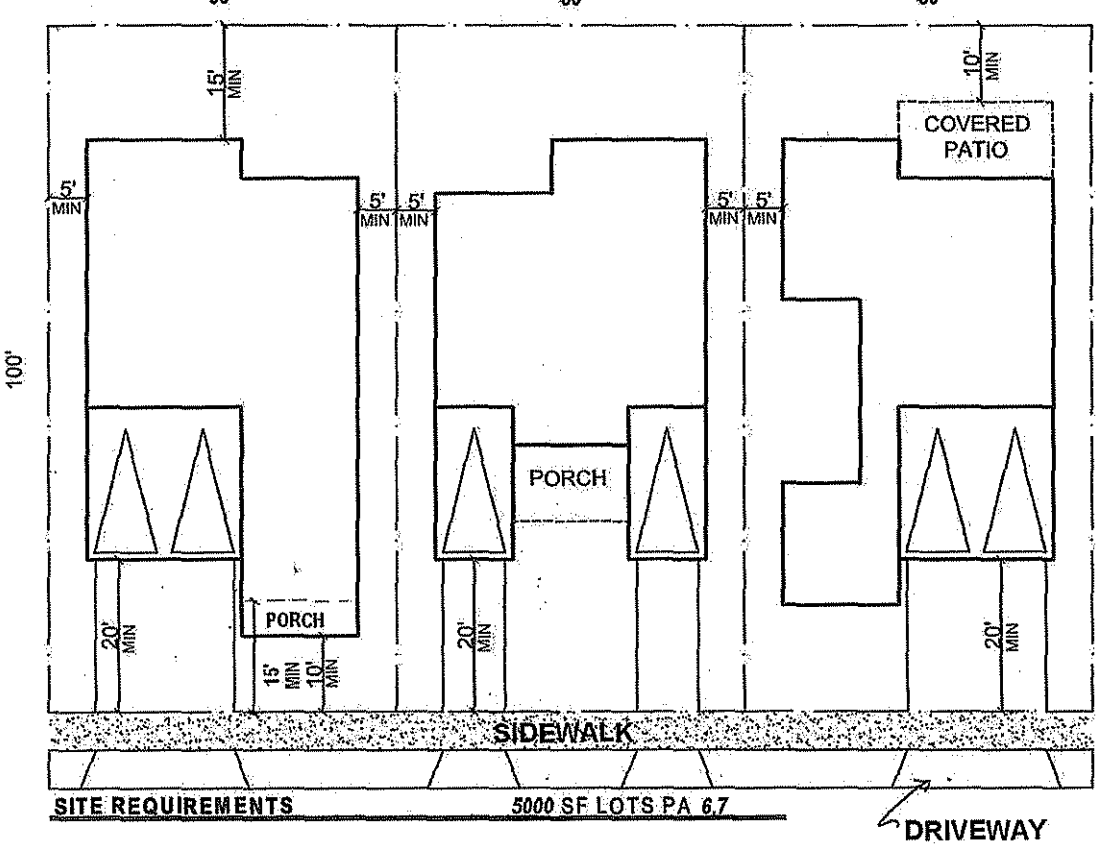
Table VII-1

SITE REQUIREMENTS 4000 SQUARE FOOT ALLEY LOAD LOTS - PA 9	
BUILDING HEIGHT	35' MAX
ALLOWED BULDING STORIES	2 STORIES MAX
TOTAL LOT AREA	4,000 SQUARE FEET
MINIMUM LOT WIDTH	40' MIN
MINIMUM LOT DEPTH	100' MIN
ONE STORY HOME RATIO	25%
FRONT SETBACK LIVING AREA/PORCH ON STREET	20'/15' MIN.
GARAGE SETBACK FROM REAR	5' MIN
REAR SETBACK LIVING AREA/COVERED PATIO AREA	15' MIN/10' MIN
SIDE YARD SETBACK	5' MIN'
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK	5' MIN.
STREET SIDE YARD SETBACK	10' MIN
MAXIMUM LOT COVERAGE	65%

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: *5000* SF LOTS





SITE REQUIREMENTS *5000* SF LOTS PA *6,7*

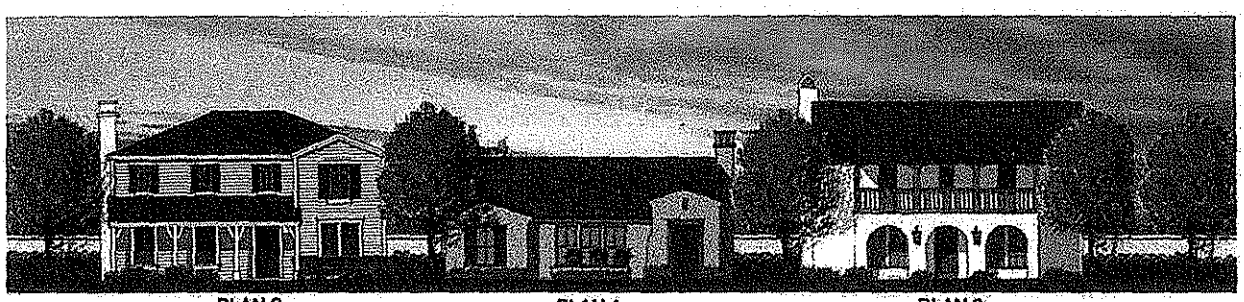
BUILDING HEIGHT	35' MAX
ALLOWED BUILDING STORIES	2 STORIES MAX
TOTAL LOT AREA	*5000* SF MIN
MINIMUM LOT WIDTH	*50'* MIN
ONE STORY HOME AREA	10% OF BLDG FOOTPRINT MIN
FRONT SETBACK LIVING AREA/PORCH	15' / 10' MIN
GARAGE SETBACK	20' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	15'/10' MIN
SIDE YARD SETBACK	5' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK	10' MIN

Table VII-2

SITE REQUIREMENTS	5000 SQUARE FOOT LOTS - PA 6 & 7
BUILDING HEIGHT	35' MAX
ALLOWED BULDING STORIES	2 STORIES MAX
TOTAL LOT AREA	5,000 SQUARE FEET
MINIMUM LOT WIDTH	50' MIN
MINIMUM LOT DEPTH	100' MIN
ONE STORY HOME RATIO	25%
FRONT SETBACK LIVING AREA/PORCH ON STREET	20'/15' MIN
FRONT SETBACK LIVING AREA/PORCH ON PARK	15'/10' MIN
GARAGE SETBACK FROM REAR	5' MIN
REAR SETBACK LIVING AREA/COVERED AREA	10' MIN
SIDE YARD SETBACK/SIDE TO STREET SETBACK	5' /15' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	25%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/50%

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: *6000* SF Alley Loads Lots



PLAN 2 American Country | PLAN 1 Spanish Bungalow | PLAN 3 Monterey

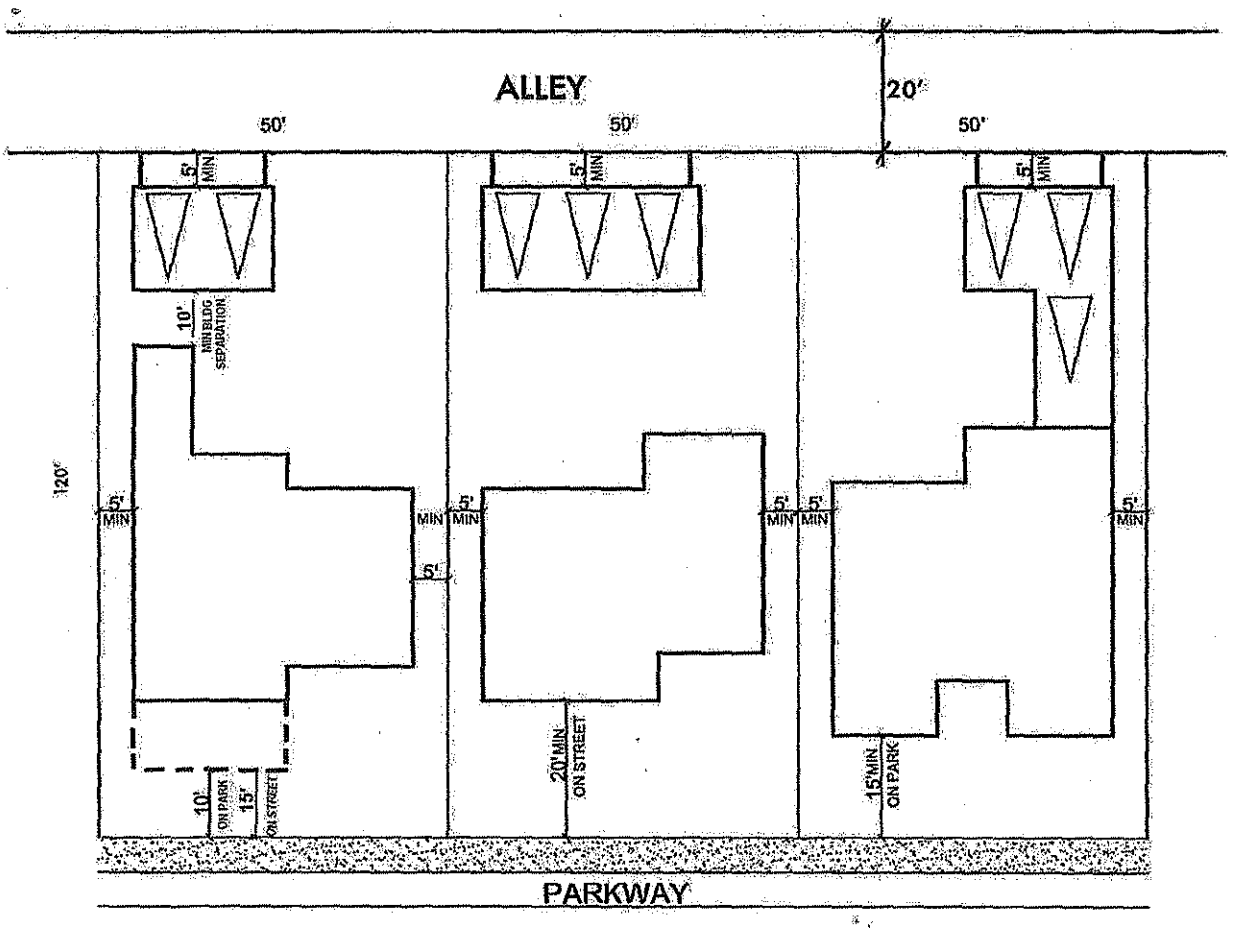


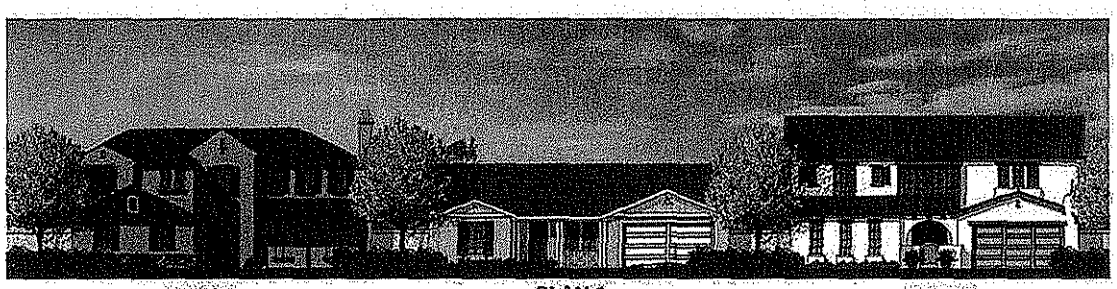
Exhibit 5.6

Table VII-3

SITE REQUIREMENTS	6000 SQUARE FOOT ALLEY LOAD LOTS - LDR PA 5
BUILDING HEIGHT	35' MAX
ALLOWED BULDING STORIES	2 STORIES MAX
TOTAL LOT AREA	6,000 SQUARE FEET
MINIMUM LOT WIDTH	50' MIN
MINIMUM LOT DEPTH	120' MIN
ONE STORY HOME RATIO	25%
SINGLE STORY ELEMENT AREA	10% MIN
FRONT SETBACK LIVING AREA/PORCH ON STREET	20'/15' MIN
FRONT SETBACK LIVING AREA/PORCH ON PARK	15'/10' MIN
GARAGE SETBACK FROM REAR	5' MIN
REAR SETBACK LIVING AREA/COVERED AREA	15'/10' MIN
SIDE YARD SETBACK/SIDE TO STREET SETBACK	5' /10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	25%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/50%

TRES CERRITOS EAST

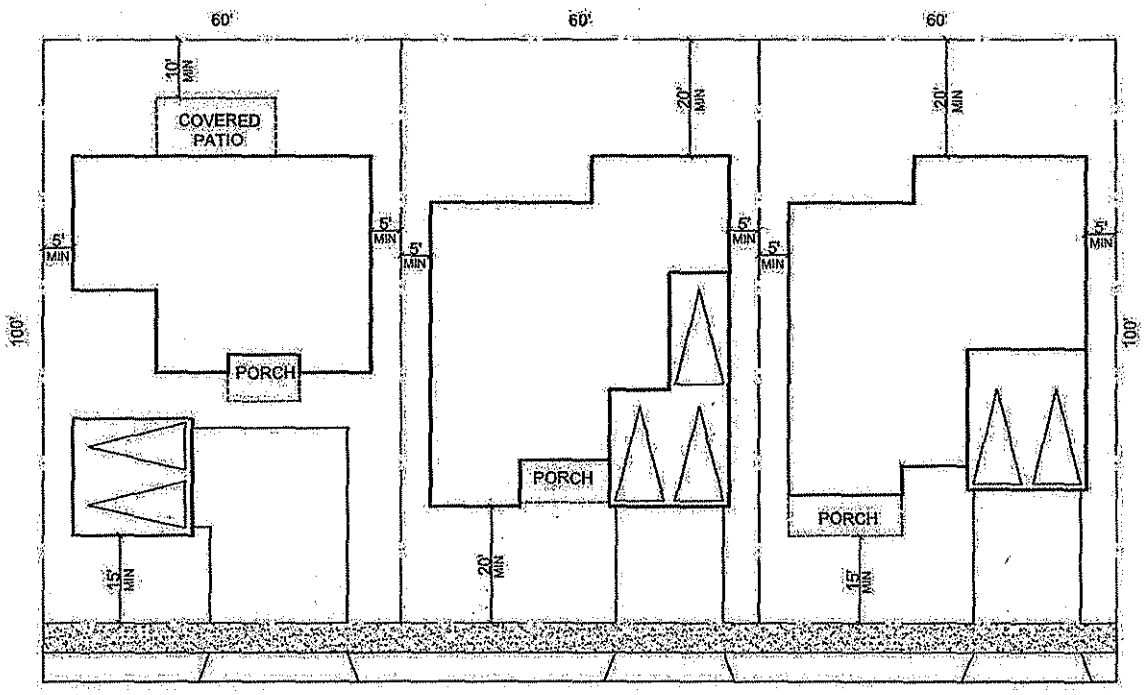
ARCHITECTURAL PRODUCT: 6,000 SF LOTS



PLAN 2
French Country

PLAN 1
American County

PLAN 3
Spanish Bungalow



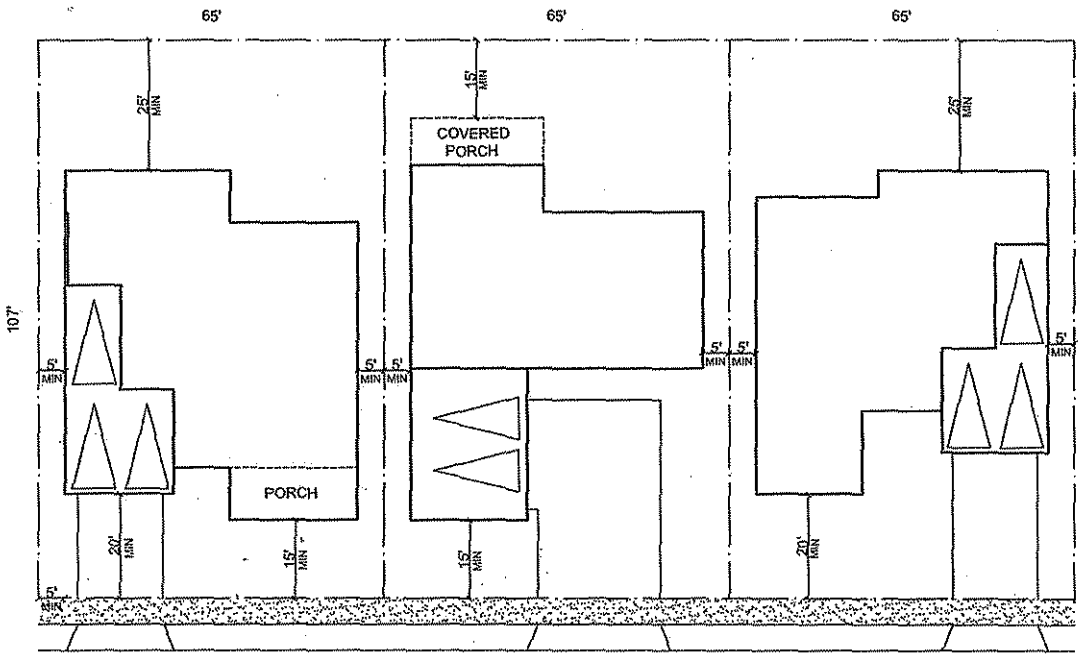
SITE REQUIREMENTS	6,000 SF LOTS PA *3 & 4*
BUILDING HEIGHT	35' MAX
ALLOWED BULDING STORIES	2 STORIES MAX
TOTAL LOT AREA	6,000 SF
MINIMUM LOT WIDTH/DEPTH	60'/100' MIN
ONE STORY HOME RATIO	25% MIN
FRONT SETBACK LIVING AREA/PORCH	18' MIN-20' AVG/15' MIN
GARAGE SET BACK FRONT/SWING IN	20'/15' MIN
MAXIMUM NUMBER OF SWING IN GARAGE UNITS	25% MAX
REAR SET BACK LIVING AREA/COVERED PATIO	20'/10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET	5'/10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
SECOND STORY SIDE SETBACK/SETBACK TO STREET	5'/10' MIN
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/55%
SINGLE STORY ELEMENT AREA	10% MIN

Exhibit 5.7

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: 7000 SF LOTS - LDR

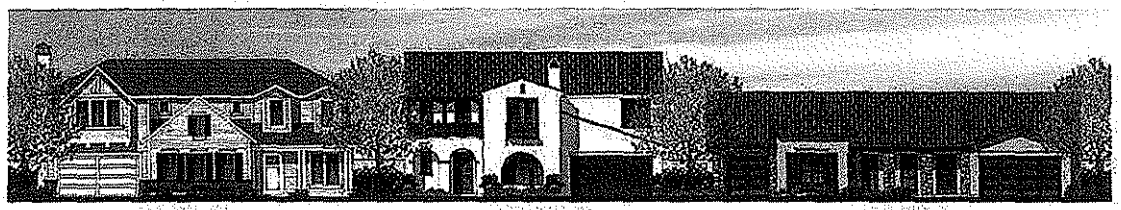
PLAN 1 Americana | PLAN 2 Spanish Revival | PLAN 3 Tuscan

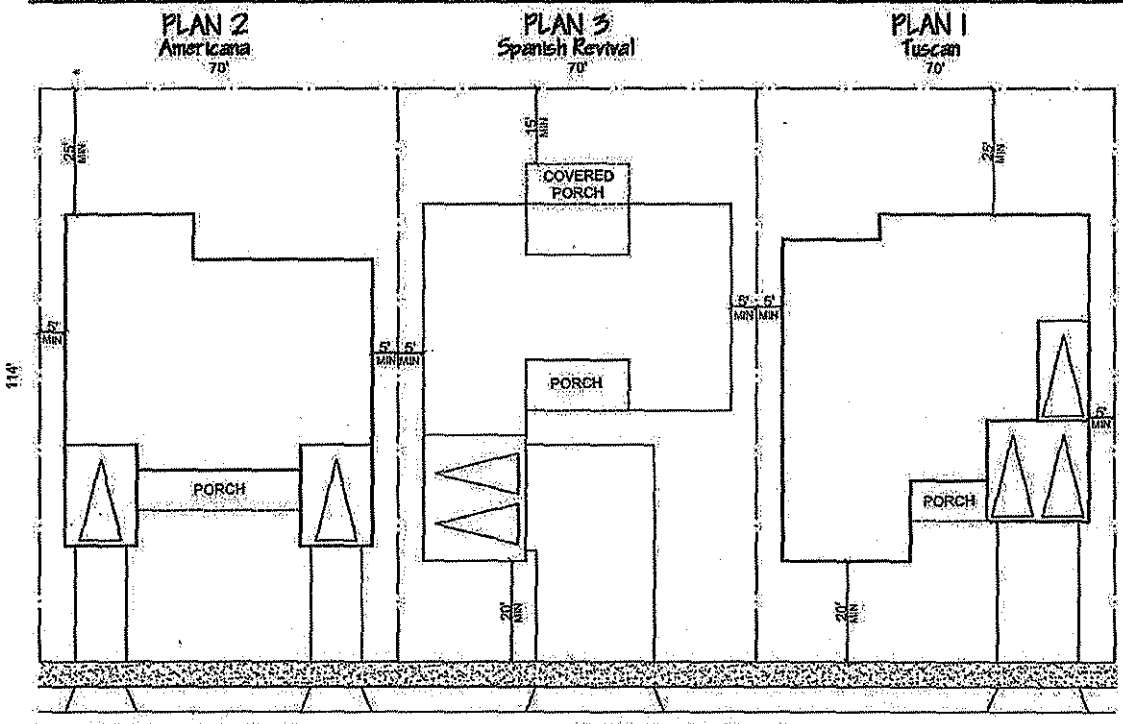


SITE REQUIREMENTS	7,000 SF LOTS PA 3 LDR
BUILDING HEIGHT	35' MAX
ALLOWED BULDING STORIES	2 STORIES MAX
TOTAL LOT AREA	7,000 SF MIN
MINIMUM LOT WIDTH/DEPTH	65'/100' MIN
ONE STORY HOME RATIO	25% MIN
FRONT SETBACK LIVING AREA/PORCH	20'/15' MIN
GARAGE SET BACK FRONT/SWING IN	20'/15' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	25'/15' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET ONE STORY	5'/10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET TWO STORY	7.5'/10'
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/45%

Exhibit 5.8

TRES CERRITOS EAST
ARCHITECTURAL PRODUCT: 8000 SF LOTS

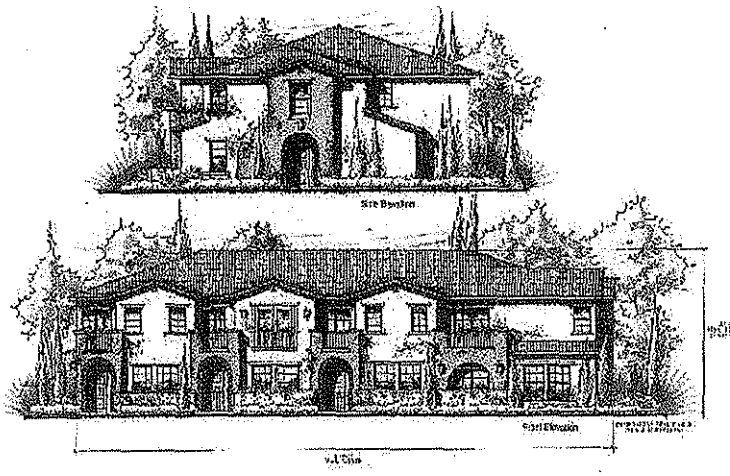




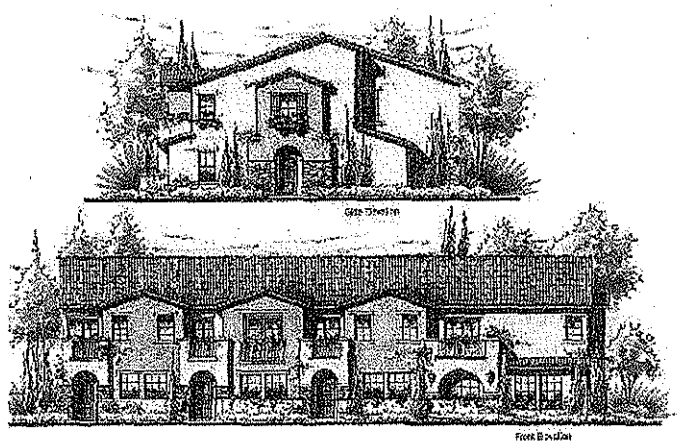
SITE REQUIREMENTS	8,000 SF LOTS PA 2
BUILDING HEIGHT	35' MAX
ALLOWED BLDG STORIES	2 STORY MAX
TOTAL LOT AREA	8,000 SF MIN
MINIMUM LOT WIDTH/DEPTH	70'/100' MIN
ONE STORY HOME RATIO	25% MIN
FRONT SETBACK LIVING AREA/PORCH	20' MIN- 22' AVG
GARAGE SET BACK FRONT/SWING IN	20' MIN
REAR SET BACK LIVING AREA/COVERED PATIO	25'/15' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET ONE STORY	5'10' MIN
SIDE YARD SETBACK/SIDEYARD TO STREET TWO STORY	7.5'/10' MIN
MAXIMUM PAVEMENT RATIO IN FRONT SETBACK	50%
MAXIMUM LOT COVERAGE ONE STORY/TWO STORY	65%/55%

Exhibit 5.9

TRES CERRITOS EAST
ARCHITECTURAL PRODUCT: TOWNHOMES



Santa Barbara



American Country

SITE REQUIREMENTS	TWO STORY TOWNHOMES
BUILDING HEIGHT	40' MAX
ALLOWEDBUILDING STORIES	2 STORIES MAX
USABLE PATIO AREA	8' x 12' MIN
GARAGE SETBACK FROM COMMON DRIVEWAY	3' MIN/5' MAX TO ALLEY
FRONT YARD PATIO WALL/FENCE HEIGHT	4' MAX
ONE STORY ELEMENT	10% OF FRONT ELEVATION
BLDG. SETBACK FRONT TO FRONT	25' MIN
BLDG. TO BLDG. SIDE SETBACK	12' MIN
BLDG. SETBACK FROM STREET	15' MIN
BLDG. SETBACK FROM COMMON DRIVEWAY	30' MIN
PATIO SETBACK FRONT TO FRONT	12' MIN
PERIMETER SETBACK	20' MIN
GUEST PARKING RATIO	1 SPACE/4 UNITS

Exhibit 5.10

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: TOWNHOMES

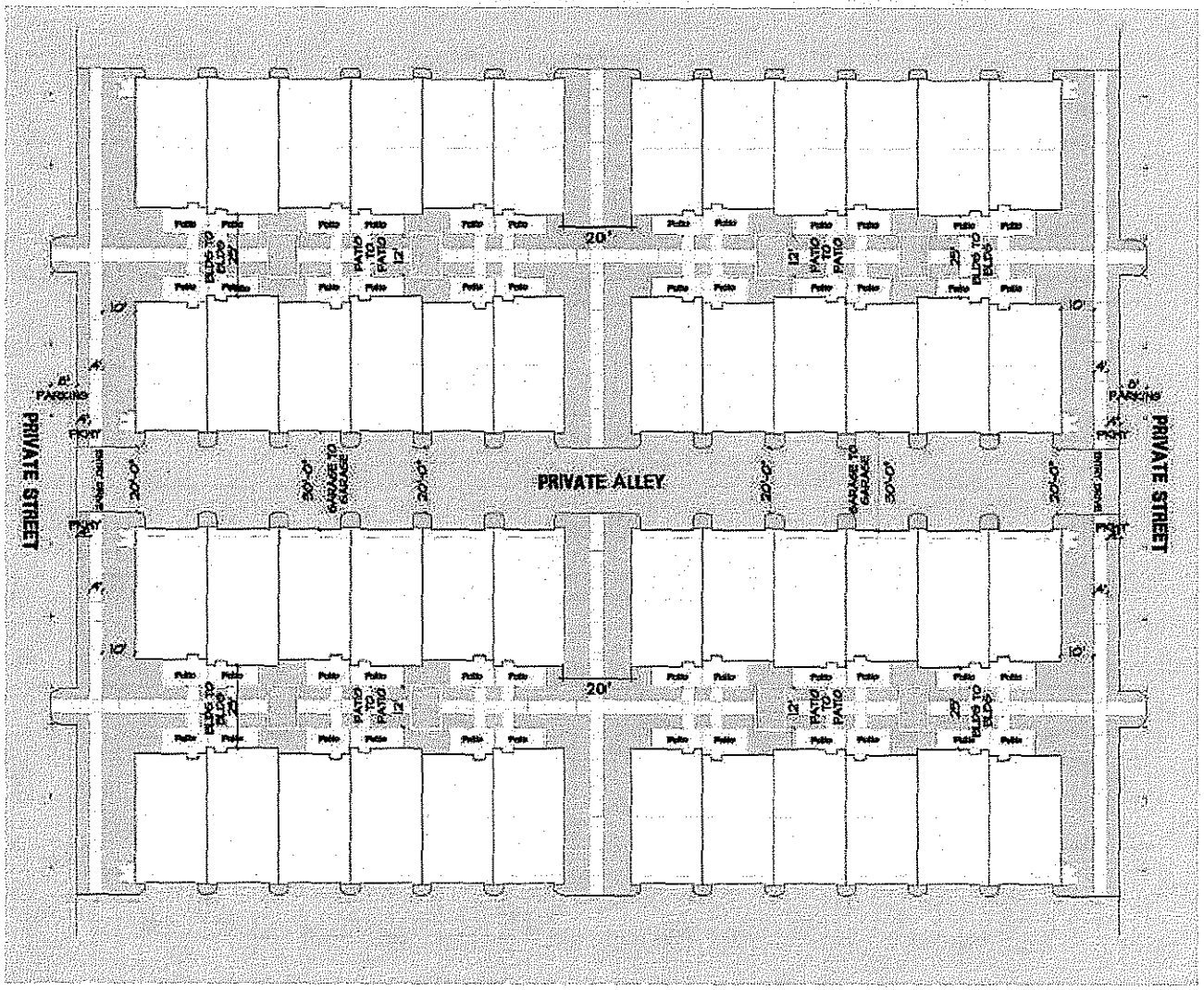


Exhibit 5.11

TRES CERRITOS EAST

ARCHITECTURAL PRODUCT: TOWNHOMES

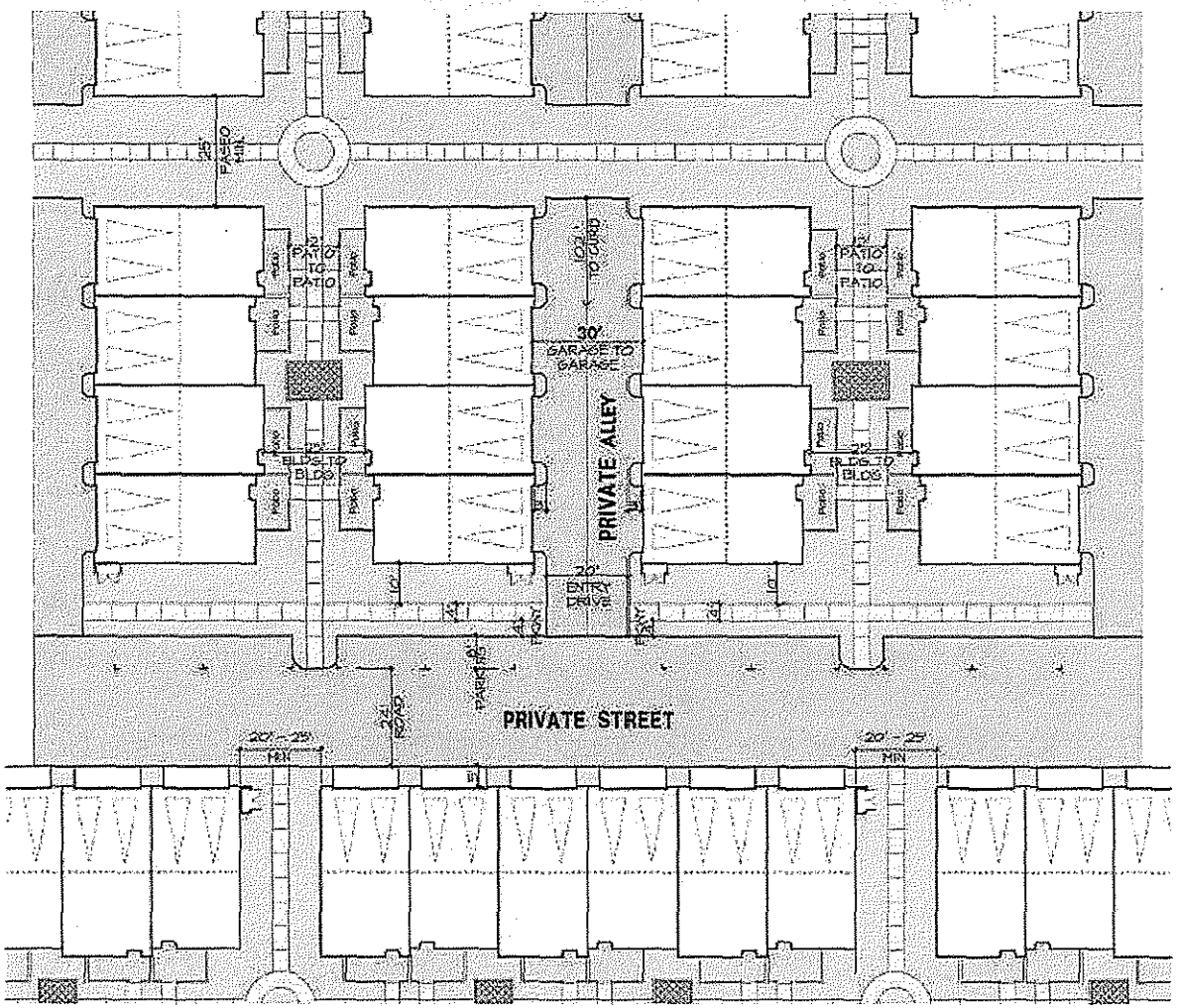


Exhibit 5.12

Table VII-4

SITE REQUIREMENTS	TOWNHOMES - PA 11	
BUILDING HEIGHT		40' MAX
ALLOWED BULDING STORIES		2 STORIES MAX
TOTAL PRIVATE YARD AREA (inc. balconies)	1 bdrm	100 SF MIN
	2 + bdrms	150 SF MIN
USABLE PATIO AREA		8' X 12' MIN
COMMON OPEN SPACE AREA (30% of every 100 sf livable area)		25' MIN WIDTH
BLDG SETBACK FRONT TO FRONT		25' MIN
GARAGE TO PRIVATE STREET OR PRIVATE DRIVE CURB SETBACK		5' MIN
FRONT YARD PATIO WALL/FENCE HEIGHT		4' MAX
ONE STORY ELEMENT		10% OF FRONT ELEVATION
BLDG TO BLDG SIDE SETBACK		20' MIN
BUILDING TO STREET RIGHT OF WAY (BACK OF PRIVATE STREET SIDEWALK)		20'
GARAGE TO GARAGE SETBACK		30' MIN
FRONT PATIO SET BACK		12' MIN
PERIMETER SETBACK		20' MIN
BULDING COMPOSITE SIX (6) UNITS ATTACHED MAX.		
PRIVATE DRIVE WIDTH (Parking on driveway prohibited)		20'
ACCESS	The primary path of travel for unit access and common areas shall be ADA accessible, minimum four-feet wide	

Refuse Collection:

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

Recycling collection will be determined on the final site plan at a centralized location. Green waste from common areas shall be removed from the site by the landscape contractor.

Waste container use and protocol shall be addressed within the project CC&Rs.

C. Sustainable Design

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

Water Resources

- Surface water will be collected and treated in a water quality basin to reduce or eliminate urban pollutants before being released into the storm drain system.
- The project will use reclaimed water for landscape irrigation as required by EMWD. If reclaimed water is not available is not in the vicinity of the site, the landscape irrigation system will still be designed to allow connection to reclaimed water when it does become available.
- Turf, wherever practical, shall been minimized in favor of groundcover to reduce watering.
- Drip and bubbler irrigation will be utilized, wherever practical.
- Smart controllers will be utilized to manage irrigation cycles, with rain shut off devices to interrupt irrigation cycles when it rains.
- California-friendly drought tolerant landscaping will be used into the overall planting concept. Native and drought tolerant plant species will be utilized.
- Hardscape boulders and crushed rock will be used to minimize the use of groundcover and eliminate the need for irrigation to some areas.
- A Storm Water Pollution Prevention Plan will be prepared to identify best management practices to eliminate impacts created by sediments and other construction-related pollutants on downstream properties and any sensitive water bodies.

Energy Efficiency

- Project architecture will incorporate extended roof overhangs to reduce heat gain.
- Separate and recycle construction debris.
- Shade windows based on building orientation.
- Maximize use of non-incandescent light bulbs
- Apply heat-resistant roof coatings to reduce heat gain.
- Use high efficiency heating and cooling systems.
- Use low consumption plumbing fixtures.
- The project will conform to the current Building Code regulations.
- Pedestrian amenities will be provided throughout the project to encourage walking to reduce vehicle trips.

VI. IMPLEMENTATION & MAINTENANCE

A. ADJUSTMENTS TO THE TRES CERRITOS WEST SPECIFIC PLAN 03-02:

In the event adjustments to the Plan are deemed necessary to meet changes in State or Local standards or market demands for revised housing product or type or lot size, or commercial needs, adjustments in the Plan may be made as follows:

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

2. Density transfers for up to 10% increase/decrease in residential units and/or product type from one planning area to another without increase in total project unit count of 710 units, subject to Planning Director approval.

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

Adjustments to the alignment, location and sizing of utilities and facilities serving the site or adjacent areas are not subject to Specific Plan approval provided they are approved and meet the standards of the applicable utility provider.

All alterations to the Plan, whether subject to amendment to the Specific Plan, Planning Director approval or utility agency approval shall be documented in writing and where applicable graphic form and shall become part of the Specific Plan.

B. ADJUSTMENTS TO THE TRES CERRITOS EAST SPECIFIC PLAN 06-001:

1. Administrative Changes

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

1.1 The addition of new information to the Specific Plan maps or text for the purpose of clarification that does not change the effect or intent of any regulation.

1.2 Changes to the Specific Plan area infrastructure such as drainage systems, roads, water and sewer systems, etc, which do not have the effect of significantly increasing or decreasing capacity in the Specific Plan area beyond the specific plan density range, and do not otherwise change the intent of any provision of this plan.

1.3 The Planning Director shall have the duty to interpret the provisions of this Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person adversely effected by such an interpretation may request that such interpretation be reviewed by the Planning Commission.

1.4 In approving or conditionally approving a minor adjustment, the Planning Director shall find that because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of development standards continaed herein deprives such property of priveleges enjoyed by other properties in the vicinity. In addition, the Planning Director shall find:

a. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.

b. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.

c. The adjustment is no in conflict with the objectives of the General Plan or the general intent of this Specific Plan.

d. The Planning Director is authorized to adjust 10% of the number of units allowed in a Planning Area achieved through transfer or deletion. The Planning Director may increase or decrease the land area of a Planning Area by 10%. No allowable units, exceeding the total number of units allowed in the Specific Plan, may be allowed without a Specific Plan Amendment.

1.5 Upon appeal to the Planning Commission of any decision of the Planning Director made pursuant to this Section, the Planning Commission shall set the matter for hearing in a manner prescribed in the Hemet Municipal Code Zoning Ordinance.

2. Amendments

The following changes to the Specific Plan shall require an amendment to the Specific Plan.

a. Changes in the text or maps of the Specific Plan other than the addition of new information which does not change the effect or intent of any regulation or is otherwise permitted as described within this Specific Plan.

b. Changes in the overall Specific Plan area boundaries.

c. Changes in infrastructure, such as drainage systems, raods, water and sewer, etc, which have the effect of significantly increasing or decreasing capacity beyond the specific density range in the Specific Plan are pending Public Works and Planning Director review.

d. Major changes in the designated alignment or location of the backbone infrastructure system.

e. Any other additions or deletions which deemed by the Planning Director would change the effect or intent on any regulation.

3. Amendment Procedures

The following procedures, as outlined in California Government Code Section 65500, are required to be followed when adoption of an amendment to a Specific Plan is desired.

An application, with any necessary supporting documentation along with the required fee, shall be submitted to the Planning Department stating in detail the reasons for, and nature of, the proposed amendment.

a. Before taking action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be given at least ten (10) days in advance and must be published at least once in a newspaper of general circulation.

b. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Comission.

c. The recommendation of the Planning Commission, together with additional related documents and information, shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.

d. The City Council shall hold at least one public hearing for each proposed amendment pursuant to the provisions of the California Government Code. The action of the City Council shall be to approve, disapprove, or conditionally approve the proposed Specific Plan and to adopt the necessary resolution or ordinance, as appropriate

e. An amendment to the Specific Plan may be initiated by the City of Henet. The City Council shall first refer such proposal to the Planning Commission for report. The Planning Commission shall report back to the City Council within forty (40) days after the request by the City Council. Before adopting the proposed plan or amendment, the City Council shall

hold at least one public hearing. Notice of the time and place of the hearing held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the Planning Commission as specified above.

f. Amendments to the Specific Plan can also be requested by a property owner of record within the project area. Such amendments require that actual development be proposed by the applicant, (in order to minimize speculation), and submitted to the Planning Director, unless the Planning Director determines that certain materials are not required. The Planning Director shall review all requests for amendments and prepare a report and recommendation to the Planning Commission, and thereafter to the City Council.

g. All proposed amendments to the Specific Plan shall be processed and acted upon pursuant to the Zone Change amendment provisions contained in the City of Hemet Municipal Code Zoning Ordinance.

4. <u>Amendment Findings</u>

a. The Plan or amendment systematically implements and is consistent with the General Plan.

b. The Plan or amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.

c. The Plan or amendment provides for the construction, improvement, or extension of transportation facilities, public utilities, and public services required by long-term needs of the project and/or other residents, and compliments the orderly development of the City beyond the project's boundaries.

C. IMPLEMENTATION PROJECT-WIDE

The Tres Cerritos West Specific Plan area and the Tres Cerritos East Specific Plan area shall be implemented through the processing and review of tract maps, parcel maps, and site plans, ensuring development consistency with their respective Specific Plan objectives. Maintenance of all improvements within major public rights-of-way shall be performed through City of Hemet Lighting and Landscaping Maintenance District annual assessments. All public improvements shall be built to City of Hemet Standards, and upon completion, shall be deeded to the City. Additional landscaped areas shall be maintained by a Homeowners Association, or as approved by the City Council.

1. Applicability

All development within the Tres Cerritos Specific Plan shall be subject to the implementation procedures described herein.

2. Development Review Process

Tentative Tract/Parcel Maps and Site Development plan for development within a Specific Plan area shall be submitted to the Planning Department for review and processing. Tentative Maps and Site Development Plans shall be prepared and submitted in accordance with City Municipal Codes. They will be reviewed by the City for consistency with the Land Use Plan Map, with the Infrastructure Plan, (Chapter IV), and with the Permitted Uses and Development Regulations, (Chapter V), that are set forth in this document.

D. REVIEW PROCEDURES

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

1. Substantial Conformance

1.1. The Planning Director shall authorize site plan, architectural, or landscape design changes of 10% of the total units without exceeding the total number of units that are allowed within the Specific Plan.

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

1.3. The locations and configurations of proposed landscaping are conceptual and subject to change. They are intended only to illustrate character for the Tres Cerritos East Specific Plan site plan. Final planting specieis, locations, sizes, and configurations of landscaping will be determined in a landscape plan prepared by a professional Landscape Architect for administrative review.

2. Parcel/Tentative Tract Map

A tentative tract map or parcel map, as applicable, shall be filed subject to the provisions as stipulated in Chapter 70, Subdivisions, Article V, Tentative Maps, Sections 70-131 through 70-134 of the City of Hemet Municipal Code Subdivisions Ordinance. After map approval, the final map may be recorded and building permits issued.

3. Site Plan, Architectural, and Landscape Design Review Requirements

The architecture and site plans for future development within the project shall be subject to Planning Commission review and approval. When an administrative design decision to the Specific Plan is being proposed that may significantly affect the aesthetics of the original Specific Plan requirements, the Planning Director may initiate a review by the Planning Commission to make a determination of Specific Plan consistency. Site plan and design reviews are subject to Chapter 90, Article XLI, Site Development Plan Review in the City of Hemet Municipal Code Zoning Ordinance.

E. PARCEL/TENTATIVE TRACT MAP REVIEW REQUIREMENTS

Parcel/Tentative tract maps shall comply with the review requirements established in titles of City of Hemet Municipal Codes entitled "Subdivisions" (Chapter 70).

The exact format, content, and order of project data for parcel maps and tentative tract map submittals shall be determined in consultation with the City of Hemet Planning Department pursuant to Chapter 70, Subdivisions, Article V, Tentative Maps, in the City of Hemet Municipal Code.

F. ENFORCEMENT

The Tres Cerritos East Specific Plan serves as both a planning and regulatory function. The provisions of this section are set forth to properly relate the Specific Plan to the provisions within the City's Municipal Code. If there is a conflict or inconsistency between this Specific Plan and the City's Municipal Code, the contents of this Specific Plan shall prevail. In cases where this Specific Plan does not address specific development standards, the provisions of the appropriate sections of the Municial Code shall govern. Enforcement of the provisions fo the Specific Plan shall be as follows.

1. The Planning Director shall have the duty to enforce the provisions of this Specific Plan.

2. The Planning Director shall have the duty to interpret the provisions of the Tres Cerritos East Specific Plan area. All such interpretations shall be reduced to written form and be permanently maintained. Any person aggrieved by such interpretation may request that such interpretation be reviewed by the Planning Commission.

3. Upon adoption of the Tres Cerritos East Specific Plan Amendment, the development standards and procedures established herein will become the governing zoning regulations and standards for land uses within the Tres Cerritos East Specific Plan area.

4. All construction within the boundaries of this Specific Plan shall comply with all provisions of the California Building Code and various mechanical, electrical, plumbing, fire, and security codes adopted by the City of Hemet.

G. PHASING PLAN

Tres Cerritos West:

Phase 1: The Tres Cerritos West PPA area shall constitute Phase 1. All public improvements, utilities, drainage devices, fuel modification, parks, paseos, and entry features associated with this phase shall be constructed as outlined in this document subject to a phasing plan approval by City staff.

Sequencing of development phases is depended upon logical extension of utilities and emergency and construction access and egress, and construction of infrastructure improvements, as required by the City of Hemet to adequately serve each Phase.

TABLE IV-3
PHASE ONE ANTICIPATED CONSTRUCTION SCHEDULE FOR TCW*

HOUSING TYPE	NUMBER OF UNITS	LOCATION
SFD 6000	88	NORTH OF CELESTE RD. AT PROJECT ENTRIES, AS INDICATED ON EXHIBIT 4
SFD 8000	89	GENERALLY NORTH OF STREET A AS INDICATED ON EXHIBIT 4 AND TRACT 31513

*Location for Phase I for any housing type is subject to change based on requirements imposed by the Developers Lender, or market conditions.

Recreational amenities consisting of parks and paseos will be constructed as part of the tract maps that contain these features. It is anticipated that overall build-out will occur over a period of 5 to 8 years.

Tres Cerritos East:

Phasing, as in most development projects, will be driven by market conditions and the availability of utilities to serve the various phases within the development. The following is a preliminary and brief phasing plan description of the development areas and utility improvements and access needed to implement the phase. Each phase will have two separate points of ingress/egress as shown on the **Exhibit 6.1,** as well as sewer lines, water lines, utilities, and traffic controls in accordance with utility and traffic mitigation plans.

Development within individual planning areas may occur in sequences provided that two separate points of ingress/egress as well as sewer lines, water lines, utilities, and traffic controls are provided in accordance with the traffic mitigation and utility plans.

Parcel maps shall be permitted to establish parcels for the purpose of sale or financing, and may create multiple parcels within a designated planning area provided that two separate points of ingress/egress as well as sewer lines, water lines, utilities, and traffic controls are provided in accordance with the traffic mitigation and utility plans.

Phase 1

Phase 1 consists of PA 9, PA 10, PA 11, the Sports Park, the recreation center, and three neighborhood parks. The private recreational center will be constructed prior to the issuance of the 200th building permit within the Phase.

Phase 1 extends from the intersection of Myers Street and Devonshire Avenue, where access and an existing sewer connection are available to serve the project, to the south and west side of Street 'A' and the southeast side of Menlo Avenue to Celeste Road. The following street improvements will be constructed as part of Phase 1:

- Construct the westerly half-width of Cawston Avenue from Devonshire Avenue to Menlo Avenue.
- Construct the northerly half-width of Devonshire Avenue from Myers Street to Cawston Avenue.
- Construct full-width of Menlo Avenue from Devonshire to Celeste Street.
- Construct full-width of Celeste Street from Menlo to the western project boundary.
- Construct Menlo with 32 feet of paving from Celeste Street to Cawston Avenue.
- Construct half-width of 'A' Street, plus twelve (12) feet, from Menlo Avenue to Devonshire Avenue.

These improvements will assure two points of access to Phase 1 at any given time.

Phase 1 would also include the construction of the City's master planned drainage channel from Seattle Street and Cawston Avenue southerly along the west side of Cawston then west along the north side of Devonshire Avenue to Myers Street.

With the construction of offsite downstream drainage facilities all of the selected residential product in PA 11 can be constructed at any time during the construction of the overall project. If downstream facilities are

not constructed prior to or concurrently with Phase 1, an interim detention basin would be constructed in a portion of Planning Area 11 as shown in **Exhibit 6.1** and as described in the Drainage section. Final development of Planning Area 11, can only occur after downstream facilities are constructed and the interim detention basin is no longer needed.

Phase 2

Phase 2 consists of two construction phases (PA 1, PA 4 and PA 5). An access lane will be constructed from the local street serving Planning Area 5 to Celeste St. Street and utility connections will be extended to the boundary of Phase 5 for future extension.

The linear park and the remaining public street improvements on Menlo Avenue will be constructed and dedicated to the City concurrently with the Final Tract Map recordation for that portion of Planning Area 5, contiguous to the linear park contained therein.

Phase 3

Phase 3 will consist of two construction phases (PA 6 and PA 7) with access and utility connections in Menlo Avenue and Street "A". Portions of Street 'A' and Menlo Avenue, adjacent to this phase, would be completed with this phase. A neighborhood park will be constructed concurrently with residential development within Planning Area 6.

Phase 4

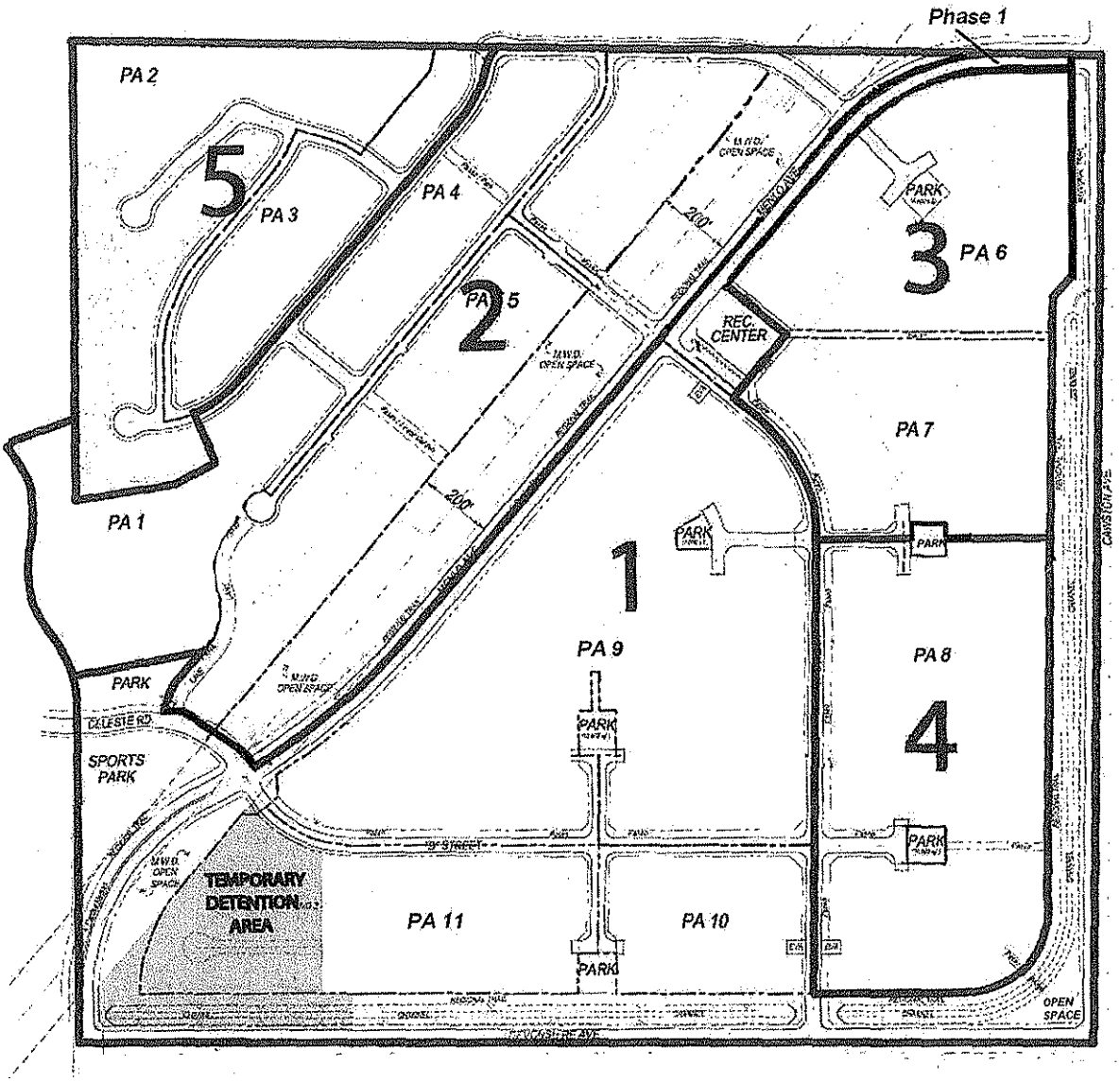
Phase 4 will consist of PA 8 with access and utility connections coming from two points along Street "A". Two neighborhood parks will be constructed concurrently with the initial development within this planning area.

Phase 5

PA 2 and PA 3 will comprise Phase 5. The circulation system and utility connections will be extended from two points within Phase 2.

Phasing Plan Amendments

Changes to the Phasing Plan will be subject to an administrative review and approval by the City Planning Department and the Public Works Director.



Note:

This preliminary phasing plan is subject to change based on market demands and utility availability, subject to an administrative review by the City. .

Note:

Construction may occur in multiple phases simultaneously with the extension of adequate infrastructure.

PRELIMINARY PHASING PLAN
EXHIBIT 6.1

H. MAINTENANCE PLAN (PROJECT-WIDE)

Following the construction of each phase, maintenance responsibility for public streets, major street parkways, public parks, and infrastructure improvements, shall become the responsibility of the City of Hemet, EMWD, or other responsible agency with lighting and landscape maintenance born by a Lighting and Landscaping Maintenance District established through the City of Hemet. Maintenance of private open space, private parks, paseos, entry monuments and landscaping at the project entry gates, shall be borne by the respective property owners through an area-wide Homeowner's Association, or sub-area home owners' association who shall have the responsibility and authority to set monthly fees and assessments.

Tres Cerritos East:

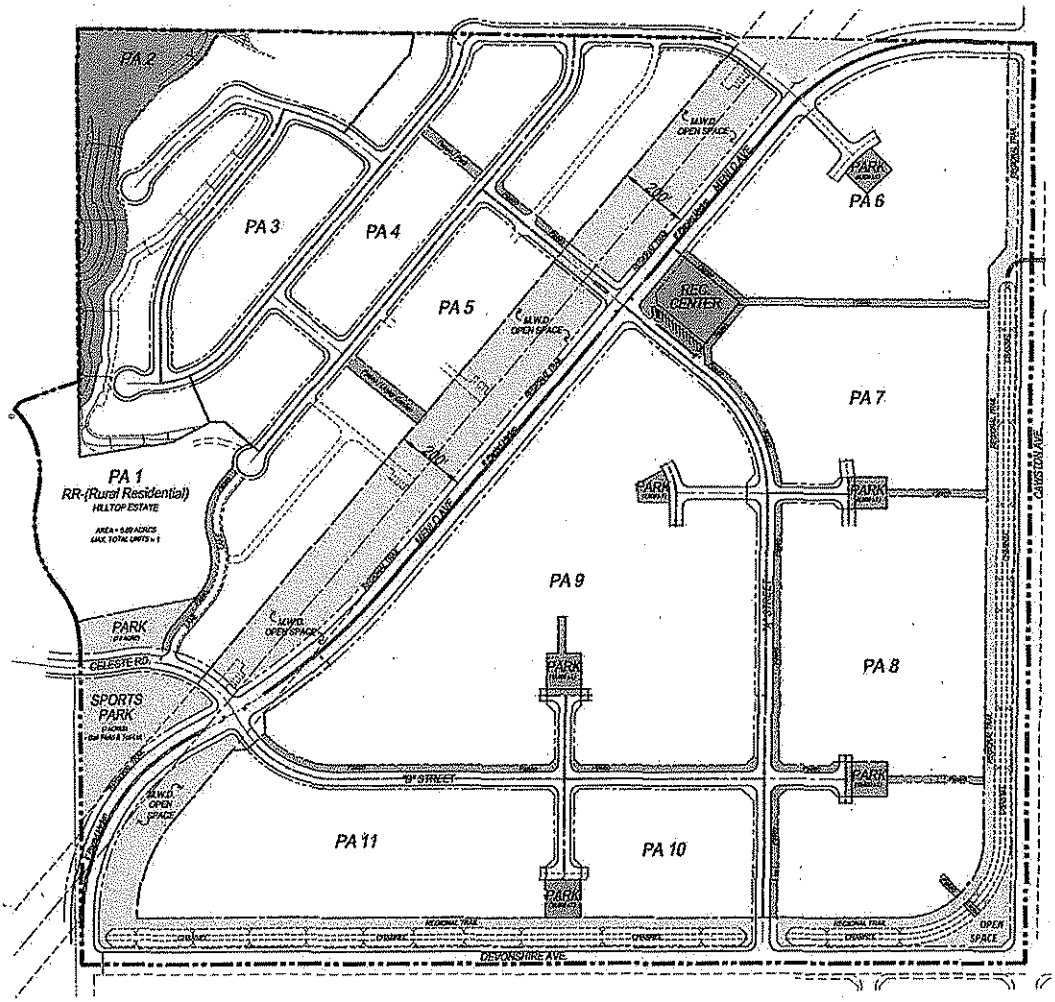
Maintenance of all private facilities shall be by neighborhood homeowners associations, which shall collect monthly fees from homeowners to maintain common areas and private parks. There will also be neighborhood associations to maintain private facilities within the PRD and Townhome neighborhoods.

Table VI-1
TRES CERRITOS EAST MAINTENANCE RESPONSIBILITIES

Facility	LLMD	City	HOA
Perimeter drainage channel and Landscaping	X		
Basins: Temporary and Permanent	X		
Major public street parkways*, medians, and spine road parkways, and rear-oriented access.	X		
Linear park (MWD), public parks, and trails.	X		
Neighborhood parks			X
Paseos			X
Recreation Center			X
Private roadways and driveways			X

The project will be annexed into a Landscape Lighting and Maintenance District (LLMD) to establish City maintenance for public streets, the linear park, the drainage facility, and regional trail.Other facilities may also be included as determined in the future.

* Devonshire, Cawston, and Menlo Avenues



PARK AND OPEN SPACE TABULATION

OPEN SPACE AND ACTIVE PARK AREA MAINTAINED BY AREA H.O.A.

	PA	APROX SIZE
HILLSIDE OPEN SPACE	2	3.5 Acs
CENTRAL RECREATION AREA	6,7	1.0 Acs
NEIGHBORHOOD PARKS	6,8,10,13	1,5 Acs
NEIGHBORHOOD PASEOS		4.1 Acs
		10.1 Acs

OPEN SPACE AND PARK/TRAIL AREA MAINTAINED BY LLMD

LINEAR PARK AND TRAIL SYSTEM	8.4 Acs
PERIMETER TRAIL SYSTEM	4.1 Acs
ACTIVE PARK AREAS	2.5 Acs
	15.0 Acs

VII. DESIGN GUIDELINES

A. DESIGN INTENT

The objective of the specific plan design guidelines is to insure the long term quality of the project through architectural controls which reinforce the original concept of an upscale community and maintain the unique character of the neighborhoods of Tres Cerritos West and Tres Cerritos East, while complementing the existing surrounding community. The architectural design criteria are not intended to be restrictive, but are meant to assist in the design direction with the architectural designs as set forth in the Specific Plan.

B. PURPOSE

The goal of these guidelines is to provide general design criteria and guidance for the development of the various neighborhoods within Tres Cerritos Specific Plan in compliance with the City's Single Family Residential Design Guidelines under City Council Resolution 3700 and Multi-Family Design Guidelines under City Council Resolution 3677. The guidelines do not propose rigid adherence to a single or limited number of styles. Rather, the goal is to promote both visual compatibility and a heritage of architectural styles.

3. Architectural Design Character Architectural Design Criteria – Project-Wide

Single Story Massing

The single story element introduces the transition element that is necessary for variation of the streetscene and to minimize building massing. Single story units conform to the City Design Guidelines by utilizing variable wall planes to define the front porch, window pop-outs, and recessed garages. Each elevation will have window treatments and variation in surface textures that articulate the building design.

Second Story Massing

Understated entries, low-pitched roofs, and stepping of second story massing shall be used to comply with City Resolution 3700. The second story will be recessed in relation to the bottom floor footprint, by incorporating porches or stepping the second floor. back 10 feet behind the first floor façade.

A minimum one-third of all units adjoining a perimeter street shall be one story. All two story structures shall have a minimum 10% single story element. Corner plotted units shall provide a single story element adjacent to the exterior side yard.

Homes backing onto collector streets are viewed from close range where details such as materials, color, window trim, and a minimum of two minor changes in wall planes, (three different wall planes for two story units), are clearly evident. Because of perimeter fencing and walls around homes, proper detailing of the second floor are the primary concern.

Rows of homes seen from a distance on elevated lots are generally perceived by their contrast against the background or skyline. Ridge lines shall vary with particular attention given to avoiding repetitious elements such as continuous gable-ends and similar building massing.

Front Articulation

A minimum of three (3) building planes shall be provided in order to avoid large flat planes and lack of detail.

A minimum 25% of any front façade should be of a different building material to provide

Architectural Design Criteria – Project-Wide

Roof Forms

Roof forms are critical to the visual impact of the home. Provide roof framing which creates a variety of roof designs along the streetscene. Asphalt or wood shingles are prohibited.

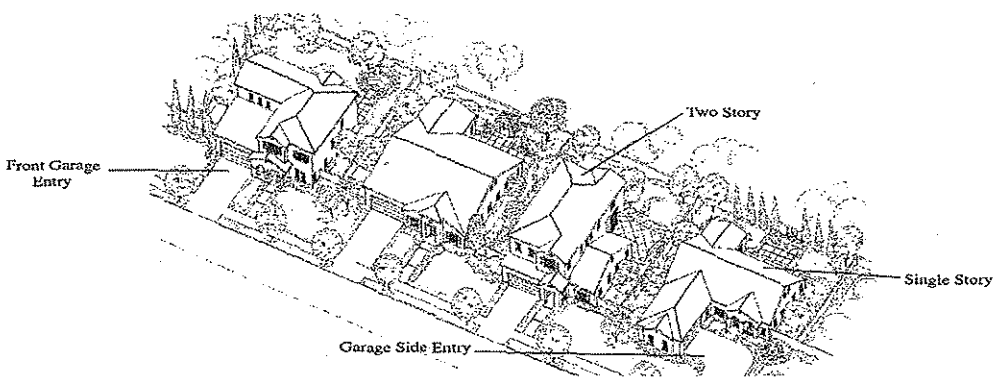
Rear Lot - Public View

At rear lots, provide window moldings, recessed windows, shutters, or similar treatments (second floor only) where visible from public view.

Corner Lot - Public View

At corner lots, provide window moldings, recessed windows, shutters, or similar treatments (second floor only) where visible from public view, and recess second floor facades, 10 feet behind the front facade as typically shown for the two-story unit below.

The second floor shall be setback between four (4) feet and ten (10) feet, (average six feet), from the bottom floor in the front and streetside yard.



Architectural Design Criteria – Project-Wide

Garage Treatments

Garages should be integrated into overall house design, and should not dominate the front façade. Garage treatments conform to the Specific Plan by recessing them behind front facades, varying setbacks at a minimum of 20'-0" and 15'-20' (17' average) for two car swing-in garages, and incorporating that no more than three front loading garages may be placed in a row.

Three car front facing garages shall be prohibited. Only three car garages with split and tandem garages will be allowed. Garages shall not exceed 40% of the first story building façade, except that units on lots less than 6000 SF may exceed 40% provided that they are recessed behind the front façade of the habitable living space.

Swing - In

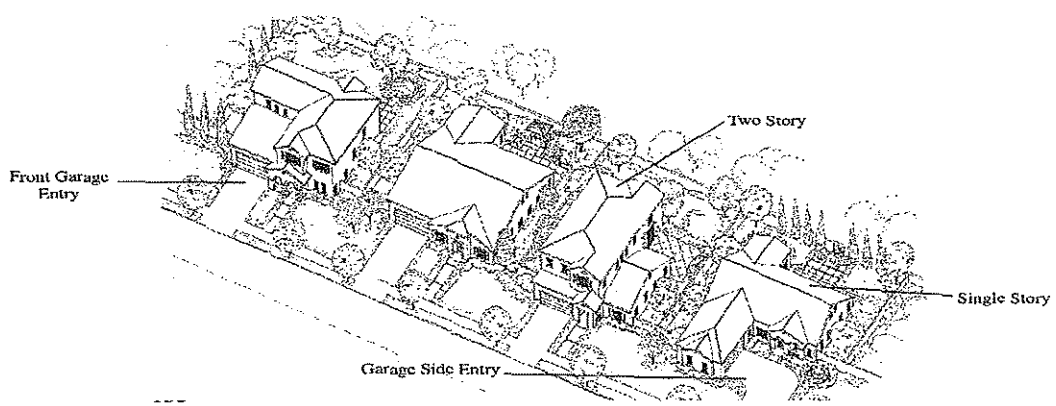
The use of swing-in garages on lots 6000 SF or larger, except Rear-loaded lots, avoids the continuous view of garage doors along the street. This garage condition also allows for reduction in the required front setback which in turn provides for greater variation in the streetscene. Note: Provide for a minimum of 26' back-up space for swing-in garages with windows facing the street.

Split

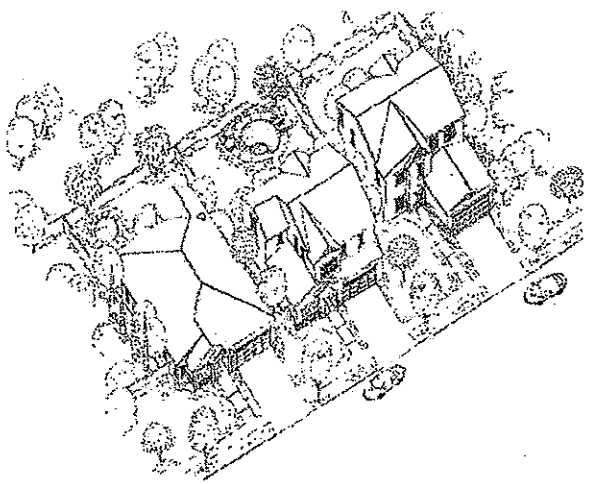
One car garage and two car garages can be split to provide a variation in the appearance, and flexibility of the home. The single car garage elements in this split condition may option into living space. If the split garage configuration includes a swing-in design, the swing-in garage shall be allowed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

Tandem

The tandem garage layout de-emphasizes garage massing by concealing a third parking space behind another parking space within the garage. The space may also be used as living space while serving as a two car garage.



Architectural Styles – Project-Wide



Diversity of Style

The architectural styles for Tres Cerritos West and East have their roots in California from the turn of the century through the 1930's. Borrowing from the elements of architectural heritage, specific interpretation of styles shall be encouraged.

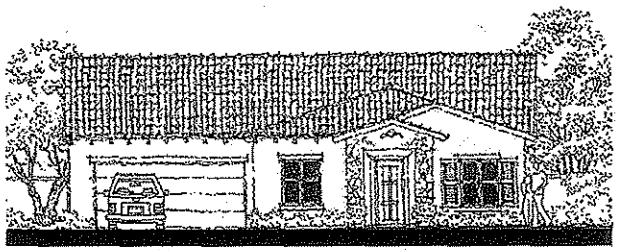
These include French Country, Santa Barbara, American Country, Spanish Bungalow, Monterey, California Ranch, Craftsman, and Prairie styles. See Section VII C, Architectural Styles and Elements for the allocation of the styles among the various residential land use categories.

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

Materials and Colors

The materials and colors used should reflect the general architectural theme for each style. The use of natural appearing materials and colors reflecting the local environment, such as earth tones is desirable. However, the earth tones. should be augmented with consumer interest of lighter colors.

A variety of natural materials and earth based colors, in conformance with Ordinance 3700, will provide the diversity needed for visual interest while unifying the buildings with their setting and creating a timeless appeal.



Tres Cerritos West

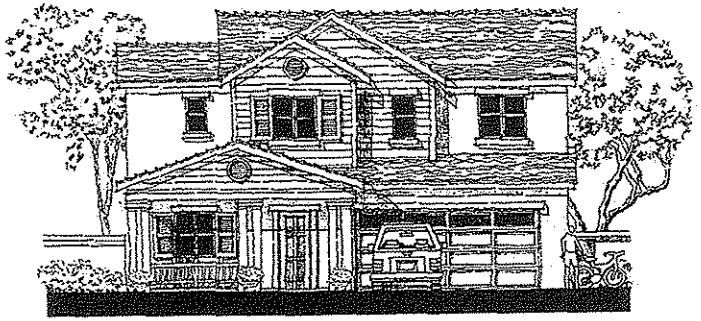
- Architectural Styles and Elements

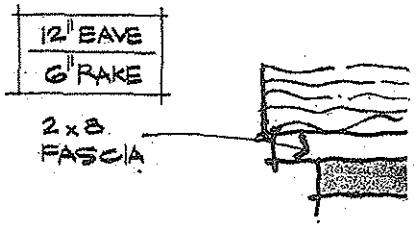
Six architectural styles which have been chosen, evolved in California since the turn of the century. Their inherent informality, and heritage have enabled these styles to remain popular over a long period of time.

Specifically the design criteria are:

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

Architectural Style
American Country

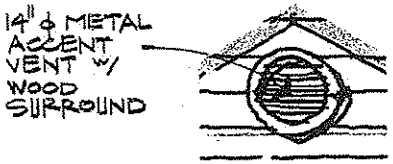


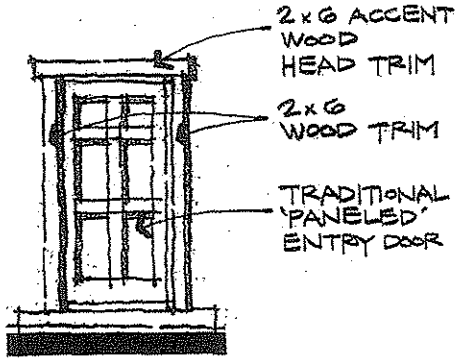


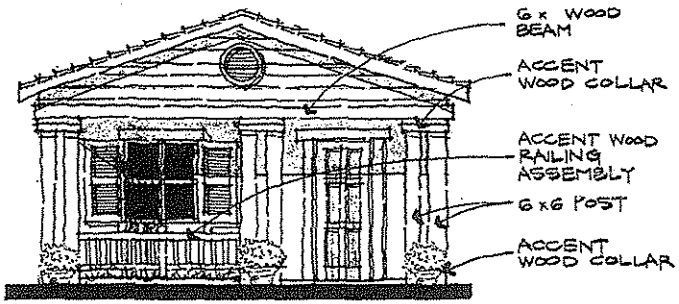
Historical Characteristics

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

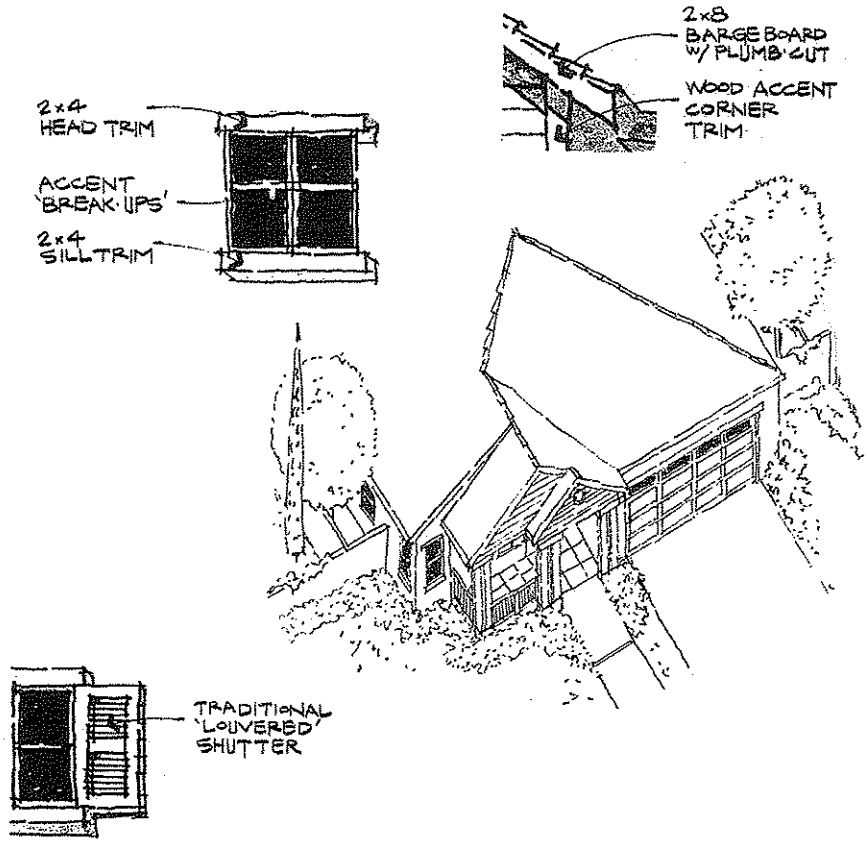
This style is usually one or two stories with multiple gables and little or no decorative details. The use of siding as an accent in gable end conditions, along with a front porch and shutters, round out the details in this picture of Americana.







Architectural Style
American Country



Design Elements

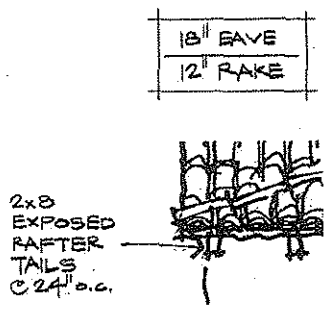
- Theme window at architectural projection
- Window accent per style
- Traditional shutter accent
- Accent wood siding
- Accent metal vent at gable end
- Covered entry with wood accent columns and railings

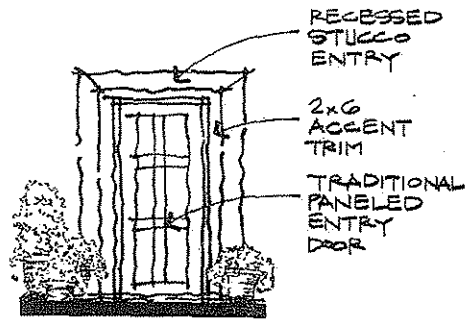
- 'Flat' concrete tile
- Roof pitch - 5:12
- 2 x 8 Fascia with 12" eave and 6" rake
- 2 x Wood trim
- Plumb - Cut rake Ends

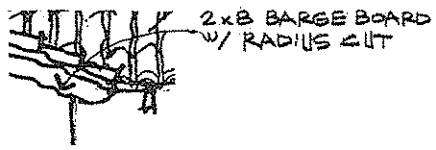
Architectural Style
California Ranch

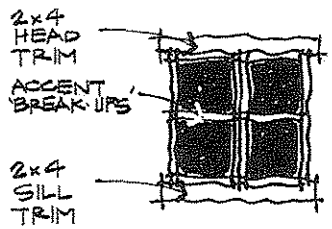
Historical Characteristics

The Ranch house was the primary focus of the cattle ranches developed by the early Californians. Over a period of time, the California Ranch was developed naturally from native materials. The houses were generally simple and straight forward while using barrel tiles, stucco walls and exposed rafter tails.

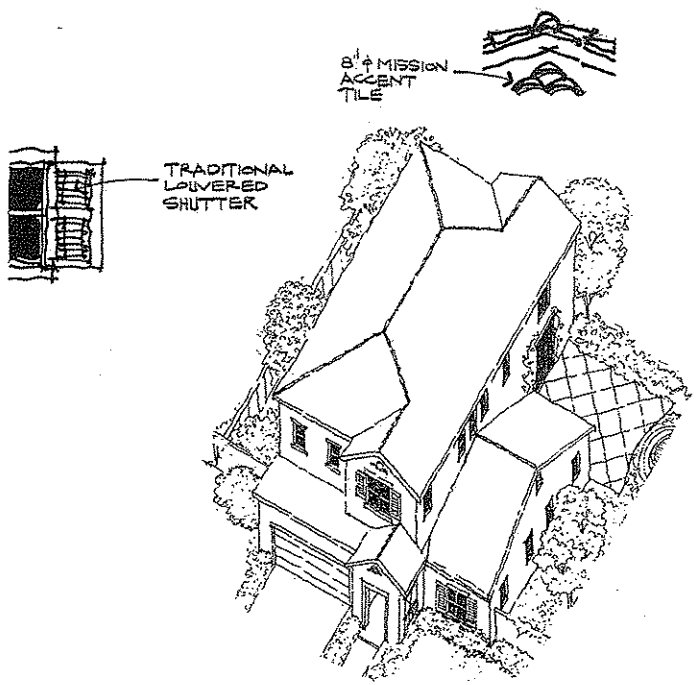








Architectural Style
California Ranch

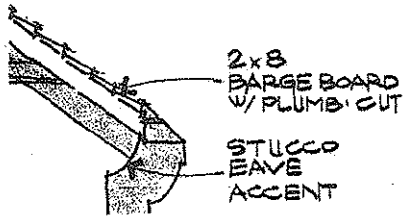


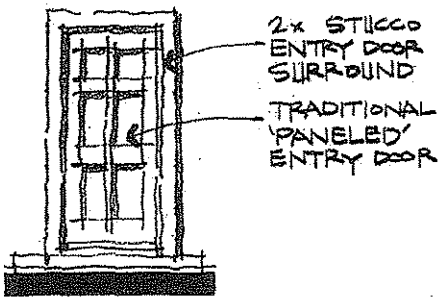
Design Elements

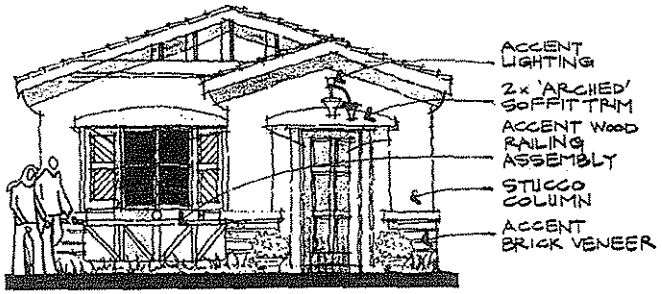
- Recessed entry or architectural projection
- Window accent per style
- Traditional shutter accent
- 3 x 6 Wood exposed rafter tails Accent tile at gable end

- ' S ' concrete tile
- Roof pitch - 4:12
- 2 x 8 Fascia with 18" eave and 12"rake
- Radius cut rafter tails
- 2 x Wood trim
- Paneled garage door per style accent lighting

Architectural Style
English Country







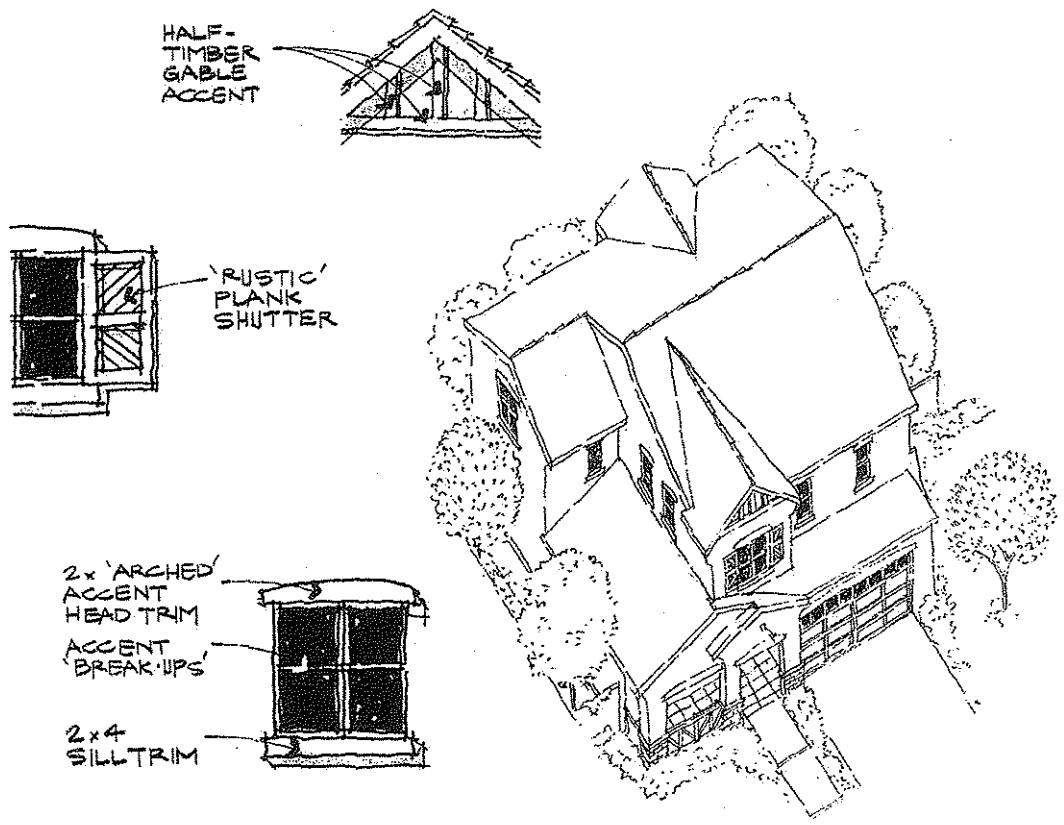
Historical Characteristics

The English Country is a style derived from Norman and Tudor architecture. The resulting English "cottage look" became extremely popular nationwide in the 1920's.

Select roof pitches are typically steeper than the traditional homes and comprised of gable roof condition. The overhangs are minimal with a fascia board. The primary material is stucco with the use of brick and half-timbering as an occasional accent.

Architectural Style

English Country



Design Elements

- Theme windows at architectural projections
- Half - Timber gable accent
- Stucco eave accent at gable end Window
- accent per style
- Shutter accents
- Covered entry with accent columns and wood railings
- Brick veneer accent
  Stone veneer accent

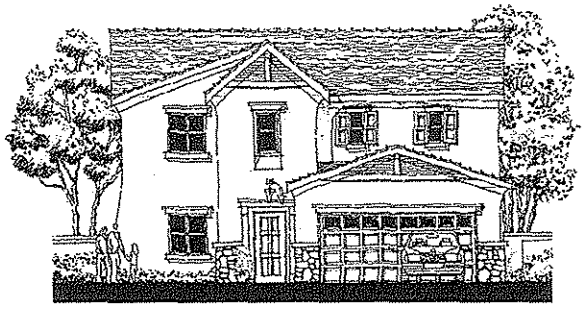
- 'Flat' concrete tile
- Roof pitch - 5:12
- 2 x 8 Fascia with 12" eave and 6" rake
- 2 x Wood trim
- Plumb - Cut rake Ends

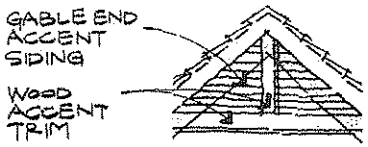
Architectural Style
French Country

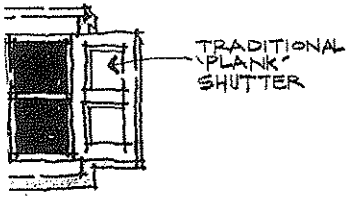
Historical Characteristics

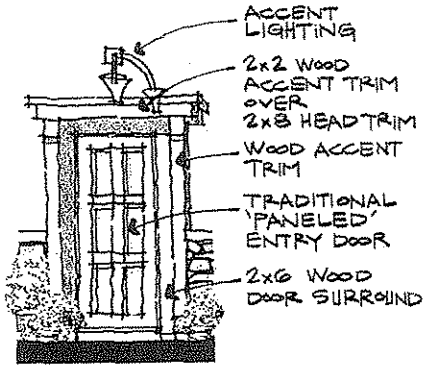
The French Country style was inspired by the Norman and Tudor picturesque styles. The style stressed the importance of having exterior elements receive "artful" attention.

The design of the home was reflected in the rural setting that the French Country styles sprouted up in, along with the charm and character that depicted the unpretentious style.

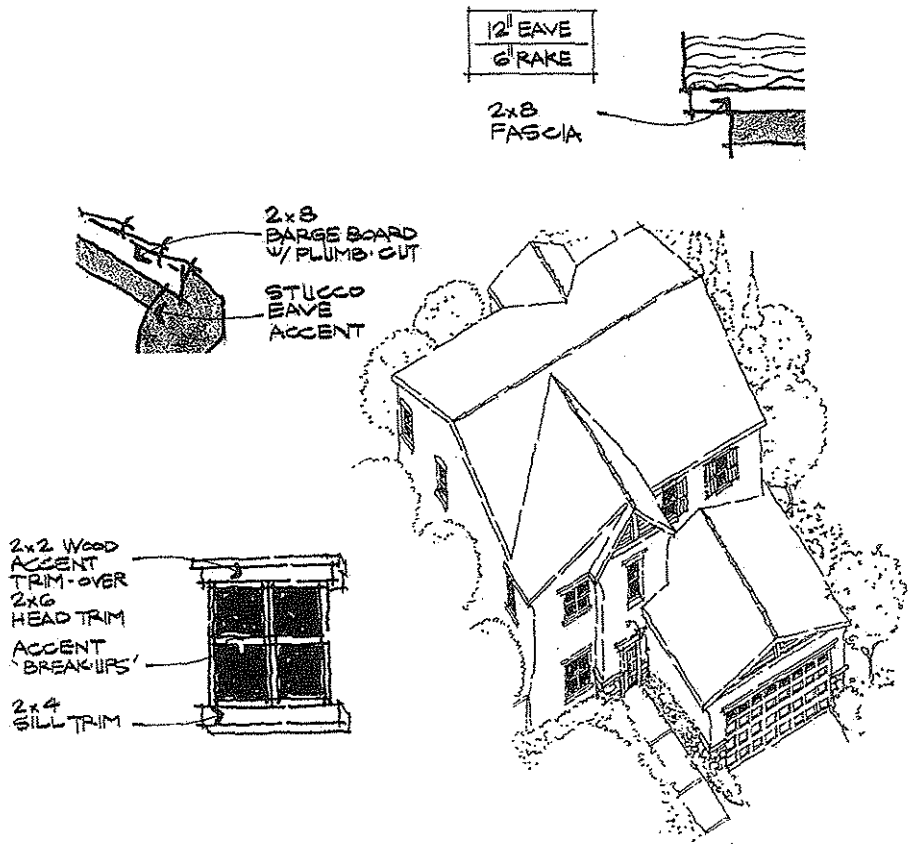








Architectural Style
French Country



Design Elements

- Theme window at architectural projection
- Stucco eave accent at gable end Window
- accent per style
- Rustic shutter accent
- Siding accent at gable end
- Half - Timber gable accent
- Covered entry with wood accents and trim
  Stone veneer accent - bluffstone

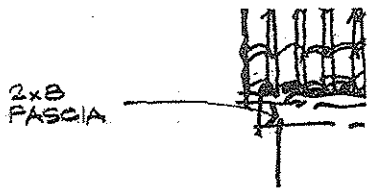
- 'Flat' concrete tile with 'S' tiles on hips and ridges
- Roof pitch - 5:12
- 2 x 8 Fascia with 12" eave and 6" rake 2
- x Stucco trim
- Plumb - Cut rake Ends
- Paneled garage door per style
- Accent lighting
  Wrought iron trim

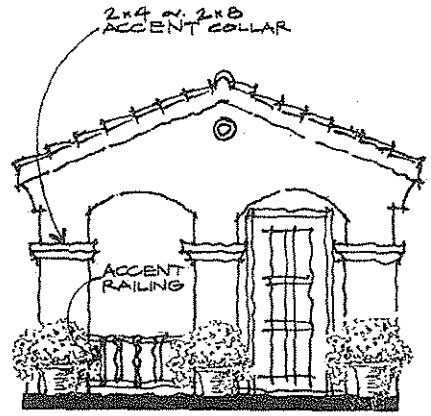
Architectural Style
Santa Barbara

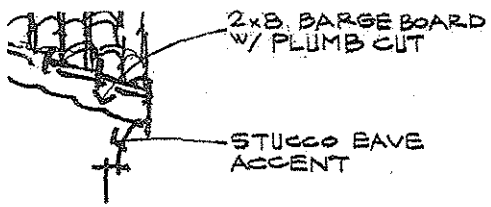
Historical Characteristics

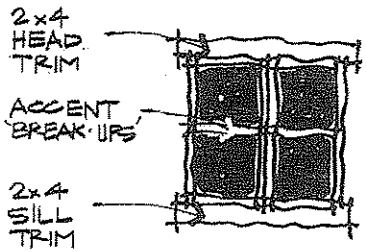
The Santa Barbara style is an adaptation of the original Spanish Colonial.

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



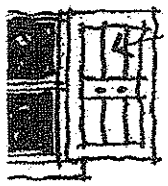




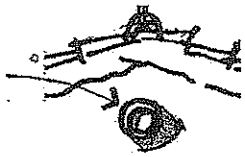


Architectural Style

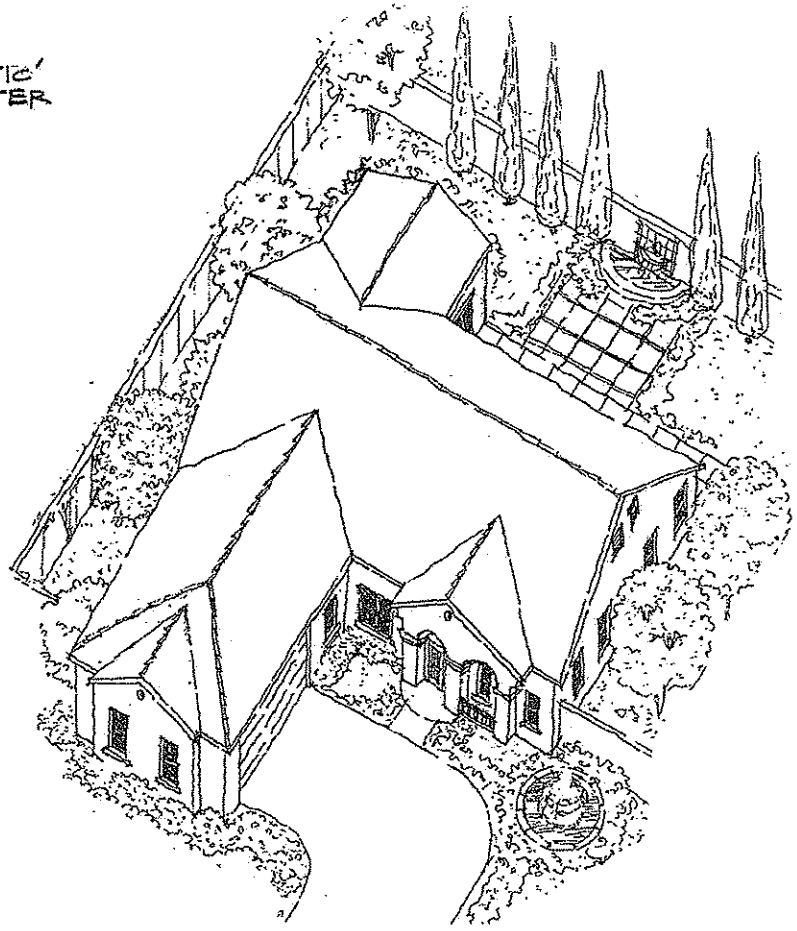
Santa Barbara



'RUSTIC' SHUTTER



6" ϕ BARREL ACCENT TILE



Design Elements

- Arched entry or architectural projection
- Recessed arched windows
- Window accent per style
- Wrought iron railing accents
- Stucco eave accent at gable end Accent
- tile at gable end

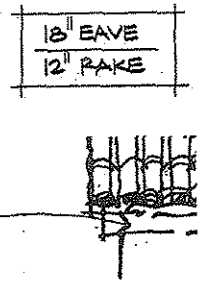
- 'S' concrete tile
- Roof pitch - 4:12
- 2 x 8 Fascia with 18" eave and 12" rake 2
- x Wood trim
- Plumb - Cut rake Ends
- Paneled garage door per style
- Accent lighting

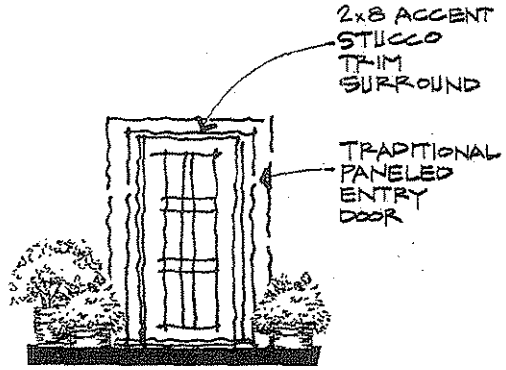
Architectural Style
Spanish Bungalow

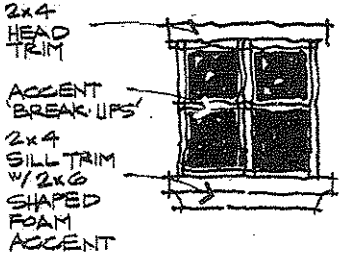
Historical Characteristics

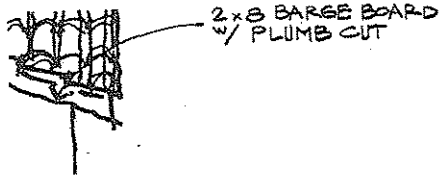
Spanish Bungalow is an adaptation of Spanish Eclectic. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Architectural distinction was established through the use of lower profile tile roofs, stucco walls, simplicity and contrast of materials and textures.



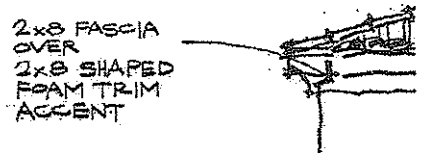


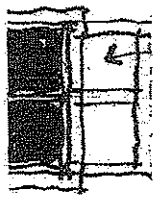


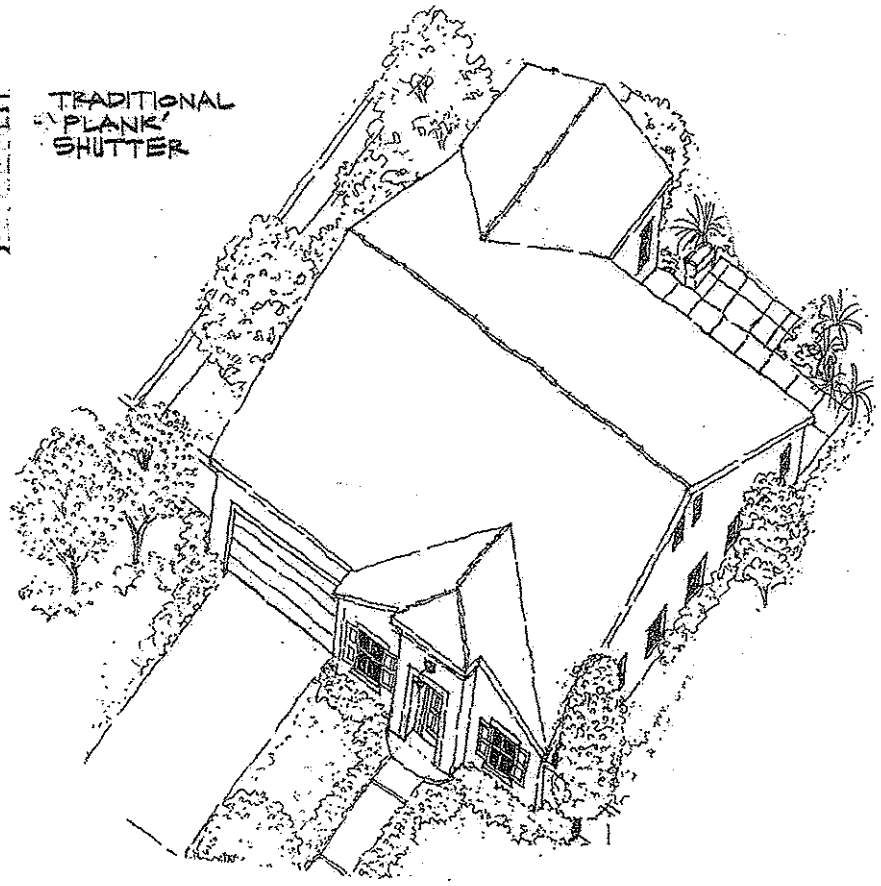


Architectural Style

Spanish Bungalow







Design Elements

- Theme window at architectural projection
- Recessed entry accent
- Window accent per style
- Traditional 'plank' shutter accent
- Accent tile at gable end

- 'S' low profile - concrete tile
  Roof pitch - 4:12
  2 x 8 Fascia with 18" eave and 12" rake
  2 x Stucco trim
  Plumb - Cut rake Ends
  Paneled garage door per style
  Accent lighting

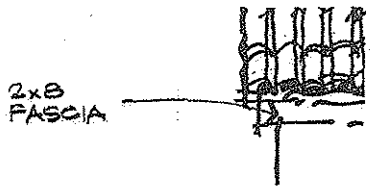
Architectural Style

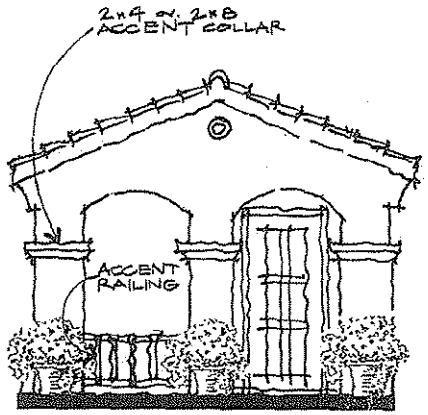
Santa Barbara

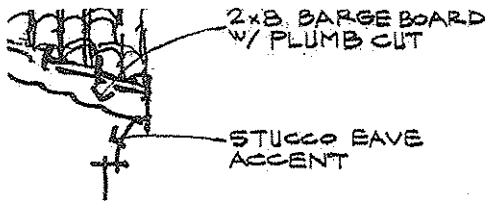
Historical Characteristics

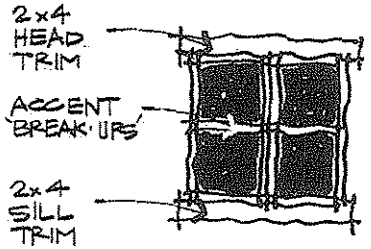
The Santa Barbara style is an adaptation of the original Spanish Colonial.

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



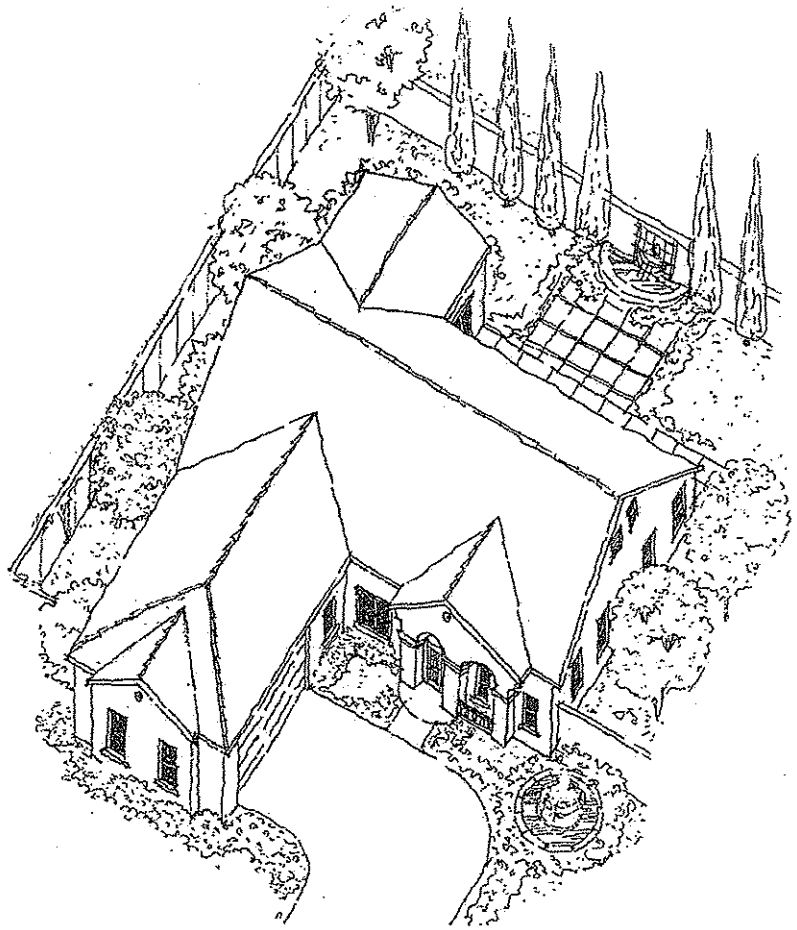






Architectural Style

Santa Barbara



Design Elements

Arched entry or architectural projection
Recessed arched windows
Window accent per style
Wrought iron railing accents
Stucco eave accent at gable end Accent tile at gable end

'S' concrete tile
Roof pitch - 4:12
2 x 8 Fascia with 18" eave and 12" rake 2 x Wood trim
Paneled garage door per style
Accent lighting

Architectural Design Criteria

Accessory Structures

Any additional structure space shall conform to the design standards of the primary dwelling on the lot. Accessory structures shall be meet the lot coverage and setback requirements for the appropriate zone.

Awnings

Fabric and / or metal awnings are prohibited.

Light Fixtures

Selection of light fixtures for highly visible locations (ie: entry areas, comer lots) shall be reviewed by the project design review committee for design standards and approval.

Address Fixtures

All address fixtures shall be of a size as approved by the Fire Department and shall be lit by photo-cell as standard features

Skylights are prohibited

Gutters / Downspouts

Exposed gutters will be colored to match the roof or wall material. Exposed downspouts will be colored to match the surfaces to which they are attached.

Mailboxes

The type of box shall be submitted to the project design review committee and US Postal Service for review and approval.

Utility Meters

Both gas and electric meters and cable panels shall be screened from view on garage wall.

Mechanical Equipment

All air conditioning/heating equipment, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape/lighting shall be screened.

Patio Structures/Gazebos

The use of patio structures is encouraged. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. The details shall be submitted to the project design review committee and shall conform to setback requirements.

Roof Framing / Vents

All flashing and vents shall be colored to match the material to which to it is attached.

Trash Containment

Space shall be provided in an adjacent sideyard or interior portion of garage to handle the size of at least two recycling containers.

Skylights

With the Tres Cerritos Hills as a backdrop, the project site is an infill property located at the west end of the Valley. The surrounding residential developments are designed along a grid street pattern. To break up the monotony of rigid angular forms, the Specific Plan has incorporated these Design Guidelines. In addition to architectural design, these guidelines also address provisions for walking trails, internal recreational facilities, and project entry features. The Design Guidelines of Tres Cerritos East are intended as an expression of those guidelines to promote sustainable development.

- **Architectural Styles and Elements**

To be consistent with the Design Guidelines, and the original objectives of the development, a variety of architectural styles have been selected for each neighborhood product style that collectively form a broad selection of design options for the consumer. The selected styles for each product type are:

Tres Cerritos West:

SFD 6000:	French Country
	English Country
	American Country
SFD 8000:	Spanish Bungalow
	California Ranch
	Santa Barbara

Tres Cerritos East:

SFD 4000:	French Country, Monterey, & American Country
SFD 4000 Rear-Loaded:	French Country, Spanish Bungalow, American Country
SFD 5000	French Country, Americana, Monterey
SFD 5000 Rear-Loaded:	French Country, American Country, Americana
SFD 6000	French Country, Spanish Bungalow, & American Counrty
SFD 6000 Rear-Loaded:	American Country, Spanish Bungalow, & Monterey
SFD 7000:	Americana, Tuscan, & Spanish Revival
SFD 8000:	Americana, Tuscan, & Spanish Revival
Townhomes:	Spanish Revival, French Country, Americana

Should single family units be used as an alternate housing type in PA 11, the SFD 4000 architectural styles shall apply. Other architectural styles will be allowed provided they conform with the City's Design Guidelines.

From entry statements, to paving materials, to architecture the style of the project will emulate these design characteristics. These standards will outline the important and accepted design elements identified with the selected architectural styles. These elements include roof treatments, scale, materials, textures, color palettes, and significant architectural features indicative of each style.

D. LANDSCAPE DESIGN CHARACTER

- **Landscape Master Plans**

Tres Cerritos West

Tres Cerritos West is unique in the amount of open space retained within the development in the form of hillsides and vernal pools. Development will be restricted from slopes in excess of 25% that form the Tres Cerritos Hills in order to retain this highly visible resource from the west end of the valley. Additional open space is provided in the forms of paseo walking trails, that include two pocket parks, and a neighborhood park facility. The plan also features an expanded parkway to accommodate a meandering trail along the interior loop road. These features are presented in **Exhibit 7. 1**

Tres Cerritos East

Tres Cerritos East will provide enriched landscaped treatments beyond the level typically found in the region as reflected in **Exhibit 7.2** (Master Landscape Coverage Plan). The components of this landscape program are as follows:

Linear Park

The 200'-wide Metropolitan Water District (MWD) easement will be developed in part as a linear park to create a prominade effect and a visual experience for those driving along Menlo Avenue. The Linear Park is approximately 7.91 acres and is bordered predominately by the proposed Menlo Avenue alignment traversing through the project. The Linear Park will also be bordered by "Rear-Load" single-family detached homes (Planning Area 5), where only front facades of adjoining homes will be visible from the Linear Park. Garages will be located at the rear of these homes. Guest parking areas are located within limited areas of the Linear Park to serve Planning Area 5.

A portion of the Linear Park, located between the northbound side of proposed Menlo Avenue and Planning Area 15, will be designed to act as a landscaped gateway to the Tres Cerritos East community. This portion of the Linear Park could be designed to integrate passive recreational use with the temporary detention basin (Planning Area 15). Usable landscaped open space, with benches for a viewing area overlooking the basin, would be constructed at the intersection of Devonshire Avenue and Myers Street to perpetuate access into the adjoining public park and soften the appearance of the basin from this intersection. A tubular steel fence will be erected around the interim detention basin. A twelve-foot-wide pedestrian trail would be constructed outside of the fence. Landscaping will be provided to blend the appearance of the basin with the adjoining park area. The channels, interim detention basin, and associated landscaping will be constructed by the developer and maintained by the City.

The linear park will be landscaped with California-friendly, drought tolerant plant material. It will include an intermittant use of shrubs and tree clusters designed to enrich pedestrian use along this easement. Some limited play amenities, such as two playground nodes, as conceptually depicted in **Exhibit 7.3** and scattered picnic areas linked by a series of trails, subject to Metropolitan Water District approval. The extent of any improvements within the linear park must conform to the requirements and restrictions of MWD to assure protection of their pipeline facility. **Exhibit 7.4** provides photographic examples of a desert-themed landscape design.

The Linear park is part of a Tres Cerritos East community-wide system of pedestrian trails, bike paths, and neighborhood parks that serve the community. Linear park users will be able to park their vehicles along the southbound side of Menlo Avenue where there is parking designated. The Linear Park would be maintained and owned by the City of Hemet, through a Landscape and Lighting Maintenance District.

Recreation Center

The Tres Cerritos East Recreation Center is centrally located to serve as a focal point of the community for recreation and community events. The one-acre Recreation Center is planned to include a 4,000 square foot community center building, a junior-olympic size pool, a childrens' pool, and a spa. The facility could be a venue for swim meets. The facility is planned to include lounge and seating areas, limited grass areas and shade structures. The community center building will be designed to reflect the architectural theme of the community. It is intended that the Tres Cerritos East Master Homeowners' Assocation will own and maintain the Recreation Center for the private use of project residents and their guests. The system of pedestrian trails and paseos connect the Recreaton Center to all areas within the project. Parking is provided along the "A" Street collector road as well as off-street parking within the one acre. **Exhibits 7.5** and **7.6** depict a conceptual site plan of the Recreation Center as well as pictoral examples of the building, and recreation area.

Active Public Sports Parks

A two–acre Sports Park is planned at the corner of Menlo Road (southbound side) and Celeste Road. The Sports Park is planned to accommodate a baseball field, a soccer field overlay, a tot lot and parking for the park. The park is designed to eventually be part of a larger regional sports park to be located in the neighboring property adjacent to the two-acre park, as approved by the City. In addition, is one other half acre public park planned on Celeste Road along the westerly project boundary.

Neighborhood Parks , Paseo Trails, Paseo Parks, and Paseo Linear Garden

A series of neighborhood parks are provided within residential planning areas as shown in **Exhibit 7.2** (Master Landscape Coverage Plan). In addition, a broad paseo park and paseo linear garden are planned within Planning Areas 4 and 5. The concept

behind these localized parks is to place recreational amenities in close proximity to the home to promote pedestrian activity. These parks further serve the purpose of providing recreational facilities for residential development with lots having less than 7200 square feet as required by the City. Each neighborhood park will include thematic uses that include tot lots, lawn games, and passive turf play areas.

Neighborhood Trails

A network of trails and paseos are planned throughout the project area to provide pedestrian access to the sports park, recreation center, neighborhood parks, the linear park, and the regional trail as part of a comprehensive system. Trails and paseos will be landscaped with appropriate pathway lighting. Elevated lights will be provided where paths intersect.

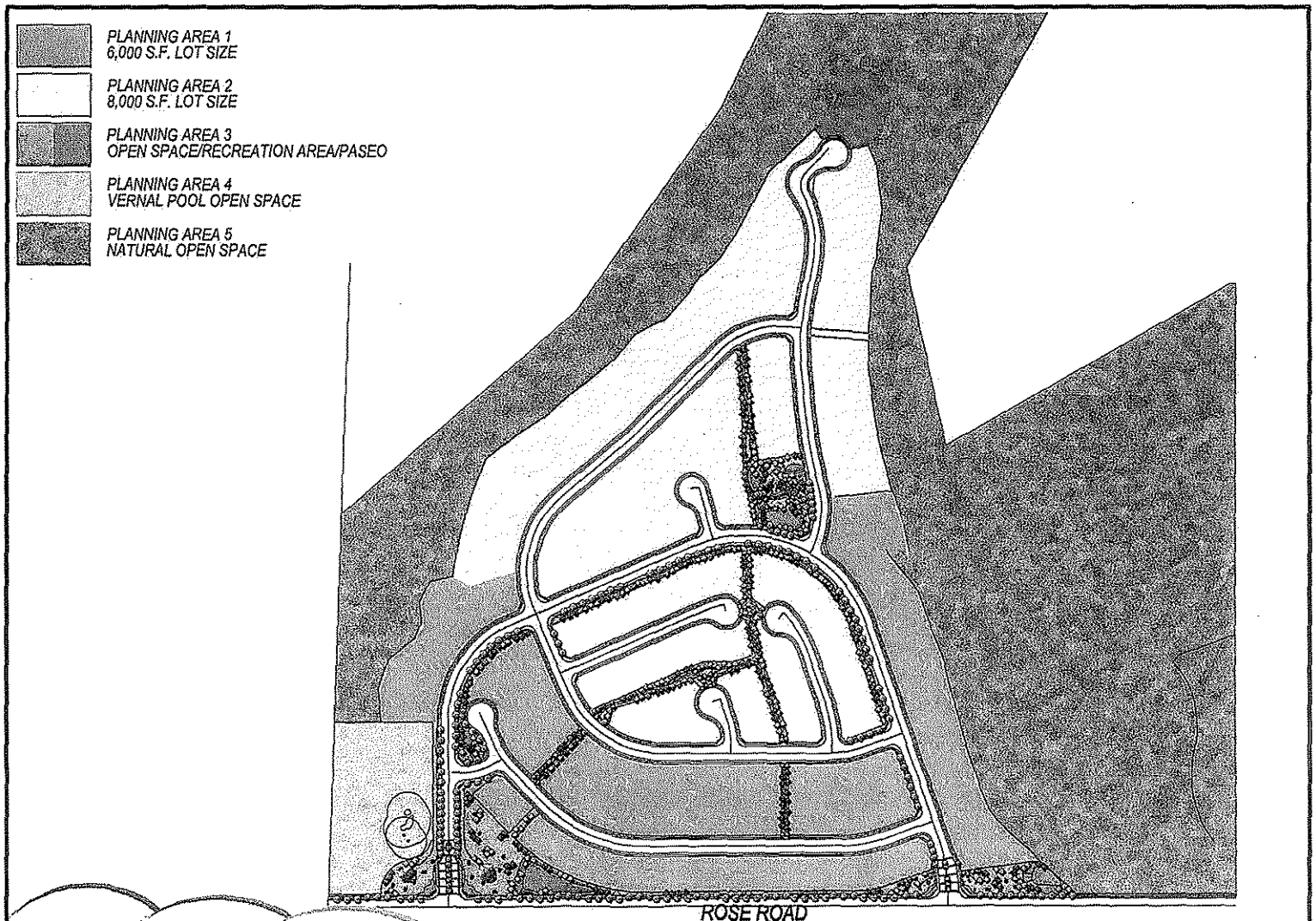
Regional Trails

Twelve foot-wide regional trails will be provided within the project along the naturalized drainage channel that extends along the east and west perimeters of the project and along the southbound side of Menlo Avenue, adjacent to the linear park. The trail adjoining the drainage channel will have a dual purpose as a maintenance road to service the drainage channel. The regional trail system will be accessible from areas outside of the project for community-level use and constructed of decomposed granite. **Exhibits 7.20** illustrates the cross sections of the regional trails. One half-acre of open space is planned at the corner of Devonshire Avenue and Cawston Avenue.

Parkway Landscaping

Landscape setbacks will be provided along Devonshire Avenue and Cawston Avenue in accordance with City standards to accommodate pedestrian traffic. An approximate one-half acre landscape area will be provided at the corner of Devonshire Avenue and Cawston Avenue.

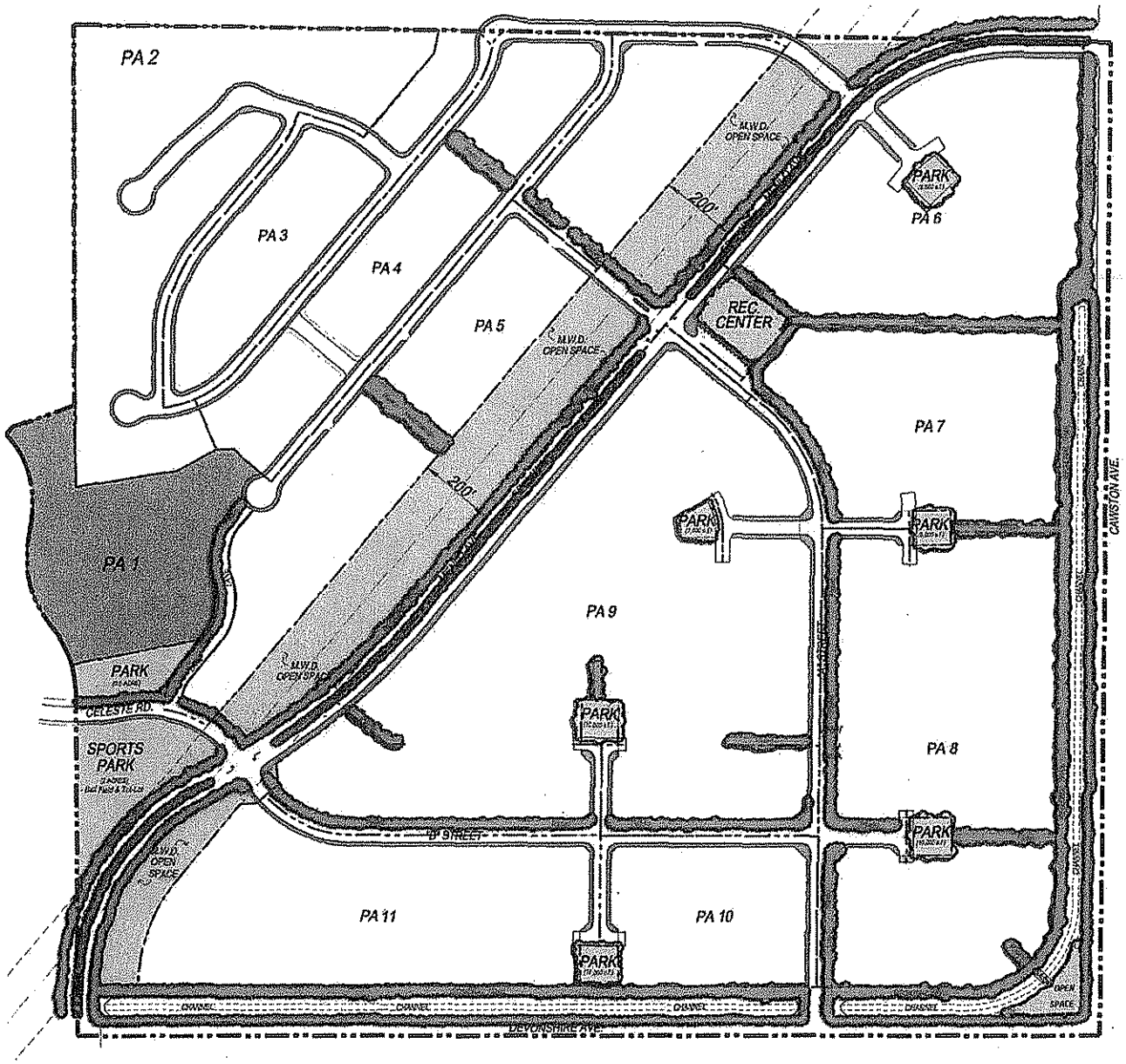
Tres Cerritos East carries on the design concept of Tres Cerritos West by providing attractive active recreation and a system of trails to encourage interaction among residents and ease of access within the neighborhoods. The Master Landscape Coverage Plan is depicted in **Exhibit 7.2.**



TRES CERRITOS WEST

MASTER LANDSCAPE PLAN

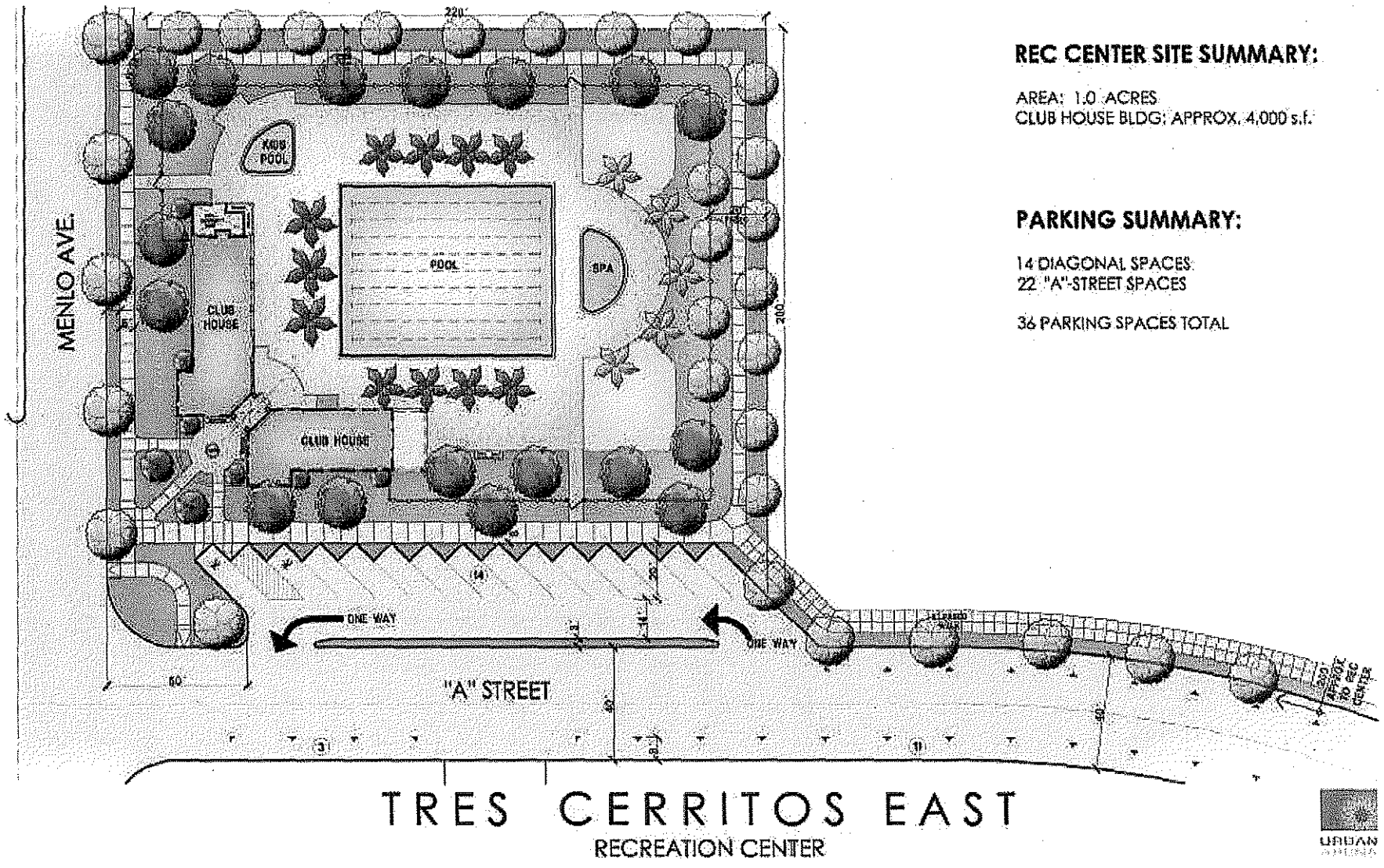
EXHIBIT 7.1



Master Landscape Coverage Plan
Tres Cerritos East ***Exhibit 7.2***

Linear Park Perspective
Exhibit 7.3

Tres Cerritos East Linear Park
EXHIBIT 7.4



REC CENTER SITE SUMMARY:

AREA: 1.0 ACRES
CLUB HOUSE BLDG: APPROX. 4,000 s.f.

PARKING SUMMARY:

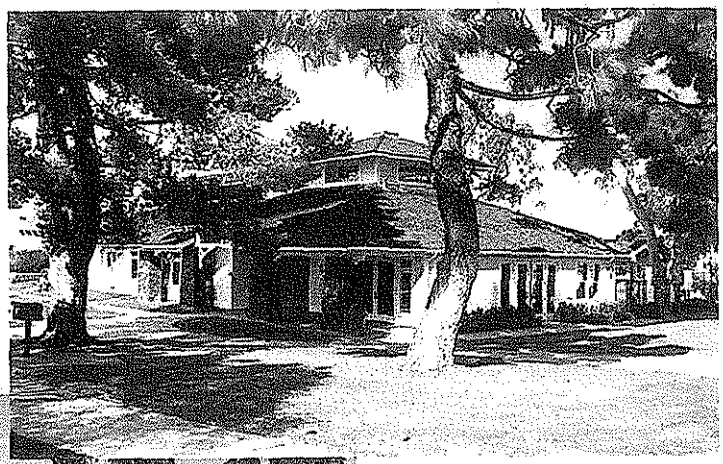
14 DIAGONAL SPACES
22 "A"-STREET SPACES

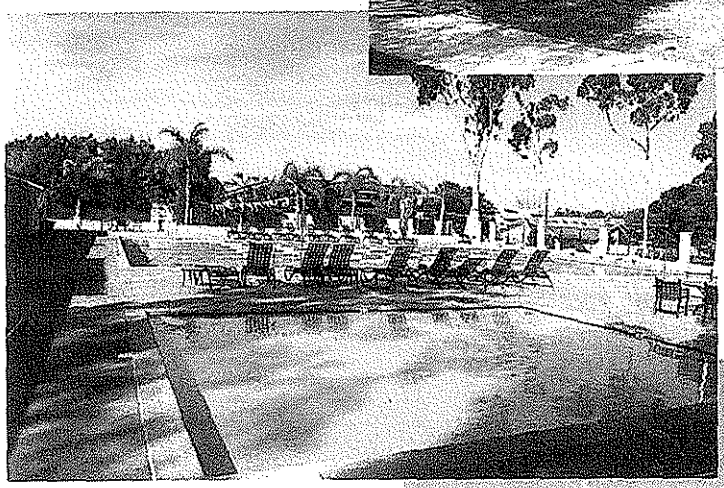
36 PARKING SPACES TOTAL

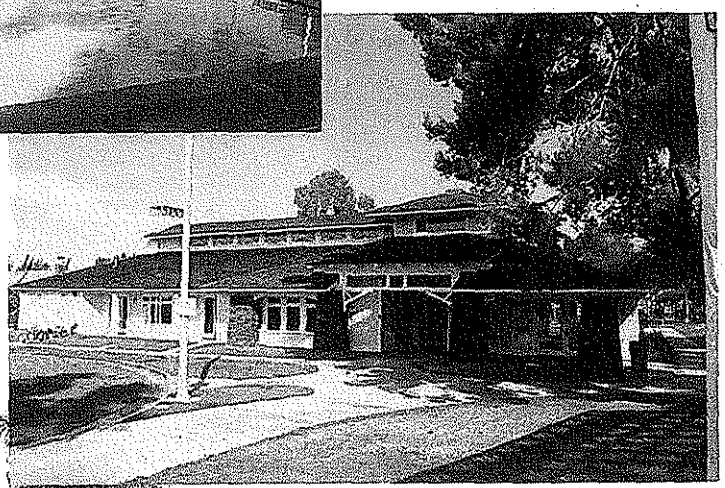
ILLUSTRATIVE RECREATION CENTER PLAN
Tres Cerritos East EXHIBIT 7.5

CONCEPTUAL CLUBHOUSE AND POOL AREA

- -Articulated building design
- -Mix of building materials
- -Typical landscaping
- -Typical fencing







IMAGES OF RECREATION CENTER CONCEPT

Tres Cerritos East ***EXHIBIT 7.6***

- **Design Elements**

Tres Cerritos West

The Tres Cerritos Hills are preserved undeveloped and in natural vegetation in order to promote this resource that is highly visible from the west entry of the valley. To that end, many of the design elements within Tres Cerritos West have been developed to emulate the 'three hills' of Tres Cerritos.

Tres Cerritos East

Landscaping serves to unify a number of diverse features that include a major drainage facility that extends along two of the project boundaries, an easement in favor of Metrpolitan Water District that contains regional water transmission pipes, and several distinctive neighborhoods that form the Tres Cerritos East portion of the project area.

The following exhibits, and their descriptive text, identify the landscape and recreational components proposed within the project that create a sense of arrival and promote neighborhood identity.

- **Project Entries**

Tres Cerritos West

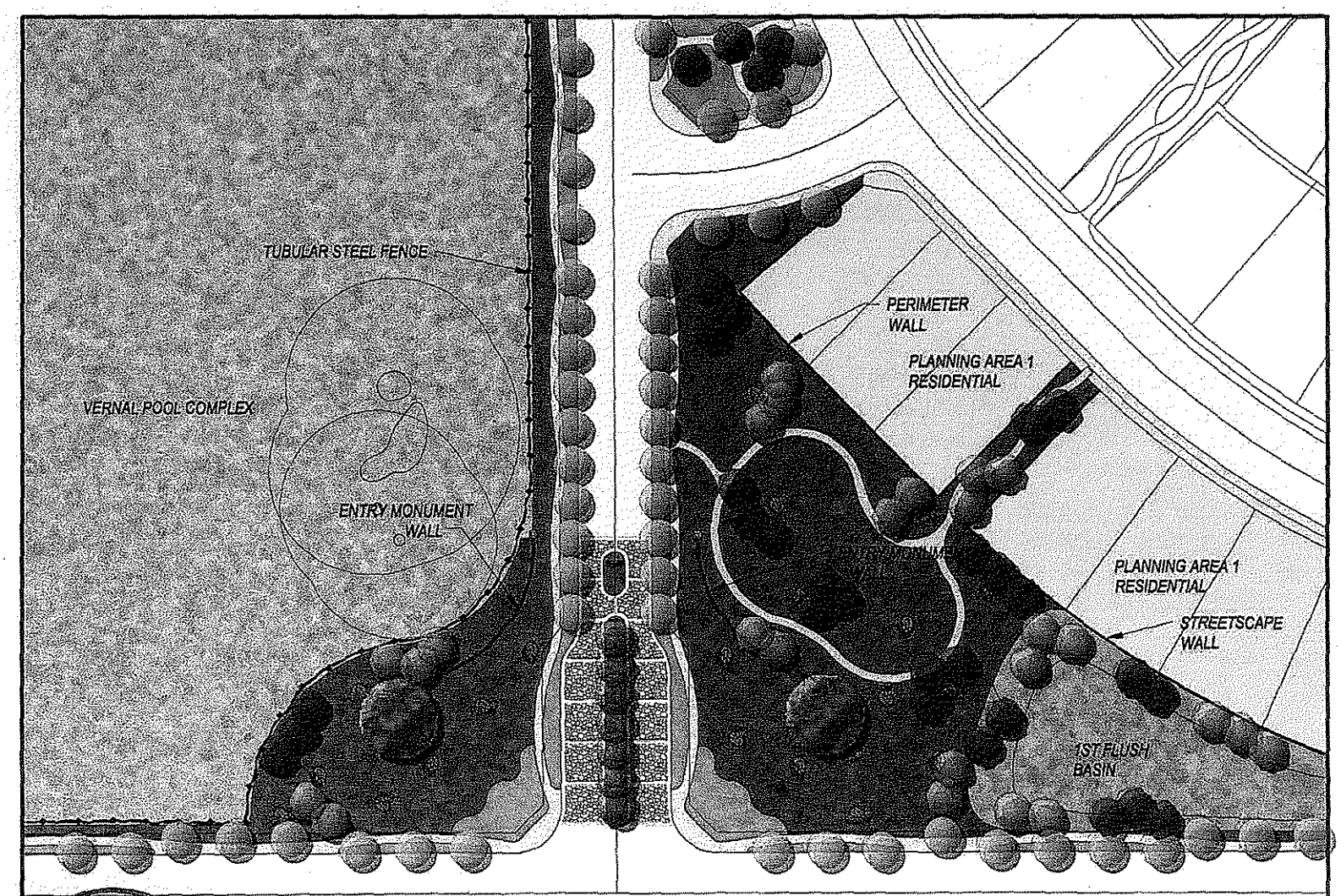
The main entries into Tres Cerritos West are indicated in **Exhibits 7.7, 7.8, and 7.9**.The primary entry incorporates broad expanded parkways along Celeste Road to define the project identity and to relate thematically to the conditions at the entry. Tres Cerritos West is designed so that the throats of both entries increase significantly beyond the expanded parkways and introduce large theme walls designed to resemble the "three hills" of the Tres Cerritos theme. The entries again incorporate a loose and flowing plant pallaette, complete with boulder outcroppings and natural materials for driveway pavements, walkways, and entry pilasters. A the primary entry, the monument walls assist in protecting and screening the vernal pool areas from unwanted intrusions.

Tres Cerritos East

The project entries for Tres Cerritos East off of Devonshire Avenue address several conditions which converge that include bridges that cross the drainage channel for vehicular and non-vehicular traffic, a regional trail, entry monuments, and a rich landscaping pallette to tie these elements together.

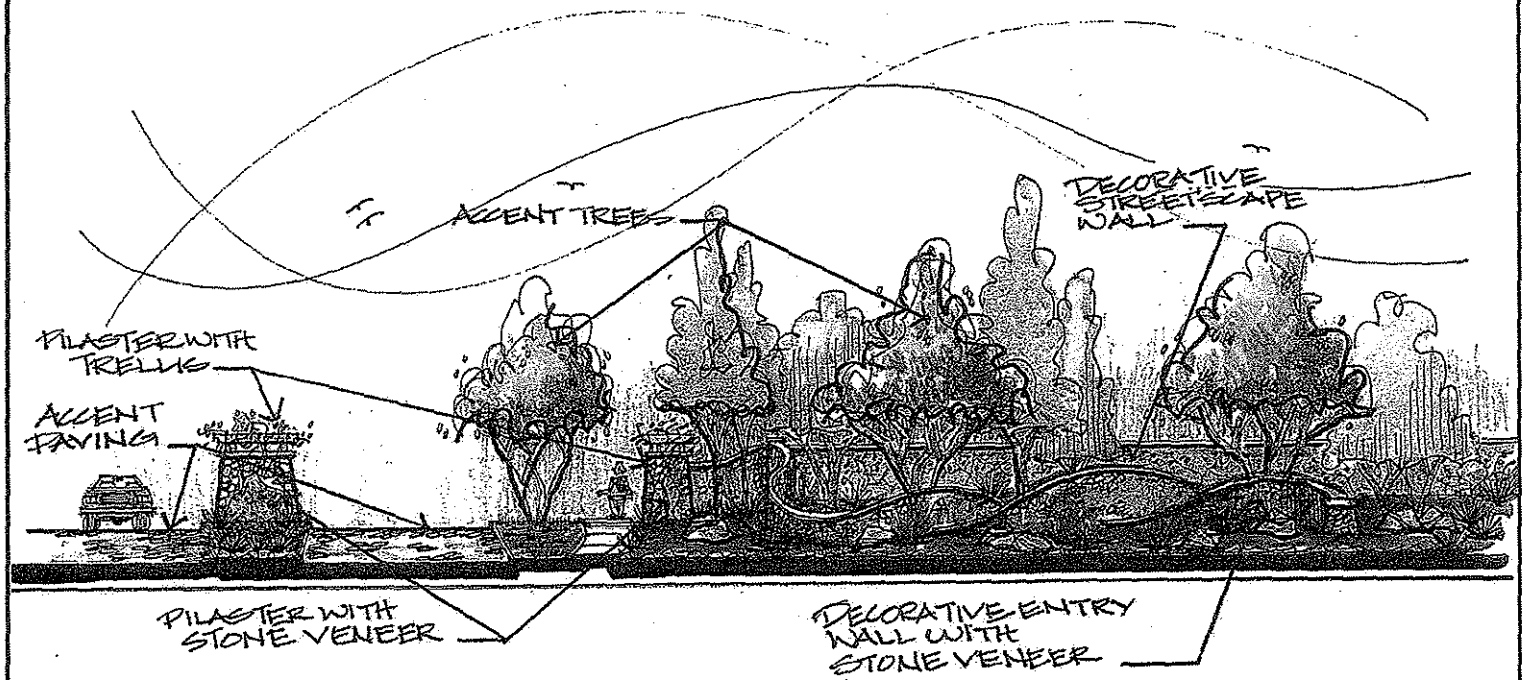
The primary project entry is located at Menlo and Devonshire Avenues. Conceptual design for the entry monument is illustrated in **Exhibit 7.10**. The secondary project entry is located along Devonshire Avenue at proposed Street 'A', as shown in **Exhibit 7.11**. Access is gained over a bridge that crosses the drainage channel. The drainage channel is flanked by a combination maintenance road and regional trail on the north, and a standard city sidewalk along the south,

adjacent to Devonshire Avenue. Extensive landscaping is provided along both pedestrian facilities. Pedestrian access is provided along both sides of Street 'A' over the theme bridge.



TRES CERRITOS WEST
PRIMARY ENTRY PLAN

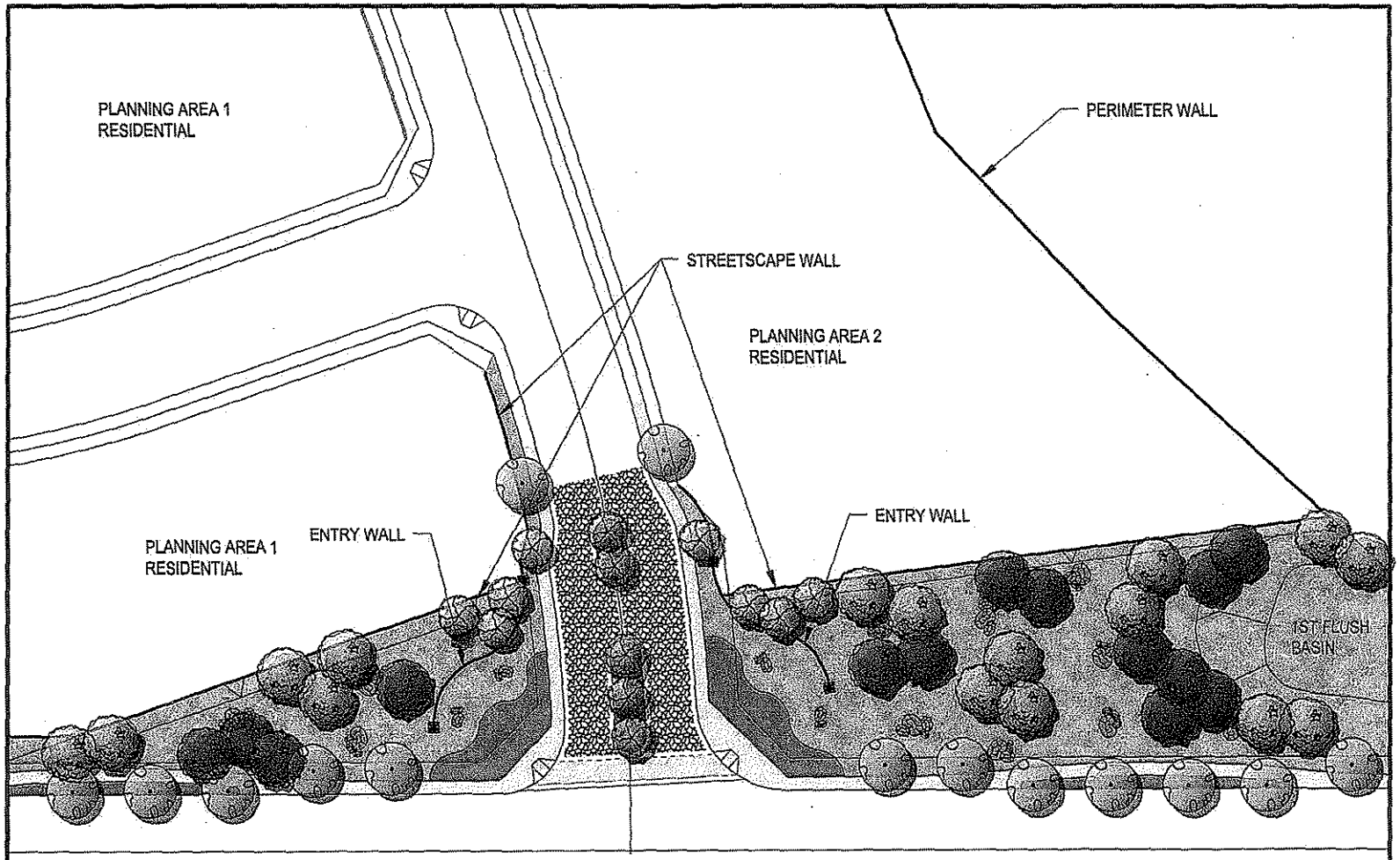
EXHIBIT 7.7



TRES CERRITOS WEST

PRIMARY ENTRY ELEVATION

EXHIBIT 7.8



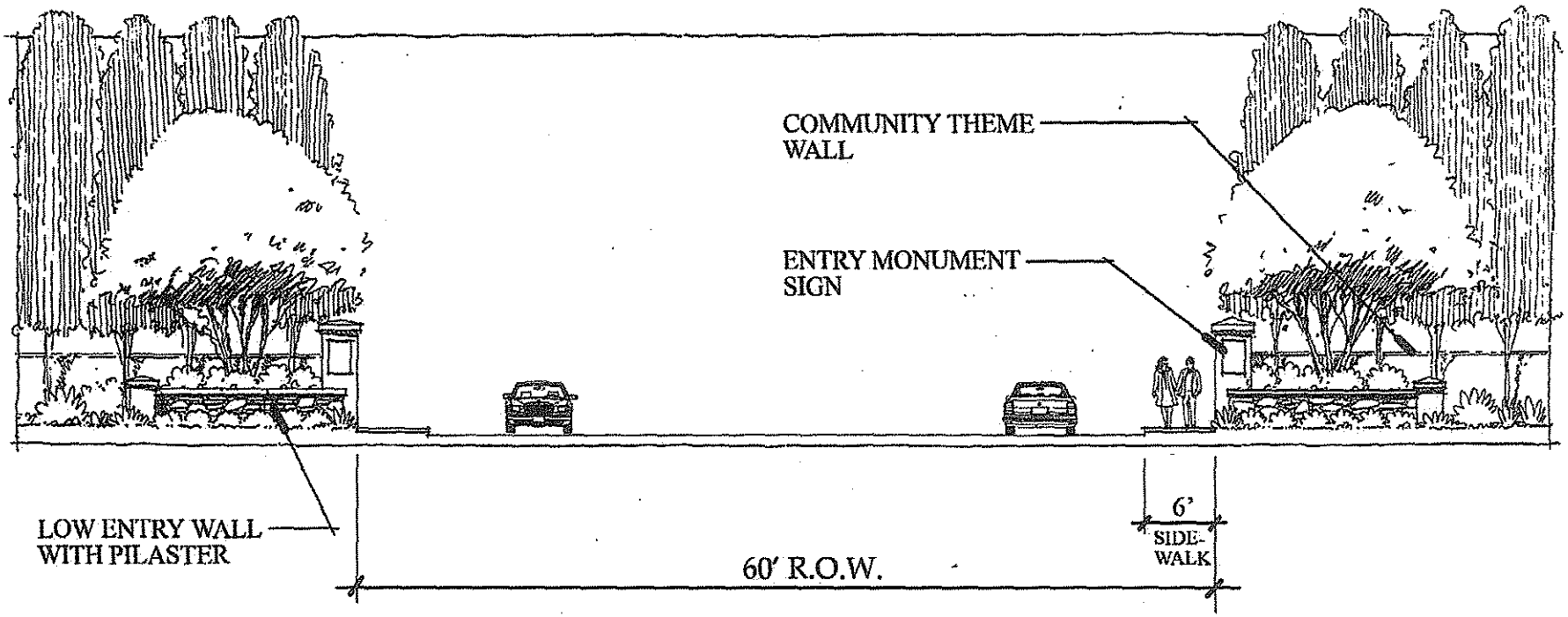
TRES CERRITOS WEST

SECONDARY ENTRY PLAN

EXHIBIT 7.9

STACKED ROCK WALL . STACKED ROCK PILASTERS AT 6 AND 8 FEET HIGH. WOOD OR SIMULATED WOOD ACCENTS

Tres Cerritos East
Menlo Avenue Primary Entry Elevation
Exhibit 7.10



Entry Elevation
"A" Street

Tres Cerritos East
Devonshire Entry at 'A' Street Elevation
Exhibit 7.11

Park Plans

Tres Cerritos West

One other key element of continuing and expanding the open space theme is the park. presented in **Exhibits 7.12 and 7.13**. The park incorporates a unique water play environment, tot lot, child play areas, recreation center, and turf play areas connected to a paseo system which incorporates a dry stream bed/drainage swale.

Tres Cerritos East

Tres Cerritos East contains over 25.6 acres of park facilities composed of public parks, private recreational facilities, and a linear park over the MWD easement. Parks are provided throughout the project area. They will be improved by the developer as part of any adjoining residential development, and could include basketball courts, picnic facilities, playground equipment, tot lot, and turf areas. The parks are located throughout the project for ease of access by project residents. There will be no restrictions on public access and use for public and linear parks. These parks would be maintained under a Landscape, Lighting and Maintenance District. **Exhibits 7.14 through 7.15** depict park images and amenities

Private recreational facilities are located within the Townhome area, (Planning Area 15). These facilities would each include a common area, restrooms, showers, pool, spa, and sunning area. These facilities will be owned and operated by a homeowners association for the exclusive use of residents and their guests.

The linear public park facility provides linkage to all areas with the project. It will include at least two playground nodes, as conceptually depicted in **Exhibit 7.3,** and scattered picnic areas linked by a series of trails. Landscaping shall be predominantly drought tolerant with turf used to create a central fairway through the park. The extent of improvements over the linear park must conform to the requirements and restrictions of Metropolitan Water District to assure protection of their pipeline facility. The linear park would be accessible by the public and maintained through a Landscape, Lighting and Maintenance District. **Exhibit 7.4** illustrates landscape concepts for the linear park .

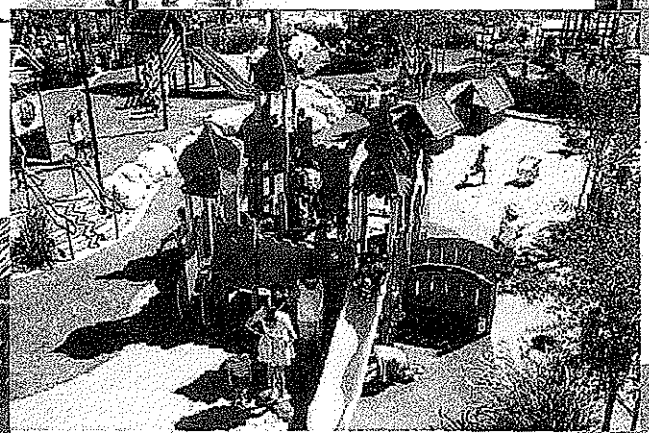
Exhibit 7.16 (Master Parks and Open Space Plan) provides an illustration and table outlining public and private park and opens spaces within the combined Tres Cerritos West and Tres Cerritos East Primary Planning Areas.

TRES CERRITOS WEST
PARK PLAN

EXHIBIT 7.12

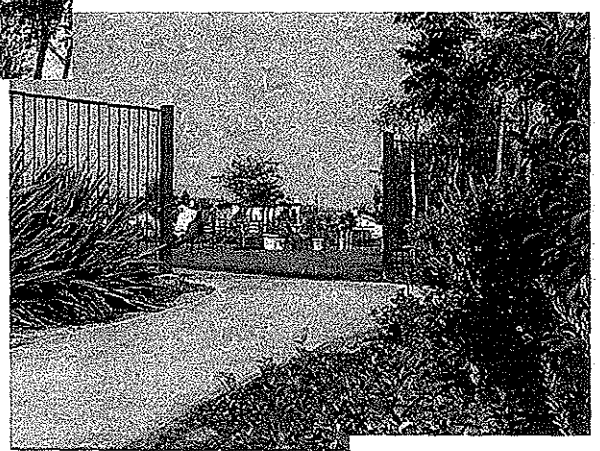
WATER PLAY AREA

WATER PLAY EQUIPMENT



TOT PLAY AREA EQUIPMENT

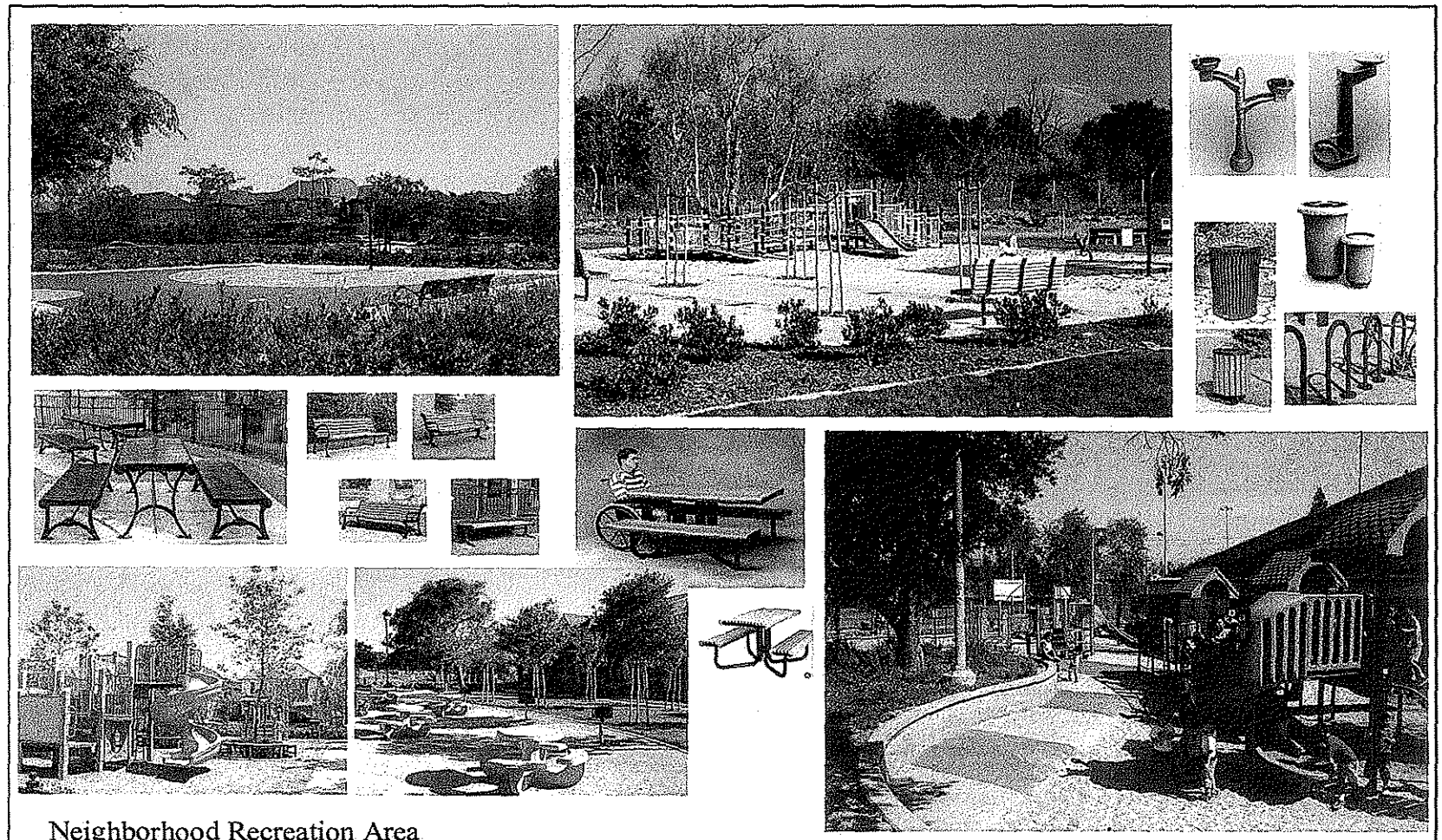
WATER PLAY EQUIPMENT



PLAY AREAS

TRES CERRITOS WEST
PARK EQUIPMENT

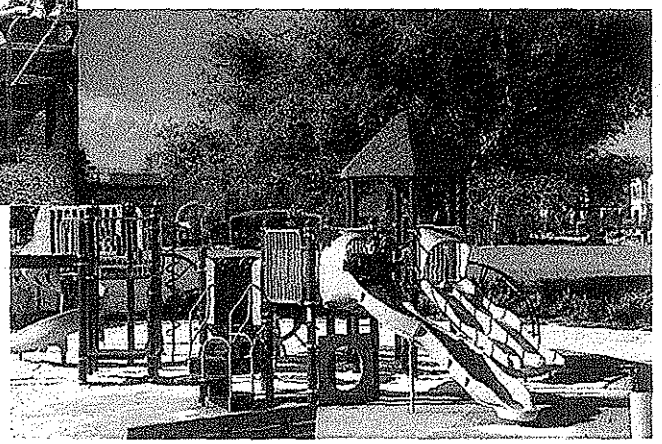
EXHIBIT 7.13



Neighborhood Recreation Area

Tres Cerritos

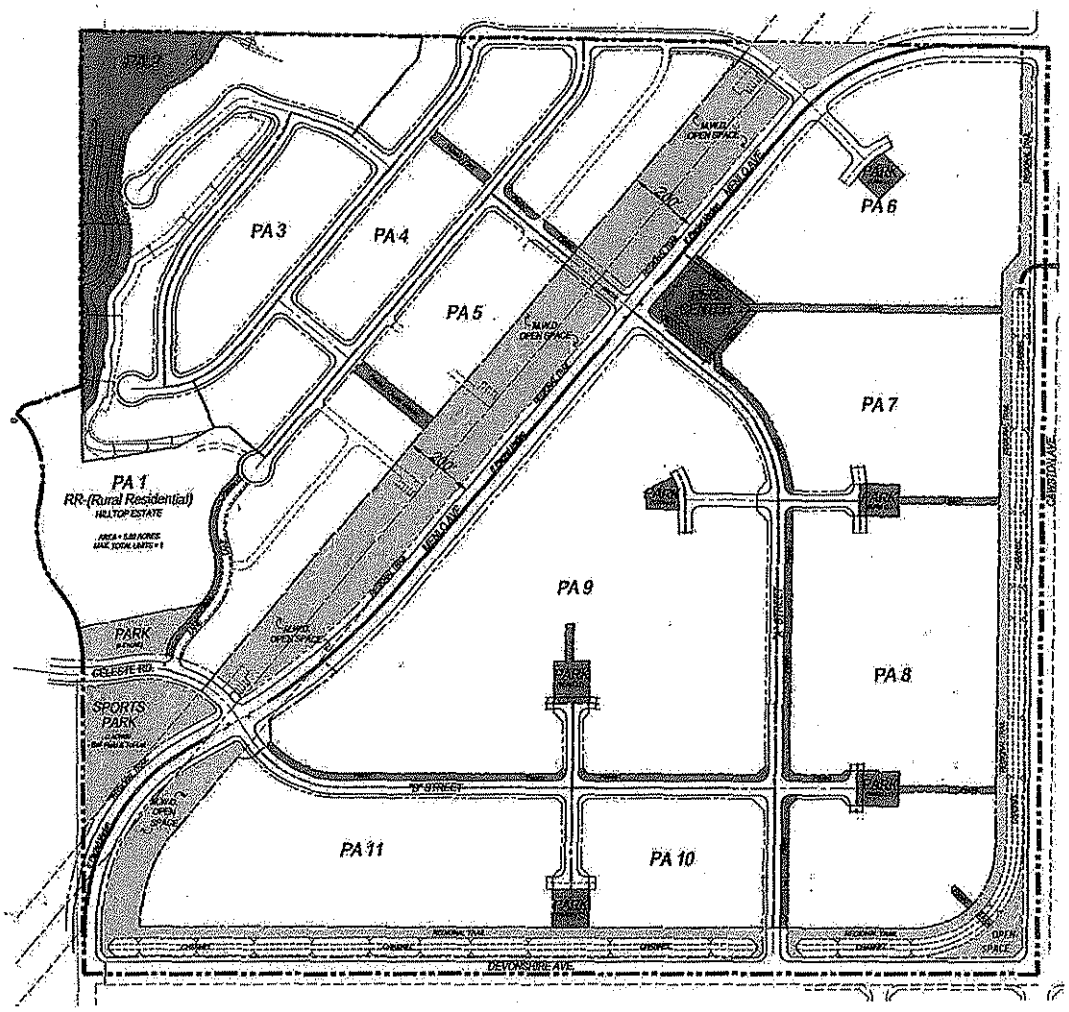
EXHIBIT 7.14



Park Equipment

Tres Cerritos

EXHIBIT 7.15



PARK AND OPEN SPACE TABULATION

OPEN SPACE AND ACTIVE PARK AREA MAINTAINED BY AREA H.O.A.

	PA	APROX SIZE
HILLSIDE OPEN SPACE	2	3.5 Acs
RECREATION CENTER	6,7	1.0 Acs
PRIVATE NEIGHBORHOOD PARKS	6,7,8,9,10	5.6 Acs
NEIGHBORHOOD PASEOS	ALL	4.1 Acs
		14.2 Acs

OPEN SPACE AND PARK/TRAIL AREA MAINTAINED BY LLMD

DRAINAGE CHANNEL AND REGIONAL TRAIL	9.2 Acs
LINEAR PARK	7.9 Acs
ACTIVE PARK AREAS	2.5 Acs
	19.6 Acs

Master Parks and Open Space Plan

EXHIBIT 7.16

Pedestrian Amenities

Streetscapes

The landscape design guidelines for Tres Cerritos West and Tres Cerritos East are intended to enhance the natural environmental characteristics of the area. One such characteristic is the introduction of extensive common open space areas and streetscenes.

Streetscenes will incorporate natural flowing forms of native style vegetation. An expanded parkway incorporates a meandering sidewalk, berms, seating areas, low level lighting, and free flowing natural plant pallettes.

Paseos

Tres Cerritos West

The open space continues beyond the expanded street parkways to form paseos. The paseo system offers walking, exercize, picnicking, and social spaces throughout the project, and ties the complete development together both visually and physically. The paseos continue the theme of meandering sidewalks, seating areas, gardens, low level lighting, and flowing planting pallettes. Images of the streetscene and paseo system are shown in **Exhibits 7.17 and 7.18.**

Tres Cerritos East

Tres Cerritos East is a walking-oriented development composed of paseos, regional trails, and sidewalks. The paseo system offers walking, exercize, and social spaces throughout the project, and ties the complete development together both visually and physically. The paseos continue the theme of meandering sidewalks, seating areas, gardens, low level lighting, and flowing planting pallettes. A Paseo System Plan an Images of the paseo system are shown in **Exhibit 7.19 and 7.20.**

The paseo walkway system is designed to be accessable from residences throughout the project area. Paseos count toward the project open space requirement without dominating the overall square footage of the project open space component. Fences along paseos utilize a decorative block wall in order to retain privacy. Units within Planning Area 4 will face the paseo and no fencing is required.

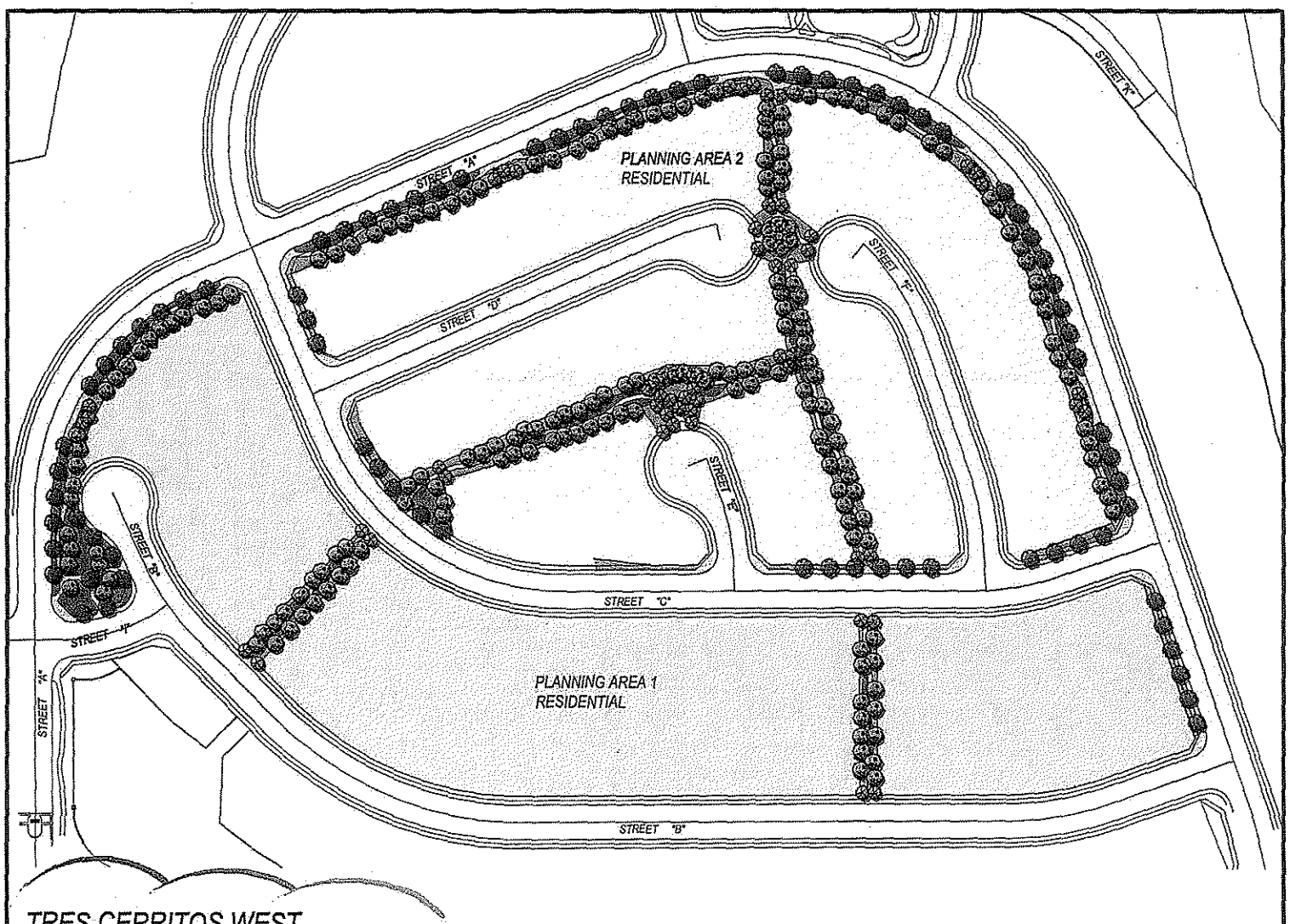
Paseos are designed to promote visibility, safety, and access. To that end, low profile pedestrian lights are provided to enhance pedestrian safety. Paseo sytems will be maintained by a homeowners association.

Regional Trails are associated with the drainage system along Devonshire Avenue and Cawston Avenue, and along the linear park within the MWD easement. These trails will

offer linkage to areas beyond the project and have more of a community context. The trails will be constructed for all-weather access while retaining a rustic charm. The trails will be designed to meander. The trail along the drainage course will meander to the extent feasible and practical as a joint trail and maintenance access road. Regional trails are also designed to promote visibility, safety, and access. See **Exhibit 7.21** for further illustrations of the regional trail system.

Concrete sidewalks will be constructed along both sides of all public streets to complete the sytem of pedestrian access. Sidewalks along public streets will be placed at the property line to enable a landscaped parkway buffer between pedestrians and vehicles, and to enhance the aesthetic quality of the project. Images of sidewalks are shown in **Exhibit 7.22**.

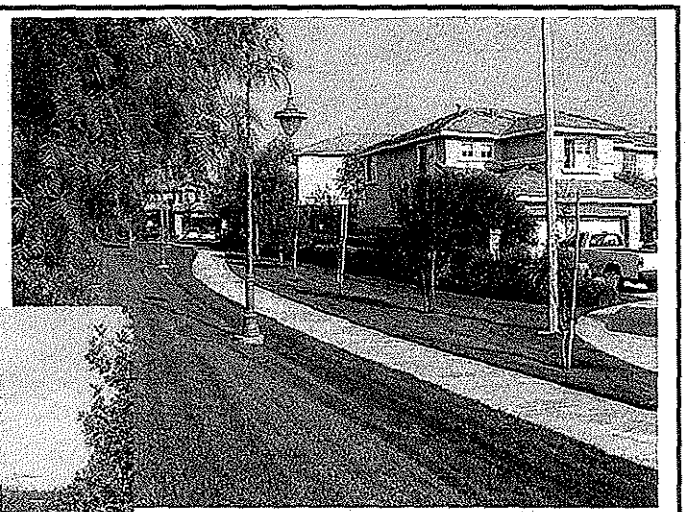
As shown on Table VI-1, sidewalks and adjoining parkways will be maintained under a Landscape, Lighting, and Maintenance District. The paseos and regional trails will be owned and maintained by the Master Homeowners Association.



TRES CERRITOS WEST
PASEO SYSTEM PLAN

EXHIBIT 7.17

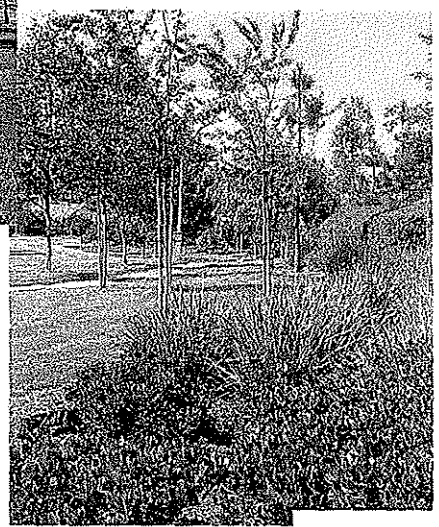
PASEO BETWEEN LOTS



PASEO-FRONT YARD INTERFACE

EXPANDED PARKWAY

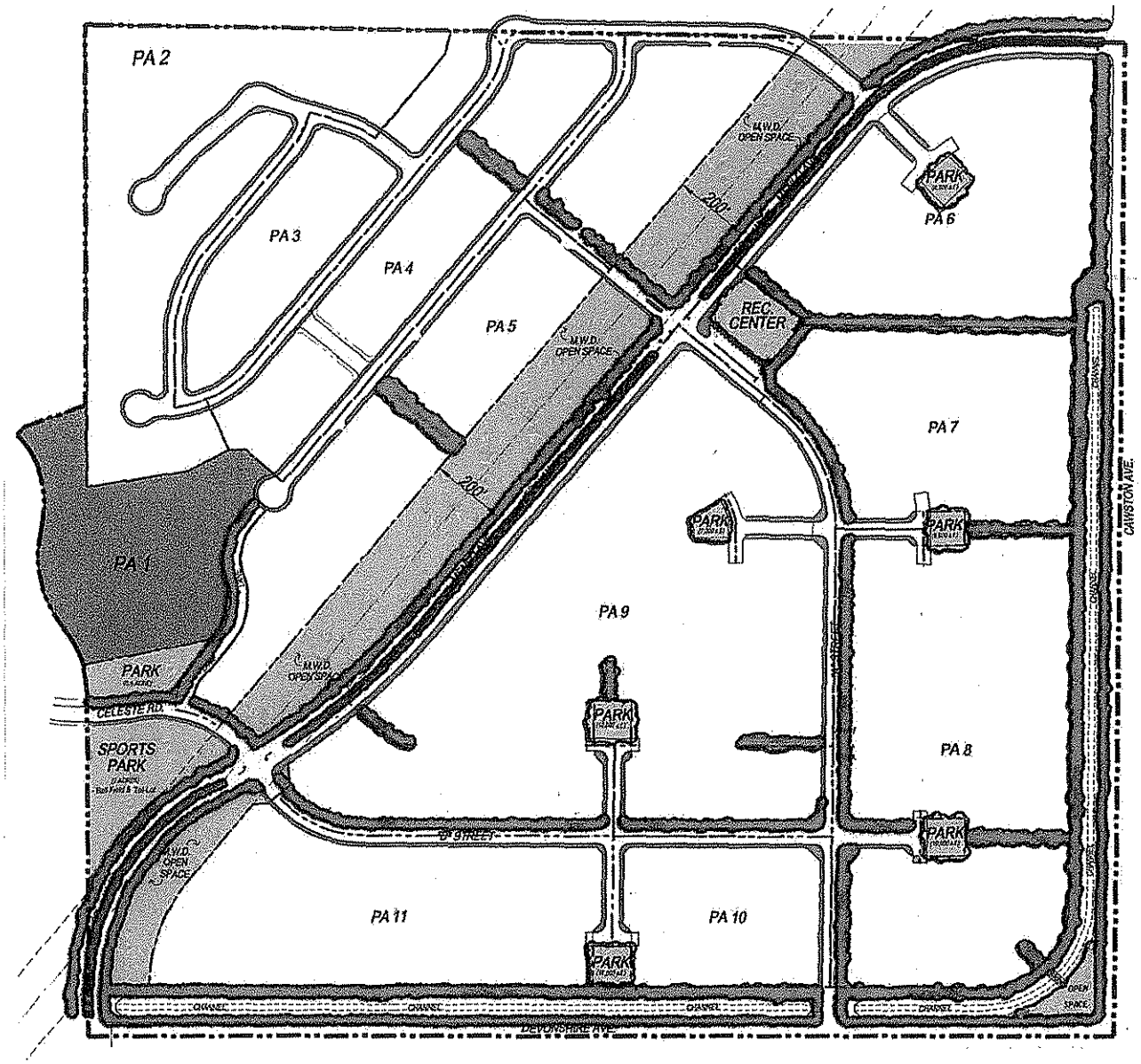
PASEO-STREET INTERFACE



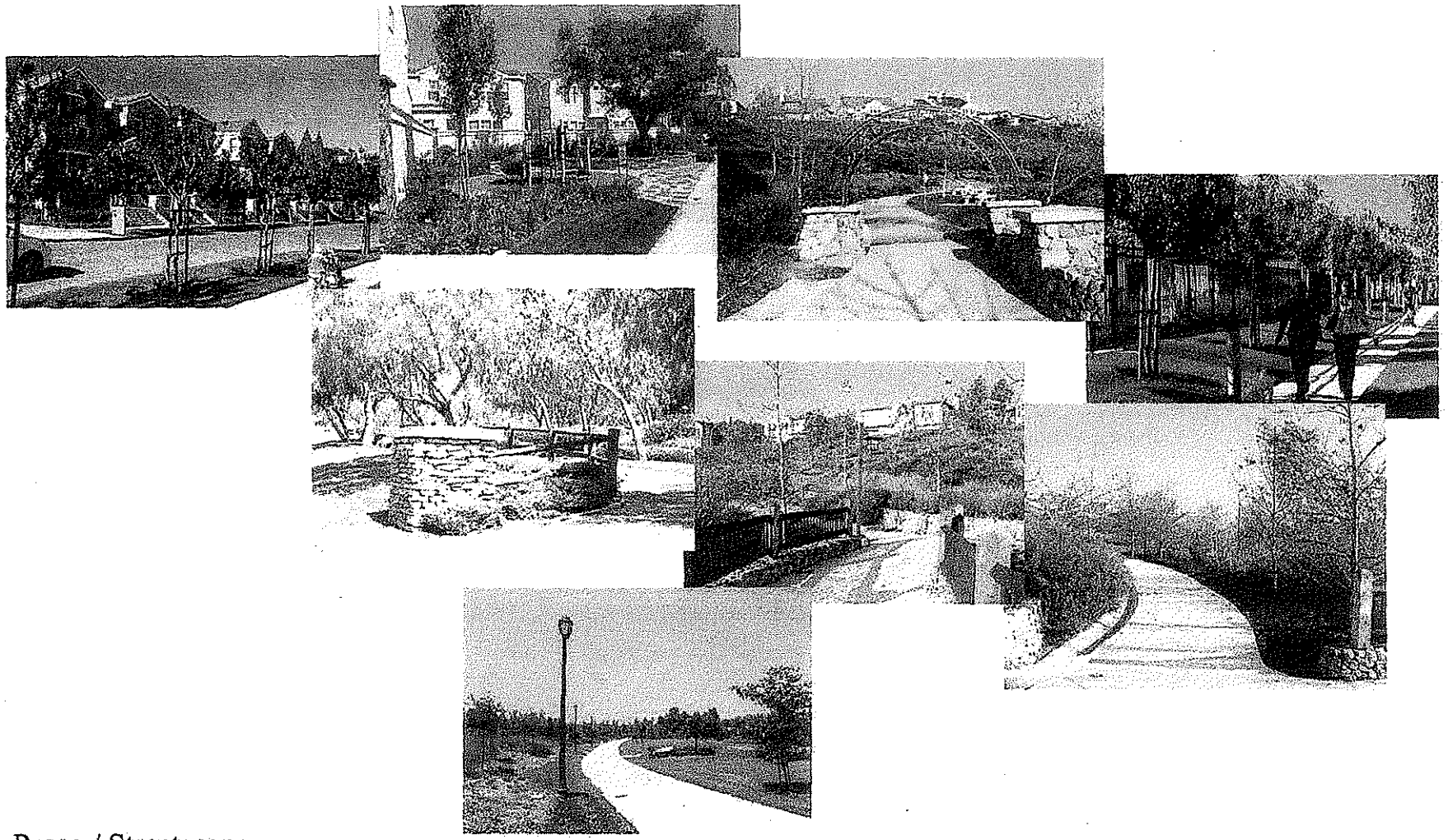
EXPANDED PARKWAY

TRES CERRITOS WEST
PASEO IMAGES

EXHIBIT 7.18



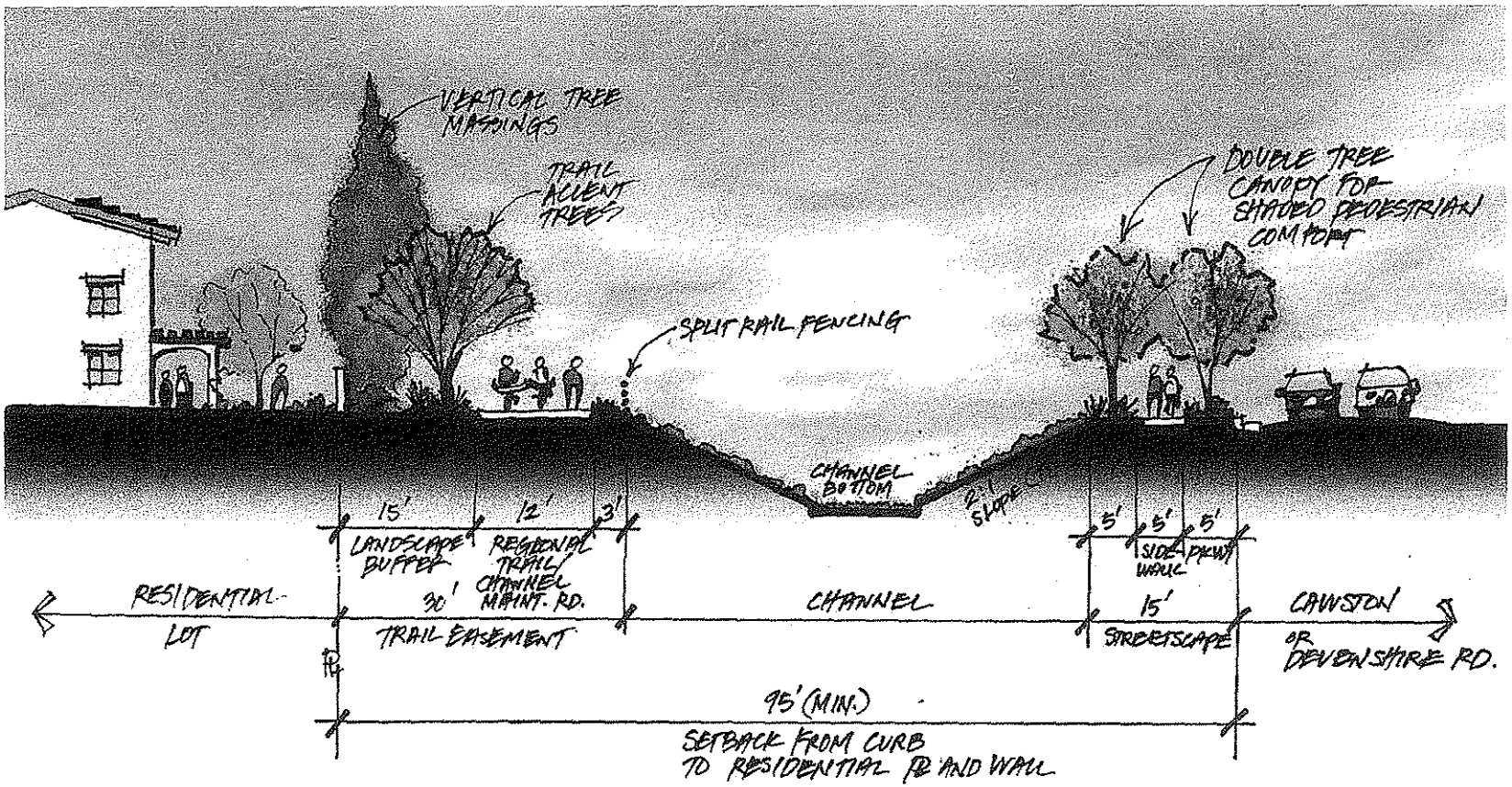
PEDESTRIAN CIRCULATION PLAN
Tres Cerritos East
Exhibit 7.19



Paseo / Streetscape

Tres Cerritos

EXHIBIT 7.20



TRES CERRITOS EAST SCALE 1"=10'

REGIONAL TRAIL / CHANNEL SECTION

URBAN ARENA

EXHIBIT 7.21

- **Fencing and Walls**

Tres Cerritos West

A map of the fencing plan is provided in **Exhibit 7.22** that illustrates the type and extent of fencing throughout the project area. Elevations of the types of fencing to be used is provied in **Exhibit 7.23**. The intent of the fencing design is to place the appropriate type of fence in a location to either enable views or to blend with the natural environment.

Streetscape: a project theme wall of contrasting tan block with brown split face block and a brown block cap to emulate the hills of Tres Cerritos.

Perimeter wall: tan block with a brown block cap used along the side and rear lot lines of individual lots, including lots adjoining natural open space, that will be complemented by vine plant material to assist with graffitti control as well as to soften the streetscene.

Tubular Steel: to provide views into key areas as well as incorporating portions of non-climbable/pest control fencing for the vernal pools.

Tres Cerritos East

The project will be enclosed by a perimeter theme wall, except at the linear park/MWD easement and along the Tres Cerritos hillside. The perimeter wall is designed as tan split face block, with two courses of accent brown split face block, as shown in **Exhibit 7.25.** The top will be capped by a brown block cap. The perimeter wall will also be used in limited instances along street-oriented side yards

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

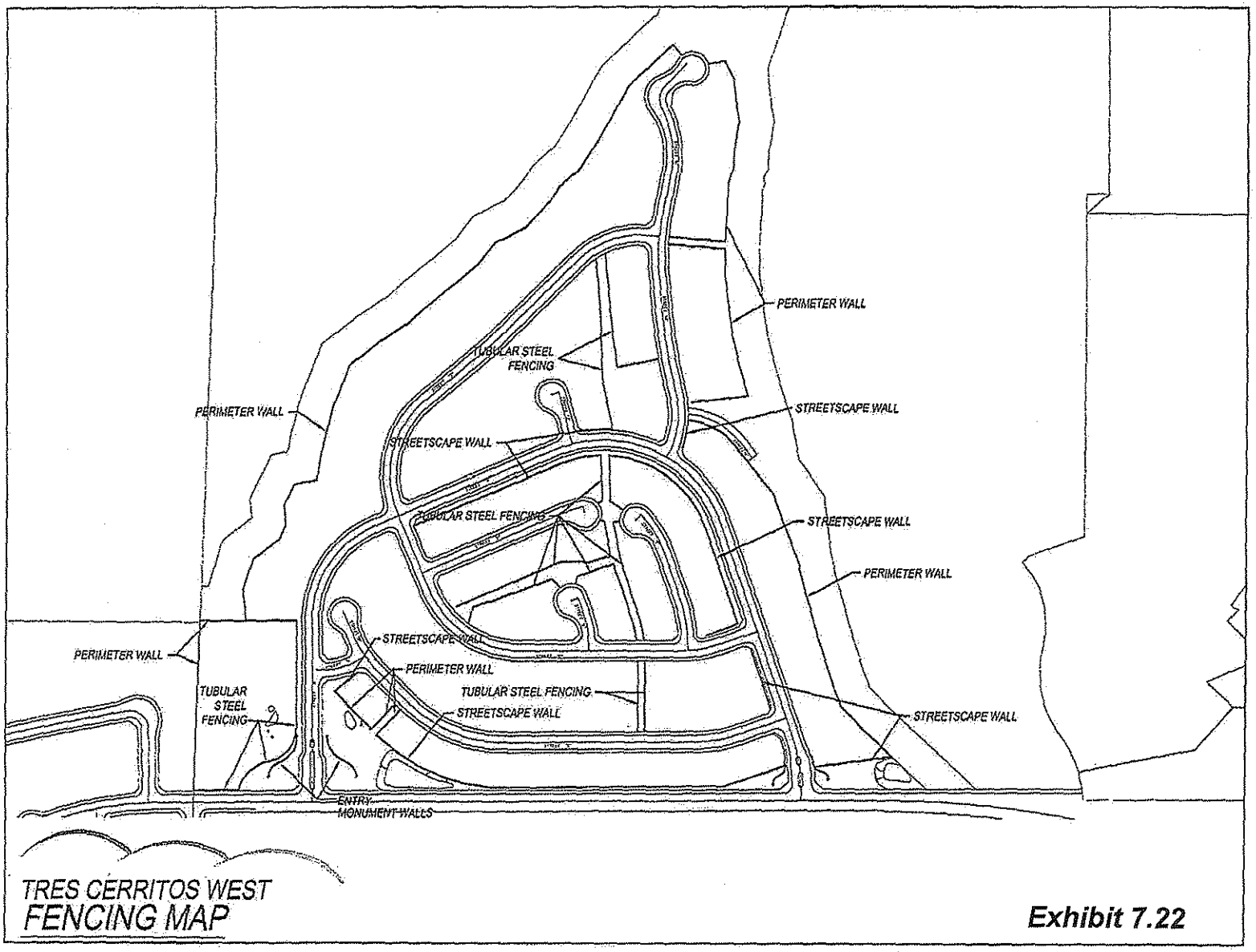
A combination of tubular steel and block wall will be used along paseos and at the interface between multiple family residential space and the linear park.

Tubular steel fencing will be provided at the rear of lots adjoining the Tres Cerritos hills, and adjoining public parks in some instances. Tubular steel will also be used as the fencing separating the public sidewalk from the drainage channel along Cawston Avenue and Devonshire Avenue.

Wood fencing will be provided between single family residential lots where yard areas are not oriented to a street. Gates visible from public view shall be wood or wrought iron. Chain link fencing and gates are prohibited. If wooden gated are used, they shall be painted the same color as the adjoining home.

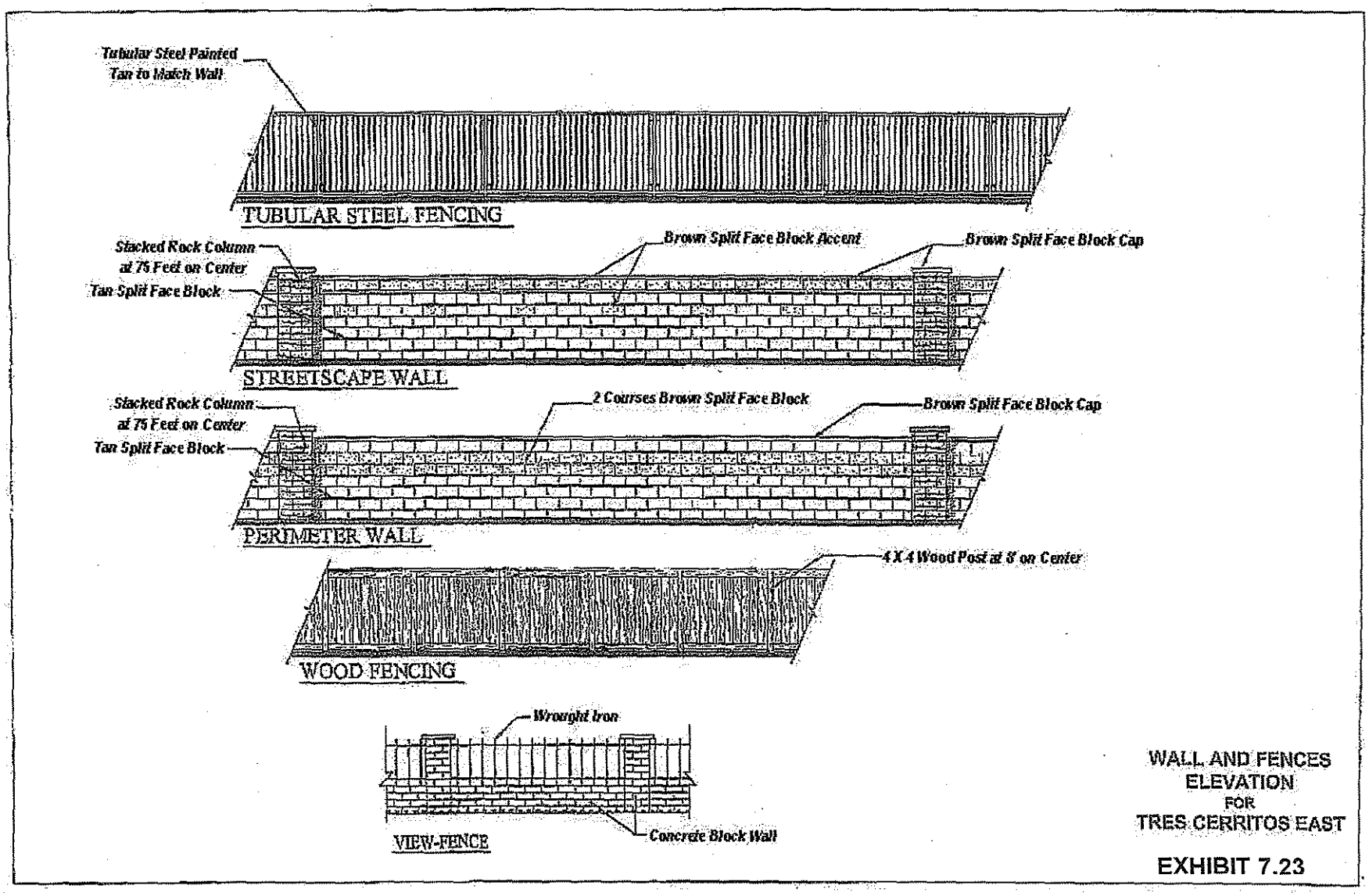
Fencing along paseos and neighborhood parks will vary depending on the orientation of adjoining uses, the type of residential use, and other factors in order to balance security with aesthetics.

The proposed fencing plan and fencing elevations that have been selected for use in Tres Cerritos East are depicted in **Exhibits 7.24 and 7.25**.



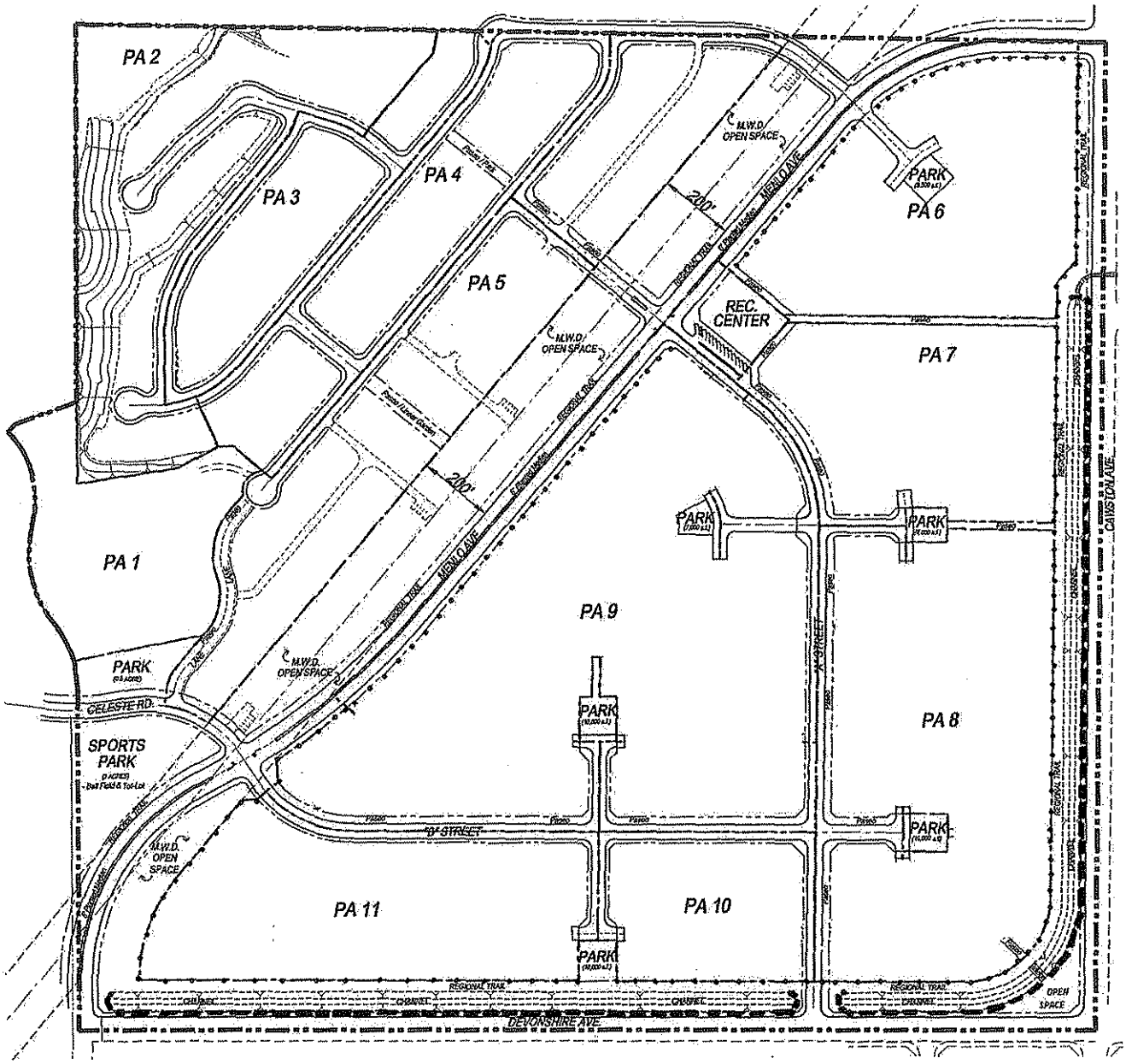
TRES CERRITOS WEST
FENCING MAP

Exhibit 7.22



WALL AND FENCES ELEVATION FOR TRES CERRITOS EAST

EXHIBIT 7.23

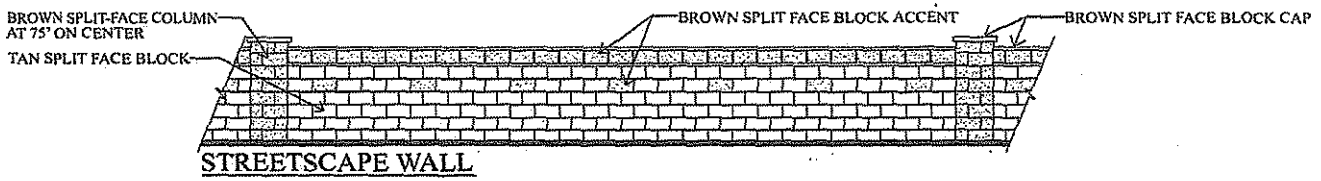


Streetscape Theme Wall • • • • • • • • •

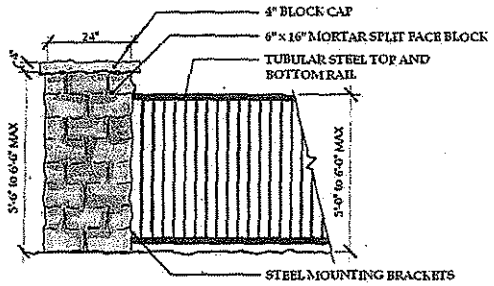
Tubular Steel Fence — — — — —

Walls & Fences Plan

Tres Cerritos East ***EXHIBIT 7.24***

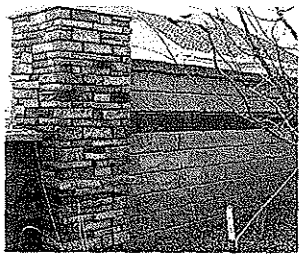


STREETSCAPE WALL



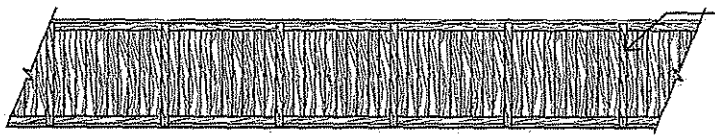
PILASTERS TO BE SET ONLY AT THE CORNER PROPERTY LINES9 AT THE REAR OF EACH LOT
TUBULAR STEEL PAINTED TAN TO MATCH WALL

OPEN TUBULAR STEEL FENCE

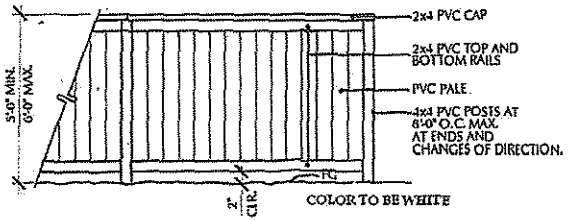


SOLID MASONARY THEME WALL

SEE DESIGN DETAILS ON EXHIBIT 7.23



PRIVATE YARD WOOD FENCE



PRIVATE YARD VINYL FENCE

Walls & Fences Elevations

Tres Cerritos East ***Exhibit 7.25***

E. ALTERATIONS / DEVIATIONS FROM THE DESIGN ELEMENTS:

Over the life of the project, alterations or deviations in the design elements may be desirable and are acceptable provided they are determined not to be significant, (i.e: important or relevant to the overall character, scale or appearance of the project) and contribute to the diversity of the project.

A Development Review Committee composed of the City staff, developer, and his consultants shall review all proposed revisions or deviations and shall determine whether proposed alterations are significant or insignificant. Insignificant alterations/deviations shall be reviewed by an appointee of the Development Review Committee and when approved, documentation of the approved revisions/deviations shall be forwarded to the Planning Department for inclusion into the plan.

Revisions or deviations from the **design/aesthetic** intent for the project shall require an amendment to the Specific Plan when determined to be significant.

F . LANDSCAPE GUIDELINES: (Project-wide)

The following table lists the landscape materials selected to enhance the unique environment of Tres Cerritos. This palette is intended to provide year round color and foliage. In addition several plants have been selected based upon their aromatic scent at times throughout the blooming season.

Tres Cerritos Project Area – City of Hemet
Preliminary Planting Palette

Botanic Name	Common Name	Height/Spread
TREES:		
ARBUTUS MARINA	NCN	40'/40'
BRACHYCHITON POPULNEUS	BOTTLE TREE	30'-50'/30'
CEDRUS DEODARA	DEODAR CEDAR	80'/40'
CINNAMOMUM CAMPHORA	CAMPHOR TREE	50'/60'
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	30'/20'
HYMENOSPORUM FLAVUM	SWEET SHADE TREE	40'/20'
LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE – MULTI TRUNK	15'/15'
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	40'/40'
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	60'/40'
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA	20/15'
MELALEUCA QUINQUENERVIA	PAPERBARK TREE	30'/20'
PINUS ELDARICA	AFGHAN PINE	60'/25'
PINUS HALEPENSIS	ALEPPO PINE	60'/40'
PISTACIA CHINENSIS	CHINESE PISTACHE	40'/40'
PODOCARPUS GRACILIOR	FERN PINE	40'/20'
PRUNUS CERASIFERA	PURPLE LEAF PLUM	15'/15'
PYRUS KAWAKAMII	EVERGREEN PEAR	30'/30'
QUERCUS ILEX	HOLLY OAK	50'/50'
QUERCUS SUBER	CORK OAK	50'/50'
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	60'/60'
RHUS LANCEA	AFRICAN SUMAC	30'/30'
SCHINUS MOLLE	CALIFORNIA PEPPER	40'/40'

SHRUBS:

ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	5'/5'
AGAPANTHUS AFRICANUS 'PETER PAN'	LILY-OF-THE-NILE	18"/18"
ARBUTUS UNEDO	STRAWBERRY TREE	10'/10'
BOUGAINVILLEA SPP.	BOUGAINVILLEA	VARIES
CEANOTHUS SP.	WILD LILAC	VARIES
CISTUS 'SUNSET'	ROCKROSE	3'/6'
COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5'/5'
DIETES VEGETA	FORTNIGHT LILY	3'/2'
ESCALLONIA FRADESII	ESCALLONIA	5'/5'
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	8'/8'
GREVILLEA 'NOELLII'	GREVILLEA	4'/4'
JASMINUM MESNYI	PRIMROSE JASMINE	6'/6'
HEMEROCALLIS HYBRIDS	DAYLILY	18"/18"
ILEX CORNUTA	CHINESE HOLLY	7'/7'
LAVANDULA OFFICINALIS	ENGLISH LAVENDER	18"/18"
LAVANDULA STOECHAS	SPANISH LAVENDER	18"/18"
MAHONIA 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE	6'/5'
NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	3'/3'
OSMANTHUS FRAGRANS	SWEET OLIVE	8'/8'
PHILADELPHUS MEXICANUS	EVERGREN MACK ORANGE	5'/5'
PHORMIUM TENAX 'CHOCOLATE'	NEW ZEALAND FLAX	4'/4'
PHORMIUM TENAX 'PINK STRIPE'	NEW ZEALAND FLAX	3'/4'
PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	5'/5'
PHOTINIA FRASERI	PHOTINIA	8'/8'
PITTOSPORUM TOBIRA 'VARIEGATA'	TOBIRA	7'/7'
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF TOBIRA	3'/3'
RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5'/5'
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	6'/3'
SALVIA GREGGII	AUTMUN SAGE	18"/18"
TULBAGHIA VIOLACEA 'SILVER LACE'	SOCIETY GARLIC	18"/18"

XYLOSMA CONGESTUM	SHINY XYLOSMA	8'/8'

VINES:

CALLIANDRA HAEMATOCEPHALA 'ESPALLIER'	PINK POWDER PUFF	VARIES
DISTICTUS BUCCINATORIA 'ESPALLIER'	BLOOD RED TRUMPET VINE	VARIES
FICUS REPENS	CREEPING FIG	VARIES
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	VARIES

GROUNDCOVERS:

CONVOLVULUS SABATICUS	GROUND MORNING GLORY	18"
HYPERICUM CALYCINUM	AARON'S BEARD	18"
LONICERA JAPONICA 'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	24"
MYOPORUM PARVIFOLIUM 'PINK'	MYOPORUM	12"
ROSA 'JOYFUL JUBILEE'	CARPET ROSE	24"
ROSMARINUS OFFICINALIS - 'HUNTINGTON CARPET'	ROSEMARY	24"
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	24"
VERBENA PULCHELLA 'GRACILIOR'	MOSS VERBENA	12"

APPENDIX '1'

City Council Ordinance
Adopting Tres Cerritos East Specific Plan

APPENDIX '2'

Mitigation Monitoring and Reporting Program

TABLE ES-2

Mitigation Monitoring and Reporting Program Matrix Tres Cerritos East Specific Plan Amendment Environmental Impact Report

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Aesthetics/Visual						
AES-1	Hillside development shall be limited to slopes of less than 25 percent. Public access to hillside areas shall be restricted and the rocky uplands of the Tres Cerritos Hills shall be preserved as dedicated open space for habitat preservation purposes and for visual purposes (Tres Cerritos East SPA No. 06-2).	Prior to issuance of grading permits and during grading or prior to final map.	City of Hemet Planning Director/ Building Official			
AES-2	At the time a discretionary permit is filed, the applicant shall provide grading plans to the satisfaction of the city engineer. Landscape plans shall be prepared by a licensed landscape architect or contractor to the satisfaction of the planning director and city engineer. A tree preservation plan shall be prepared, if feasible, and a map of rock outcroppings on and within 100 feet of the project site shall be prepared in an attempt to preserve these on-site resources (City of Hemet Municipal Code Section 70-163, Ord. No. 1737, § 3).	Prior to issuance of grading permits	City of Hemet Building Official/Planning Director/City Engineer			
AES-3	Landscaping and revegetation of graded slopes shall occur as soon as possible after grading to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.	During and after grading.	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
AES-4	The applicant shall adhere to the City's exterior lighting policies and shall incorporate shielding of fixtures to minimize ambient lighting in and adjacent to natural open space areas. Street and parking lot lighting shall be designed with internal baffles to direct lighting toward the ground and have a zero side angle cutoff to the horizon. The applicant shall incorporate a prohibition on floodlights and other ambient lighting by homeowners in or adjacent to the natural open space areas.	Prior to occupancy.	City of Hemet Building Official			
Air Quality						
AQ-1	On-road trucks and other mobile equipment shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions	During grading and construction.	City of Hemet City Engineer/Building Official/South Coast AQMD			
AQ-2	Water or chemical dust suppressants shall be applied in sufficient quantity and frequency to stabilized disturbed areas and/or unpaved roadways.	During grading and construction	City of Hemet Building Official/City Engineer/South Coast AQMD			
AQ-3	All clearing and grading activities shall cease during periods of high wind (greater than 20 mph averaged over 1 hour).	During grading and construction	City of Hemet Building Official/South Coast AQMD			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
AQ-4	Prior to issuance of occupancy permits the project applicant or master developer shall prepare a Waste Management Plan which specifies measures that shall be undertaken to encourage recycling. The Waste Management Plan shall, at a minimum, require the separation of recycling and solid waste collection facilities, and shall depict areas within the development where recycling receptacles will be provided. The Waste Management Plan shall be subject to review and approval by the City of Hemet Planning Department	Prior to occupancy	City of Hemet Building Official/Planning Director			
AQ-5	Future landscaping plans within the development shall comply with the criteria of the Specific Plan which specifies the types and locations of trees within the development. The criteria shall promote the use of trees to minimize energy consumption associated with the heating and cooling of homes. Trees within the development also would serve as carbon storage which will help offset carbon dioxide emissions from the proposed project.	During construction	City of Hemet Building Official			
AQ-6	Prior to approval of building permits, the City of Hemet shall verify that proposed building plans include a note requiring the use of low-flow appliances and fixtures (i.e., toilets, shower heads, washing machines, etc) in order to decrease water consumption during operation of the project site.	Prior to approval of building permits.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
AQ-7	Prior to the issuance of occupancy permits, the applicant or master developer shall provide evidence to the City of Hemet demonstrating that energy efficient appliances (i.e., washer/ fryers, refrigerators, stoves, etc.) have been utilized in the construction of proposed residential homes.	Prior to issuance of occupancy permits.	City of Hemet Building Official			
Biological Resources						
BIO-1	The Proposed Project shall participate in the Western Riverside County MSHCP through the payment of fees in compliance with MSHCP Volume 1 of 4, Part 2 of 2, Appendix C, Best Management Practices (BMPs), per Appendix C, MSCHP Compliance Report, Figure 3, MSHCP Criteria Map.	Prior to issuance of grading permits.	City of Hemet Planning Director			
BIO-2	Rare plant surveys shall be conducted during the spring blooming period on the western 80-acre portion of the site.	Prior to issuance of grading permits.	City of Hemet Planning Director			Assessment conducted 3/20/09
BIO-3	An additional assessment shall be conducted during the wet season and spring blooming season to determine the presence/absence of vernal pool habitat on the site on the western 80-acre portion of the site.	Prior to issuance of grading permits.	City of Hemet Planning Director			Assessment conducted 3/20/09
BIO-4	Wet season fairy shrimp surveys shall be conducted during the wet season. Prior to issuance of grading permits.	Prior to issuance of grading permits	City of Hemet Planning Director			Assessment conducted 3/20/09

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
BIO-5	A burrowing owl survey shall be conducted during the spring burrowing owl nesting season on the western 80-acre portion of the site.	Prior to issuance of grading permits.	City of Hemet Planning Director/City Engineer			Assessment conducted 3/20/09
BIO-6	A jurisdictional delineation shall be conducted to identify the presence of U.S. Army Corps of Engineers and CDFG jurisdictional wetlands as well as non-wetland Waters of the U.S. and CDFG streambeds on the western 80-acre portion of the site	Prior to issuance of grading permits.	City of Hemet Planning Director/City Engineer			Judisdictional Delineation Report conducted 2/17/09.
BIO-7	If proposed, fuel modification shall be assessed as a portion of the project's biological impacts once detailed engineering plans are complete.	Prior to issuance of grading permits.	City of Hemet Planning Director/City Fire Marshall			
BIO-8	The applicant shall provide MSHCP Local Development Mitigation Fees in accordance with MSHCP requirements.	Prior to issuance of grading or building permits.	City of Hemet Building Official/City Engineer			
BIO-9	The applicant shall provide fees for mitigation of impacts to the SKR. The SKR fee as established by County Ordinance 663.10 is currently $500 per gross acre.	Prior to issuance of building permits.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
BIO-10	The applicant shall pay fees for the loss of Riversidean sage scrub, southern willow, and non-native grassland in accordance with MSHCP requirements, per Appendix C, MSCHP Compliance Report, Figure 3, MSHCP Criteria Map.	Prior to issuance of building permits.	City of Hemet Building Official			
BIO-11	For the eastern 80-acre portion of the site, impacts to the 0.1 acre of non-wetland waters of the U.S. would require issuance of a Department of Army Permit (likely a Nationwide Permit) and 401 Certification from the RWQCB. Impacts to the 0.2 acre of CDFG streambed would require a Streambed Alteration Agreement	Prior to issuance of grading permits.	City of Hemet Planning Director/City Engineer			
BIO-12	The federally listed Riverside fairy shrimp and the federally listed vernal pool fairy shrimp have the potential to occur on site. If either of these species is found to occur on-site, consistency with Section 6.1.2 of the MSHCP would be required. Avoidance of impacts is preferred; however, if avoidance is not feasible, minimization of impacts shall occur, or compensatory mitigation, at a minimum of a 1:1 ratio, would be required. If compensatory mitigation is the mechanism used, a Determination of Biologically Equivalent or Superior Preservation would be required.	Prior to issuance of grading permits	City of Hemet Building Official/Planning Director			Assessment conducted 3/20/09. None found.

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
BIO-13	Loss of burrowing owl habitat would be mitigated by payment of the MSHCP fees. This shall include pre-construction surveys within 30 days prior to the onset of vegetation removal activities onsite. If less than 3 burrowing owl pairs are detected, impacts to individual owls would be compensated by passive or active relocation. Any relocation shall be conducted outside of the nesting season (March 1 through August 31) to be consistent with the MSHCP and MBTA. Owl relocation shall adhere to the California Burrowing Owl Consortium's Burrowing Owl Survey Protocol and Mitigation Guidelines (April 1993). If 3 or more burrowing owl pairs are detected, on-site preservation may be necessary, as the project site could be considered to have long-term habitat conservation value under the MSHCP.	Prior to issuance of grading permits.	City of Hemet Building Official/Planning Director			
BIO-14	If vegetation clearing is conducted during the bird nesting season, preconstruction surveys for nesting birds shall be conducted to identify active nests and monitor construction activities to avoid impacts. If active nests can not be avoided during the nesting/breeding season, authorization to take any nests would be required through issuance of a Migratory Bird Permit from the USFWS.	Prior to issuance of grading permits.	City of Hemet Building Official/City Engineer/Planning Director			
BIO-15	Potential offsite indirect impacts to the Hemet Vernal Pool Complex MSHCP Conservation Area would be mitigated through the implementation of an onsite SWPPP and standard erosion control and water quality BMPs.	During the grading process	City of Hemet Building Official/City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Cultural Resources						
CR-1	In the event that any archaeological or historical resources or remains are uncovered during the course of project construction, ground-disturbing activities in the vicinity of the resources shall be redirected until their nature and extent can be evaluated by a qualified archaeologist and the Soboba, Morongo, and Pechanga Tribes. The archaeologist shall examine the area and determine the actions that may be needed to mitigate potential impacts. The City shall consult with the Tribes regarding the archaeologist's recommendations and then shall approve the recommended actions, as appropriate. Work in the area of the previously unknown finds shall halt until impacts to the resources are addressed as directed by the City. Earthmoving shall be allowed to proceed through the site when the archaeological supervisor and the City, in consultation with the Soboba, Morongo, and Pechanga Tribes, determine that the artifacts have been mitigated to the extent necessary.	During grading and construction	City of Hemet City Engineer & archaeologist			
CR-2	If human remains are encountered during any earthmoving activities, all work in the area shall stop, and the Riverside County coroner shall be notified. State law dictates that the Native American Heritage Commission shall be notified in the event that the remains are determined to be human and of Native American descent. The City shall notify and consult with members of the Soboba and Pechanga Tribes in the event that the remains are of Native American descent to determine proper disposition of the remains.	During grading and construction.	City of Hemet City Engineer and archaeologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Paleontological Resources						
PR-1	A qualified paleontologist shall attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual who: • has a M.S. or Ph.D. in paleontology or geology; • is familiar with paleontological procedures and techniques; • is knowledgeable in the geology and paleontology of Riverside County; • has worked as a paleontological mitigation project supervisor in the county for at least one year.	Prior to grading	City of Hemet City Engineer and paleontologist			
PR-2	A paleontological monitor shall be on-site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential ("Old Alluvial Fan" deposits [Qof]); and at least on a halftime basis during the original cutting of previously undisturbed deposits of moderate paleontological resource potential ("Young Valley Fill" deposits [Qyv]) to inspect exposures for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials, and would work under the direction of a qualified paleontologist. As grading progresses, the qualified paleontologist and paleontological monitor shall have the authority to reduce the monitoring program to an appropriate level if it is determined that the potential for impacts to paleontological resources is lower than anticipated.	During grading	City of Hemet City Engineer and paleontologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PR-3	When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site.	During grading	City of Hemet City Engineer and paleontologist			
PR-4	Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as part of the mitigation program.	During grading	City of Hemet City Engineer and paleontologist			
PR-5	Prepared fossils, along with copies of all pertinent field notes, photos, and maps shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Bernardino County Museum, the San Diego Natural History Museum, the Natural History Museum of Los Angeles County, or the Western Center for Paleontology. Donation of the fossils shall be accompanied by financial support for preparation, curation, and initial specimen storage.	During grading.	City of Hemet City Engineer and paleontologist			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PR-6	A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	Prior to issuance of occupancy permits.	City of Hemet Building Official/City Engineer			
Geology and Soils						
GM-1	Prior to grading: • Proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions and organic material. • Septic tanks and cesspools should be removed or abandoned in accordance with local regulations. • Voids created by removal of buried material should be backfilled with properly compacted soil in general accordance with the recommendations of Appendix F of the Draft EIR, (Preliminary Geotechnical Report). • Near surface soils onsite composed of undocumented fill, topsoil, and loose alluvium should be removed down to competent material as determined by the geotechnical engineer and replaced with properly compacted fill for uniform support under structural improvements and additional fill soils. • Acceptability of all removal bottoms should be reviewed by an engineering geologist with field or laboratory testing under the supervision of a geotechnical engineer. • General remedial removal depths are expected to be 5 to 8 feet below existing grade as recommended by the Preliminary Geotechnical Investigation Report (Appendix F of the Draft EIR). • When used as compacted fill, high to very high expansive soils should be avoided in the upper 5 feet immediately under structural improvement areas.	Prior to grading and construction.	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	• Removal limit should be established by a 1:1 projection from the edge of fill soils supporting settlement-sensitive structures downward and outward to competent material identified by the geotechnical consultant, and include a perimeter area at least 5 feet beyond the outermost foundation elements for a given structure. • After completion of the recommended removal and prior to placement of additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned, and compacted to a minimum90 percent of the maximum dry density in accordance with ASTM Test Method D1557.					
GM-2	Overexcavation of the cut portion of transition lots to mitigate the impact of underlying cut/fill transition conditions. Over excavation should extend to a minimum depth of 3 feet below the bottom of the proposed footings or one half of the maximum fill thickness on the lot, whichever is deeper.	During grading and construction.	City of Hemet City Engineer			
GM-3	Overexcavation of the cut lots and streets. Cut lots should be overexcavated to a depth of 3 feet below the bottom of the proposed footings and then capped with compact fill. Bottom of the overexcavation should be sloped at a minimum 2 percent or as needed toward the street to prevent the accumulation of subsurface water.	During grading and Construction	City of Hemet City Engineer			
GM-4	Areas to receive structural fill and/or other surface improvements should be scarified to a minimum depth of 8 inches, moisture conditioned to optimum moisture content, and recompacted to minimum 90 percent of the maximum dry density in accordance with ASTM Test Method D1557.	During grading and construction	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
GM-5	Imported soils and/or the borrow site should be evaluated by the geotechnical consultant prior to importation, and should be granular in nature; free of organic material; have very low expansion potential; have a minimum R-value of 20; and have low corrosion impact to the proposed improvements.	During grading and construction.	City of Hemet City Engineer			
GM-6	The onsite soils may generally be suitable as trench backfill provided they are screened for rocks over 6 inches in diameter and organic materials; and should be compacted in uniform lifts by mechanical means to at least 90 percent relative compaction (ASTM Test Method D1557). In addition, excavation of utility trenches should be performed in accordance with the project plans, specifications, and all applicable OSHA requirements.	During grading	City of Hemet City Engineer			
GM-7	Site grading should include, if possible, a balance area or ability to adjust import quantities to accommodate some variation in earthwork shrinkage and bulking estimates. Values are provided as guidelines in Appendix F of the Draft EIR.	During grading	City of Hemet City Engineer			
GM-8	Proposed single-family residential structures should be founded on post tension foundation systems due to the existence of medium and very high expansive soils in the near surface. Specific parameters for foundation footings, under-slab moisture retarded, soil moisture levels, and slab subgrade soils are presented in Appendix F.	During design, grading, and construction	City of Hemet City Engineer/Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
GM-9	The project civil, structural engineer, and architect should consider the potential combined effects of both static and dynamic settlement as presented in Appendix F. The magnitude of the [static] consolidated settlement would be dependent on the thickness of the fill placed above existing ground surface, thickness of clay layers underlying the fill area, and the time of construction of structures from the placement of the fills. Total dynamic (saturated and dry sand) are estimated to be on the order of 2 to 3 inches with differential settlements of 1.5 inch in 40 feet horizontal distance or between similar structural elements of the buildings, whichever is a greater distortion.	During construction and prior to issuance of building permits.	City of Hemet Building Official			
GM-10	Minimum horizontal setback distance from the face of slopes for all structural footings should not be less than 7 feet and need not be greater than 15 feet. This distance should be measures from the outside bottom edge of the footing horizontally to the slope face (or to the face of a retaining wall) and should be a minimum of H/2, where H is the slope height. Additional guidance is presented in Appendix F of the Draft EIR.	During grading and construction	City of Hemet City Engineer/Building Official			
GM-11	All slopes should be constructed in accordance with the most current version of the UBC guidelines and the City requirements. If there is discrepancy between the recommendations in the UBC and City requirements or those presented in Appendix F of the Draft EIR, the more stringent recommendations should be used.	During grading and construction.	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
GM-12	For preliminary design purposes, the lateral earth pressure values for level or sloping backfill are recommended for walls backfilled with onsite and/or imported soils of very low to low expansion potential presented in Table 2 of Appendix F.	During grading and construction, and prior to issuance of occupancy permits.	City of Hemet City Engineer			
GM-13	Surface drainage should be controlled at all times. Positive surface drainage should be provided to direct surface water away from the structures toward the street or suitable drainage facilities. Positive drainage may be accomplished by providing a minimum 2 percent gradient away from the structures for a distance of at least 5 feet. Below grade planters should not be situated adjacent to structures or pavements unless provisions for drainage such as catch basins and drains are made. In general, ponding of water should be avoided adjacent to the structures or pavements. Over-watering of the site should be avoided. Protective measures to mitigate excessive site erosion during construction should also be implemented in accordance with the City grading ordinances.	During construction and prior to issuance of occupancy permits	City of Hemet City Engineer			
GM-14	Additional corrosion testing should be performed on representative finish grade soils at the completion of rough grading under the direction of a corrosion consultant (corrosion engineer). Concrete foundations in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC.	During design and grading	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
GM-15	Preliminary pavement design should be based on Caltrans Highway Design Manual. For planning and estimating purposes, a range of TIs has been provided for preliminary pavement recommendations (Appendix F); and final pavement sections should be selected by the project civil engineer or traffic engineer consultant with the appropriate TI data.	During design	City of Hemet City Engineer			
GM-16	Concrete structures in contact with site soils should be designed in accordance with Table 19A-A-4 of the UBC. • When used as compacted fill, high to very high expansive solids should be avoided in the upper 5 feet immediately under structural improvement areas. • Removal limit should be established by a 1:1 projection from the edge of the fill soils supporting settlement-sensitive structures downward and outward to competent material identified by the geotechnical consultant, and include a perimeter area of at least 5 feet beyond the outermost foundation elements for a given structure. • After completion of the recommended removal, and prior to placement of additional fill, the approved surface should be scarified a minimum of eight inches, moisture conditioned, and compacted to a minimum of 90% of the maximum dry density in accordance with ASTM D1557.	During design	City of Hemet City Engineer/Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Hydrology/Drainage/Water Quality						
HYD-2	The Applicant shall be responsible for coordinating all SWPPPs for various projects and facilities to make sure the overall Proposed Project meets the requirements specified in the Federal Clean Water Act and the State Porter-Cologne Water Quality Control Act (Division 7 of the California Water Code).	Prior to issuance of grading permits and during grading.	City of Hemet City Engineer			
HYD-3	Drainage conveying system and locations shall be constructed in accordance with the recommendations provided in the Drainage Feasibility Study prepared by Mayers & Associates Civil Engineering, Inc., dated June 22, 2006 (Mayers 2006b). The preliminary drainage plan requires the collection of existing flows from the existing Seattle Channel/Basin and from an existing channel at the intersection with Devonshire Avenue. All three existing flows will be collected in a proposed trapezoidal naturalized channel located onsite along the west side of Cawston Avenue and along the north side of Devonshire Avenue. The channel has been sized to convey existing and future flows and will have a top span of approximately 50 feet, with 2:1 armorized side slopes, and a 10 foot-wide bottom. The channel depth will be 10 feet. The channel will convey flows into an interim detention basin to be located onsite at the northeast corner of Devonshire Avenue and Myers Street. The design of the basin is sized to meet water storage retention requirements for a 100-year storm event. The basin	During grading	City of Hemet City Engineer			

	will have a depth of 25 feet. Details for construction of the interior and perimeter of the basin are provided in the Tres Cerritos Specific Plan document. The drainage channel and detention basin will be constructed concurrently with the first phase of development. Upon subsequent completion of downstream drainage facilities, the interim detention basin will be substantially filled in to facilitate development. A portion of the detention basin will continue to function as a water quality basin to cleanse surface flows before release offsite.										
Land Use and Planning											
MM LU-1	No significant land use and planning or population and housing impacts have been identified and no mitigation measures are required.										
Noise											
MM N-1	Construction activities shall be limited to those specified in the City ordinance provided in Division 1 - Generally, Section 30-32, Item 33.	During construction and prior to issuance of occupancy permits		City of Hemet Building Official							
MM N-2	The Proposed Project proponent shall develop a construction-related noise mitigation plan and submit it to the City prior to start of work. Examples of noise mitigations which would be implemented to reduce construction noise include the following: • Construction equipment shall be equipped with manufacturer recommended mufflers or equivalent. • Equipment engine covers shall be maintained on the apparatus as designated by the manufacturer. • Construction equipment shall be turned off when not in use.	Prior to obtaining a grading permit.		City of Hemet Building Official							

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	• Equipment used for project construction shall be hydraulically or electrically powered whenever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. • External jackets on the tools should be used where feasible. Quieter procedures shall be used such as drilling rather than impact equipment whenever possible. • Stationary noise sources shall be located as far from existing sensitive receptors as possible. If stationary sources must be located near existing sensitive receptors, they shall be adequately muffled and enclosed within temporary sheds or portable sound blankets used.					
Public Health and Safety						
PHS-1	The Project Applicant, General Contractor, and/or an assigned Health and Safety Official (H&SO) shall provide training to grading, trenching, and excavation personnel regarding identification protocols for encountering any residual contamination. All suspected area(s) identified by construction workers shall be reported to the proper on-site assigned representative immediately. All work at the identified location shall be stopped until a qualified professional evaluates the suspected contamination area.	Prior to grading	City of Hemet Building Official/ Construction Contractor			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PHS-2	The Applicant shall perform subsurface soil sampling to determine if past agricultural use has impacted the subsurface soil. Representative samples should be collected from the near surface soil (0 to 1 foot below grade) and deeper soils (3 feet below grade). All near surface samples should be analyzed for pesticides.	Prior to obtaining a grading permit.	City of Hemet Building Official/City Engineer			
PHS-3	The Applicant shall perform subsurface soil sampling and analyses to determine the depth of the apparent oil and stained soils located in the vicinity of the equipment storage yard. Soil samples should be collected at selected intervals to the apparent vertical extent of the oil stained soils. All near surface samples should be analyzed for total recoverable hydrocarbons and volatile organic compounds.	Prior to obtaining a grading permit.	City of Hemet Building Official/City Engineer			
PHS-4	In the event of demolishing or remodeling the residential structure on the subject site, an asbestos and lead paint survey should be completed prior to demolition.	Prior to issuance of demolition permit	City of Hemet Building Official			
PHS-5	In general, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil, or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.	During grading	City of Hemet Building Official/City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PHS-6	A qualified professional shall be available to respond to suspected contamination at the site if found. The credentials of the qualified professional or company shall be submitted to the City for review and approval prior to commencing work at the Proposed Project site. It shall be the responsibility of the qualified professional to evaluate all suspected contaminated areas identified by contracting personnel. The evaluation shall include, but not be limited to, making a professional judgment, taking soil samples for analyses, and/or using portable instruments. The qualified professional or company shall provide a written evaluation and actions to be taken (if required) to the Proposed Project on-site representative. The Proposed Project on-site representative shall implement all action(s) recommended by the qualified professional or company. Additionally, the Proposed Project on-site representative shall notify and provide the City with the written evaluation for each event.	Prior to approval of grading permits; during grading	City of Hemet Building Official/City Engineer			
PHS-7	The Project Applicant shall be required to use clean fill material. The Construction General Contractor and assigned H&SO shall examine the source of the fill dirt used at the site. The H&SO shall analyze soil samples if contamination is present in the fill soils and, if contaminated, the soils shall be replaced with clean fill material.	During grading	City of Hemet Building Official/City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Public Services and Utilities						
PSU-1	Police Protection: Police protection impact fees shall be paid to the City to cover costs associated with added Police Department services to the area as a result of the Proposed Project.	Prior to occupancy	City of Hemet Building Official			
PSU-2	As it relates to police and fire services, prior to approval of any final map, or approval of any final map for any phase of the development, the property covered by said final map ("Tract") shall be included within, or annexed to, a Community Facilities District ("CFD") established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the City of Hemet for the provision of public services permitted under Government Code § 53313, including police, fire protection, and emergency medical services (collectively "Public Safety Services"), for which proceedings have been consummated, and shall be subject to the special tax approved with the formation of the CFD with the Tract's annexation into the CFD. The applicant and property owner acknowledge and agree that if the Tract were not a part of the CFD referred to above, the City might lack the financial resources to operate and provide Public Safety Services at the level required under the City's General Plan. Absent this requirement that the Tract be included within the CFD, the City might not be able to make the finding that the project	Prior to approval of final maps.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	now under consideration ("Project") is consistent with the City's General Plan and might not be able to make findings supporting approval of the Project as required by the Subdivision Map Act and the California Environmental Quality Act and, therefore, might be required to deny approval of the Project. The owner and/or any developer of the Project on the Tract shall notify all potential lot buyers prior to sale of such lot(s) that: (1) the Tract is part of the CFD; (2) each lot within the Tract is subject to the levy of a special tax; and (3) the amount of the special tax for the subject lot. This notification shall be in a manner approved by the City. This requirement may only be waived by the City Council if, at the time the final map is considered for approval, the City Council determines, based on substantial evidence in the record, that each of the following three findings can be met: (1) the Tract is located in a target area that is currently in compliance with the public safety response time mandates set forth in the General Plan; (2) that build-out and occupancy of the Project on the Tract will not result in the target area becoming non-compliant with the response time mandates of the General Plan; and (3) that, after considering the cumulative impacts of the subject Project, currently existing projects and reasonably anticipated future projects within the target area, the target area will remain in compliance with the response time mandates of the General Plan.					

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PSU-3	Fire Protection: 1. Fire protection impact fees shall be paid to the City to cover costs associated with projected service levels as a result of the Proposed Project. 2. All water lines and fire hydrants constructed at the Proposed Project site shall be reviewed by the City Fire Department and shall be designed to meet their requirements. 3. The City Fire Department shall approve all fire hydrant locations and other fire design requirements for the Proposed Project.	Prior to issuance of occupancy permits.	City of Hemet Fire Official			
PSU-4	Parks: The applicant will provide parkland per Hemet Municipal Code Chapter 70 (Subdivisions) Article X (Public Parklands and/or Dedication) either by payment of development fee or dedication of land.	Prior to issuance of occupancy permits	City of Hemet Building Official			
PSU-5	Schools: 1. The developer shall pay school impact fees and/or land and improvements pursuant to the requirements of SB 50. This shall be established in accordance with State formulas for determining developer fees. 2. The developer shall coordinate all school services resulting from the development with the HUSD or the SJUSD, as appropriate. Thedeveloper may enter an agreement with either of the districts.	Prior to issuance of occupancy permits	City of Hemet Building Official			
PSU-6	Library Services: Library impact fees shall be paid to the City to cover costs associated with increased demands associated with library services resulting from the Proposed Project.	Prior to issuance of occupancy permits	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PSU-7	Water: 1. The EMWD has determined that adequate sources of water are available for domestic water supplied for the Proposed Project. The developer shall be responsible for the construction or supplemental production, transmission, and storage facilities needed to serve the Proposed Project in accordance with the supply assessment. 2. The Proposed Project developer shall be responsible for all costs associated with the preparation, recommendations, and/or decisions resulting from the water supply assessment, if so required. 3. Water-related development impact fees and water related charges in effect during construction shall be paid to EMWD. 4. The Proposed Project developer shall be responsible for installing the necessary infrastructure to achieve fire protection and the maximum/minimum water pressure service standards as provided by the EMWD. 5. The Proposed Project developer shall be required as necessary to install both potable water to each residential lot required by the EMWD and as set forth in SB 221 and SB 610. All connections to the recycled water system will be the responsibility of the developer.	Prior to issuance of occupancy permits.	City of Hemet Building Official			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PSU-8	Wastewater Services: 1. The Proposed Project developer shall pay all development impact fees associated with wastewater-related charges resulting from the Proposed Project at the time of permit issuance. These fees shall include, but not be limited to, sewer treatment expansion fees and necessary permits. 2. The Proposed Project developer shall be responsible for complying with the RWQCB Basin Plan.	Prior to issuance of occupancy permits	City of Hemet Building Official			
PSU-9	Stormwater: The Proposed Project developer shall obtain all necessary NPDES permits from the RWQCB related to construction and operation of the Proposed Project.	Prior to issuance of occupancy permits	City of Hemet Building Official			
PSU-10	Natural Gas, Electricity, Solid Waste, and Other Utilities: Environmental impacts associated with the supply of natural gas, electricity, solid waste, and other utilities would be less-than-significant. Therefore, no mitigations are proposed for these utilities.	None	Not Applicable			
Transportation and Traffic						
T-1	Construct Myers Street as a 32-foot paved roadway from Devonshire Avenue to its current terminus north of Florida Avenue for access purposes.	During construction	City of Hemet City Engineer			
T-2	Construct Devonshire Avenue at its ultimate half section width as a Secondary roadway from Myers Street to Cawston Avenue.	During construction	City of Hemet City Engineer.			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
T-3	Construct Cawston Avenue at its ultimate half section width as a Secondary roadway in conjunction with development from Menlo Avenue to Devonshire Avenue.	During construction.	City of Hemet City Engineer			
T-4	Construct Menlo Avenue at its ultimate half section width (32-foot part width) as a Collector from the northerly project boundary to Cawston Avenue.	During construction	City of Hemet City Engineer			
T-5	Construct Menlo Avenue as its ultimate full section width as a Collector from Devonshire Avenue to the northerly project boundary.	During construction	City of Hemet City Engineer			
T-6	Construct Celeste Road from the westerly project boundary to Menlo Avenue as a collector road. This improvement should be coordinated with the development to the west to ensure proper alignments.	During Construction	City of Hemet City Engineer			
T-7	Install appropriate channelization for the southbound traffic at Driveway 1 to restrict movements to right turns in/out and left turns in only at the Driveway 1/Devonshire Avenue intersection. Install a 150 foot eastbound left turn lane at this location along Devonshire Avenue.	During Construction	City of Hemet City Engineer			
T-9	Construct minimum 150-foot left turn lanes on all approaches at the intersection of Cawston Avenue and Menlo Avenue.	During construction	City of Hemet City Engineer			
T-10	On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.	During construction	City of Hemet City Engineer			
T-11	Sight distance at the project entrances should be reviewed with respect to standard Caltrans and City sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.	During construction	City of Hemet City Engineer			

No.	Mitigation Measure	Time Frame for Implementation	Responsible Party/ Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
T-13	For existing plus ambient plus project traffic impacts, install traffic signals and improvements as identified in Table 6-~~12~~ and Exhibit 8-B of the Traffic Impact Analysis, dated August 2007 (with the exception of the elimination of the traffic signal at the project driveway on Devonshire Avenue).	During construction	City of Hemet City Engineer			
T-14	Provide fair share contributions for roadway improvements as indicated in Table 9-1 and 9-3 of the Traffic Impact Analysis, dated August 2007.	During construction	City of Hemet City Engineer			
T-15	Participate in the funding of off-site improvements needed to serve cumulative future conditions through the payment of appropriate fees (TUMF and City fees). Improvements along Florida Avenue, Sanderson Avenue, Stetson Avenue, Esplanade Avenue, and Warren Road are included in the TUMF Program for Western Riverside County.	During construction	City of Hemet City Engineer			

APPENDIX '3'

Peppertree and Tres Cerritos East Improvement Plan Agreement

Memorandum

Bryan Cave LLP
3161 Michelson Drive
Suite 1500
Irvine, California 92612-4411
Tel (949) 223-7000
Fax (949) 223-7100
www.bryancave.com

Date:	August 8, 2011
To:	Thomas D. Shollin, Esq.
From:	William B. Tate II, Esq.
cc:	Ms. Liz Belloso Bryan LeRoy, Esq.
Email:	wbtate@bryancave.com
Direct Dial:	(949) 223-7333
Re:	Douglas P. Wilson, Receiver for PCG-Peppertree, LP (Tres Cerritos East) Development Issues.

As you are aware, Bryan Cave LLP represents the Douglas P. Wilson, as receiver (the "Receiver") for PCG-Peppertree, L.P., the owner of the residential project commonly known as the Peppertree Development consisting of certain real property legally described as Tentative Tract 29843 in Hemet, California. Signal Family Hemet, LLC ("SFH"), Omni Financial, LLC ("OMNI"), and MJ&M, LLC are the co-owners of an adjacent tract of real property, commonly know as the Tres Cerritos East Development ("TCE"), has proposed for approval by the City of Hemet an amendment to the Tres Cerritos East Specific Plan (the "Specific Plan Amendment"). The Specific Plan Amendment contemplates the realignment of Menlo Avenue where it is adjacent to the Peppertree Development (See Exhibit "A"). The realignment of Menlo Avenue poses several concerns to the Receiver since its implementation will affect, among other things, existing utilities, access and drainage relative to the Peppertree Development. Upon review of the Specific Plan Amendment, the Receiver is willing to support the same, including the realignment of Menlo Avenue, subject to the inclusion of the following conditions to the approval of the Specific Plan Amendment.

I. Planning and Construction Relating to Menlo Avenue.

A. Mutually Agreed Construction Plan. Prior to the construction of any infrastructure in the Tres Cerritos East Development, the owners and/or operators of the adjacent Peppertree Development and the Tres Cerritos East Development shall agree upon a plan for the construction of the realignment of Menlo Avenue (the "Construction Plan"). The Construction Plan shall be in conformity with the Specific Plan Amendment and shall include, among other things, (i) grading, drainage, landscaping and engineering plans and schematics, (ii) a schedule of construction, and (iii) bonding and insurance requirements. The Construction Plan shall provide for the existing sidewalk on the Peppertree Development adjacent to the northern portion of Menlo Avenue to remain in

497281.3

place and connect to the realigned Menlo Avenue (See Exhibit "A"). The Construction Plan shall provide for the owners to coordinate all road closures and to sequence construction to minimize any disruption of access to the Peppertree Development from Menlo Avenue. The cost of planning, construction and installation of all improvements set forth in the Construction Plan shall be borne solely by SFH and its successor and assigns.

B. Utilities and Landscaping. All utilities, landscape and sidewalk currently located in that portion of Menlo Avenue servicing the Peppertree development shall remain in place with such modifications as may be necessary for the Tres Cerritos Development to accept storm water and run-off in accordance with Section III below. SFH shall, at its sole cost and expense, install all landscape and irrigation pursuant to the Construction Plan to prevent erosion and minimize dust.

II. Traffic Flow. Due to our concerns regarding (i) the realignment of Menlo Avenue which necessitates several additional turns for ingress and egress into the Peppertree Development, (ii) the age of our residents, and (iii) the number of trips to be generated by the Tres Cerritos East Development, we request the following improvements to be constructed and installed by SFH, at its sole cost and expense.

A. Driveway 3.

1. Driveway 3 shall be no less than 66 feet wide.

2. A left turn lane shall be constructed in Driveway 3 at the intersection of Menlo Avenue.

3. Cross street stop signs shall be installed at Driveway 3 and Menlo Avenue.

B. Menlo Avenue.

1. A deceleration lane shall be constructed on Menlo Avenue for southbound traffic transitioning to Driveway 3.

2. An acceleration lane shall be constructed on Menlo Avenue for traffic transitioning from Driveway 3 to Menlo Avenue southbound.

3. A left turn lane shall be constructed on Menlo Avenue for northbound traffic transitioning to Driveway 3.

4. A center transition lane shall be constructed on Menlo Avenue approaching Driveway 3 for northbound traffic.

III. Drainage. The following conditions are requested to address certain drainage issues and are consistent with the requirements of the Specific Plan Amendment.

A. Acceptance of Line A Discharge. The Tres Cerritos East Development shall be required to accept and transport all storm drain waters discharged from the Line A storm drain.

B. Acceptance of Waters from the Menlo Triangle. The Tres Cerritos East Development shall be required to accept all storm waters and run-off from the Menlo Triangle, as depicted on Exhibit "A" attached hereto.

C. Acceptance of Storm Water and Run-off from Menlo Avenue. Following the construction of such improvements required to be performed by PCG-Peppertree, L.P. and TCE relating to the completion of Menlo Avenue, the TCE shall be required to accept and properly discharge all storm waters and run-off associated with Menlo Avenue.

WBT:jf

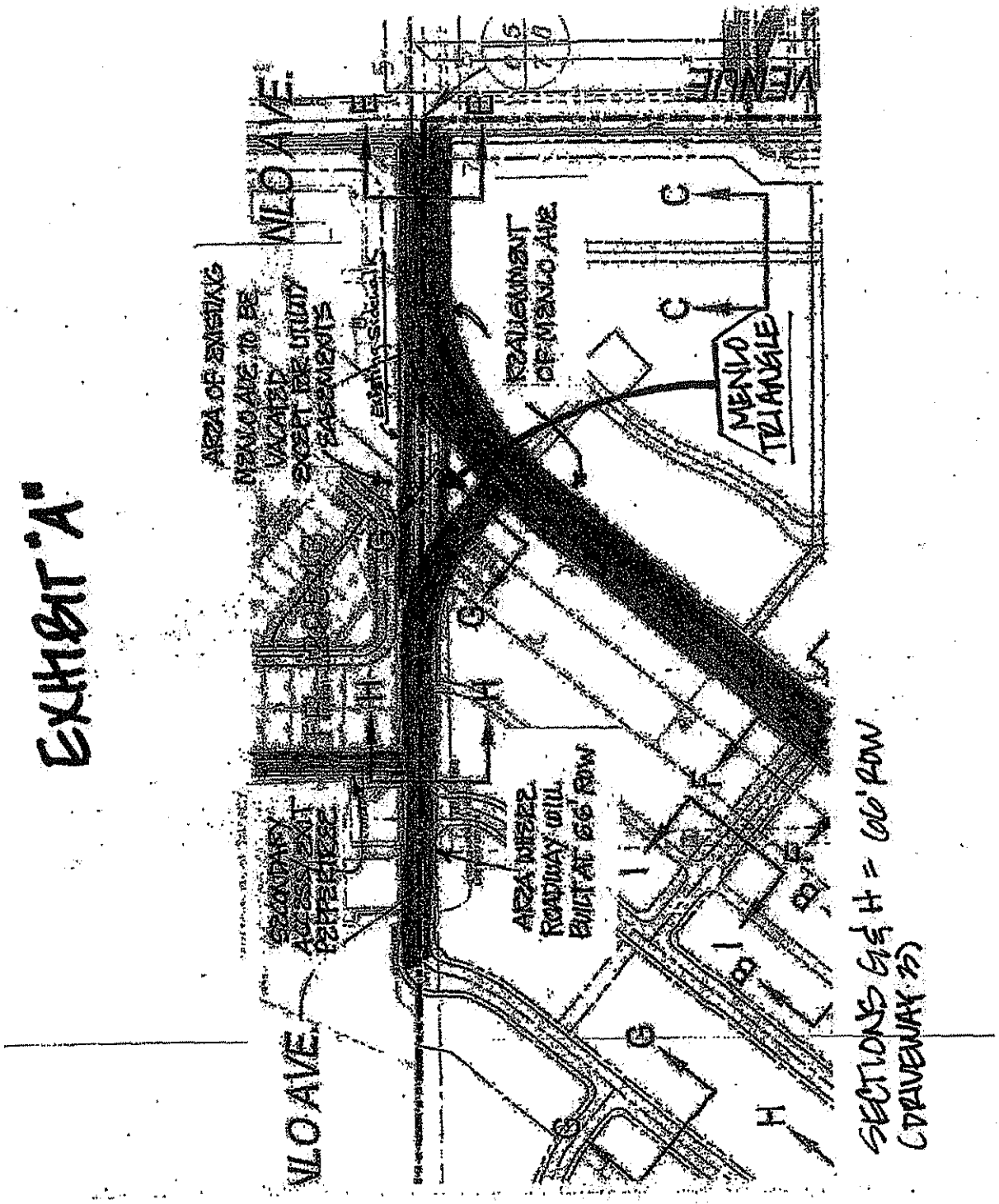


EXHIBIT "A"
MENLO AVE.
VENTURE
AREA OF EXISTING MENLO AVE. TO BE VACATED EXCEPT FOR UTILITY EASEMENTS
REALIGNMENT OF MENLO AVE.
MENLO TRIANGLE
AREA WHERE ROADWAY WILL BUILT AT 66' ROW
SECONDARY ACCESS EXIT PATHWAY
SECTIONS G & H = 60' ROW (PRIVATE ST)

APPENDIX '4'

Indemnification Agreement

INDEMNIFICATION AGREEMENT

This Indemnification Agreement ("Agreement") is entered into as of Mar. 7, 2012, by and between the City of Hemet ("City"), a municipal corporation and Signal Family Hemet, LLC, a California limited liability company ("Signal Hemet"); Omni Financial, LLC, a California limited liability company, and Sterling Real Estate Partners, I, LLC, A California limited liability company (collectively, "Omni-Sterling"); and MJ&M, LLC, a California limited liability company ("MJ&M")(collectively, "Developers").

RECITALS

A. Signal Hemet owns Assessor Parcel Numbers 448-100-003-4, 448-100-004-5, 448-100-006-7, 448-100-009-0, 448-100-013-3, 448-100-014, 448-100-016-6, 448-100-017-7, and 448-110-001-3. Omni-Sterling owns Assessor Parcel Numbers 448-100-015-5, 448-110-002-4, 448-110-003-5, 448-110-004-6, 448-110-005-7, 448-110-006-8, 448-110-007-9, 448-110-008-0, 448-110-009-1, 448-110-010-1, 448-110-011-2, 448-110-012-3, 448-110-013-4, 448-110-014-5, 448-110-015-6, 448-110-017-8, 448-110-018-9, 448-110-019-0, 448-110-020-0, 448-110-021-1, and 448-110-022-2. MJ&M owns Assessor Parcel Numbers 448-100-001, 448-100-002, 448-100-005, 448-100-007, 448-100-008, 448-100-010, 448-100-011, 448-100-012, and 448-100-018.

B. Developers applied to City for an amendment to the Hemet Valley Country Club Estates Specific Plan. This amendment, encompassing 165.8 acres of land, is known as the Tres Cerritos East Specific Plan Amendment and includes the development of 754 residential dwelling units, 17.6 acres of parks, as well as other public improvements ("Project").

C. On June 21, 2011, the Planning Commission of the City will hold a public hearing and make a recommendation to the City Council regarding the Project and certification of the Environmental Impact Report (SCH #2006071002) ("EIR").

D. The City Council is scheduled to hold a public hearing and review the Project and EIR on November 8, 2011. Should the City Council approve the Project and certify the EIR, the parties agree that this Agreement shall be effective and binding upon the parties.

NOW, THEREFORE, for good and valuable consideration the receipt of which is hereby acknowledged, in consideration of the covenants and agreements exchanged herein, and in consideration of City's approval of the Project and certification of the EIR, the Parties agree as follows:

1. **Indemnification.** The Developers (themselves and their successors and assigns) shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), and from any liability, judgments, orders, liens, costs and/or expenses arising therefrom or related thereto, brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the Project or EIR, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. Developers may select legal counsel providing the Developers' defense and it is expressly agreed that the City shall have the right to approve separate legal counsel providing the City's defense. Developers shall reimburse City for any attorney's fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Developers agree that City will forward monthly invoices to Developers for attorney's fees, costs and expenses it has incurred related to its defense of any Action and Developers agree to timely payment within thirty (30) days of receipt of the invoice. Developers agree to post adequate security or a cash deposit with City in an amount to cover the City's attorney's fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall promptly notify the Developers of any Action brought and City shall cooperate with Developers in the defense of the Action.

2. **Waiver and Release.** Developers, hereby waive all Actions (whether legal, equitable or declaratory in nature), proceedings (whether in courts or administrative bodies), alternative dispute resolution procedures (whether arbitration, mediation, or otherwise) demands, claims, and causes of action, and other means of recovery, of whatever nature, for damages (whether to person, property or business and including without limitation all forms of monetary recovery, whether for general, special, compensatory, or punitive damages, loss of earnings, loss of earning capacity, loss of profits or other damages of whatever nature), known or unknown, existing or future, arising from or in any way related to, the City's approval of the Project or certification of the EIR. Developers expressly acknowledge that they are familiar with Section 1542 of the California Civil Code which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

Developers expressly waive and relinquish any right and benefit which they may have under Section 1542 of the California Civil Code, or any state or federal statute or common law principle to similar effect, to the full extent that such rights and benefits may be lawfully waived pertaining to the subject matter of the waiver and release set forth in this Agreement. Developers understand and acknowledge the significance and consequences of this specific waiver of Section 1542 of the California Civil Code.

3. **Binding Effect**. This Agreement shall be binding upon and inure to the benefit of each party to this Agreement and their respective heirs, administrators, representatives, successors and assigns; provided, that Developers shall not assign any of their rights or obligations under this Agreement.

4. **No Waiver; Remedies Cumulative**. No failure or delay by City in exercising any remedy, right, power or privilege under or with respect to this Agreement shall operate as a waiver of such remedy, right, power or privilege, nor shall any single or partial exercise of any such remedy, right, power or privilege preclude any other or further exercise of such remedy, right, power or privilege, or the exercise of any other remedy, right, power or privilege. No remedy, right, power or privilege of City under or with respect to this Agreement is intended to be exclusive of any other such remedy, right, power or privilege of City but each shall be cumulative and in addition to every other such remedy, right, power or privilege of City and each may be exercised concurrently or independently from time to time and as often as may be deemed expedient by City.

5. **Amendment**. The terms and provisions of this Agreement may not be amended, modified or waived, except by an instrument in writing signed by the parties.

6. **Severability**. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

7. **Attorneys' Fees and Costs**. In any Action brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party its attorneys' fees and costs.

8. **Construction and Interpretation of Agreement**. The parties agree that this Agreement was jointly prepared through negotiations of the parties and the

provisions of the Agreement are not to be strictly or liberally construed for or against any of the parties. The titles to the sections and subsections of this Agreement are inserted for convenience only and are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement. This Agreement shall be governed by and construed in accordance with the substantive and procedural laws of the State of California.

9. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which taken together shall constitute but one and the same instrument.

10. **Authority**. Developers represent and warrant that they are the current owners of the property within the Tres Cerritos East Specific Plan amendment as set forth in Recital A. The persons executing this Agreement on behalf of Developers represent and warrant that they have the authority to so execute this Agreement and to bind the party for whom they are signing to the performance of its obligations herein.

"CITY"

CITY OF HEMET

By: _____
Robert Youssef, Mayor

ATTEST:

_____
Sarah McComas, City Clerk

APPROVED AS TO FORM:

_____
Eric S. Vail, City Attorney

"DEVELOPERS"

Signal Family Hemet, LLC

"DEVELOPERS"

Signal Family Hemet, LLC
a California limited liability company

By: Signal Hill Family Limited Partnership, a California limited partnership - Sole Member

By: Signal Hill Operating, Inc., a California corporation

Its: General Partner

By: _____

Its: President

Omni Financial, LLC
a California limited liability company

By: Cura Financial, LLC
a California limited liability company

By: _____
Martin Boone, Manager

Sterling Real Estate Partners, I, LLC, a California limited liability company

By: _____
Gerald Fischer, Member

MJ&M, LLC, a California limited liability company

By: _____

Its: _____

RIV #4851-1660-0073 v1

a California limited liability company

By: Signal Hill Family Limited Partnership, a California limited partnership - Sole Member

By: Signal Hill Operating, Inc., a California corporation

Its: General Partner

By: _____

Its: VICE-President

Omni Financial, LLC
a California limited liability company

By: Cura Financial, LLC
a California limited liability company

By: _____
Martin Boone, Manager

Sterling Real Estate Partners, I, LLC, a California limited liability company

By: _____
Joshua Fischer, Managing Member

MJ&M, LLC, a California limited liability company

By: _____

Its: _____

a California limited liability company

By: Signal Hill Family Limited Partnership, a California limited partnership - Sole Member

By: Signal Hill Operating, Inc., a California corporation

Its: General Partner

By: _____

Its: President

Omni Financial, LLC
a California limited liability company

By: Cura Financial, LLC
a California limited liability company

By: _____
Martin Boone, Manager

Sterling Real Estate Partners, I, LLC, a California limited liability company

By: _____
Joshua Fischer, Managing Member

MJ&M, LLC, a California limited liability company

By: Joan R. McClintock
Joan R. McClintock

Its: Member

Attachment No. 1b

Legal Descripton

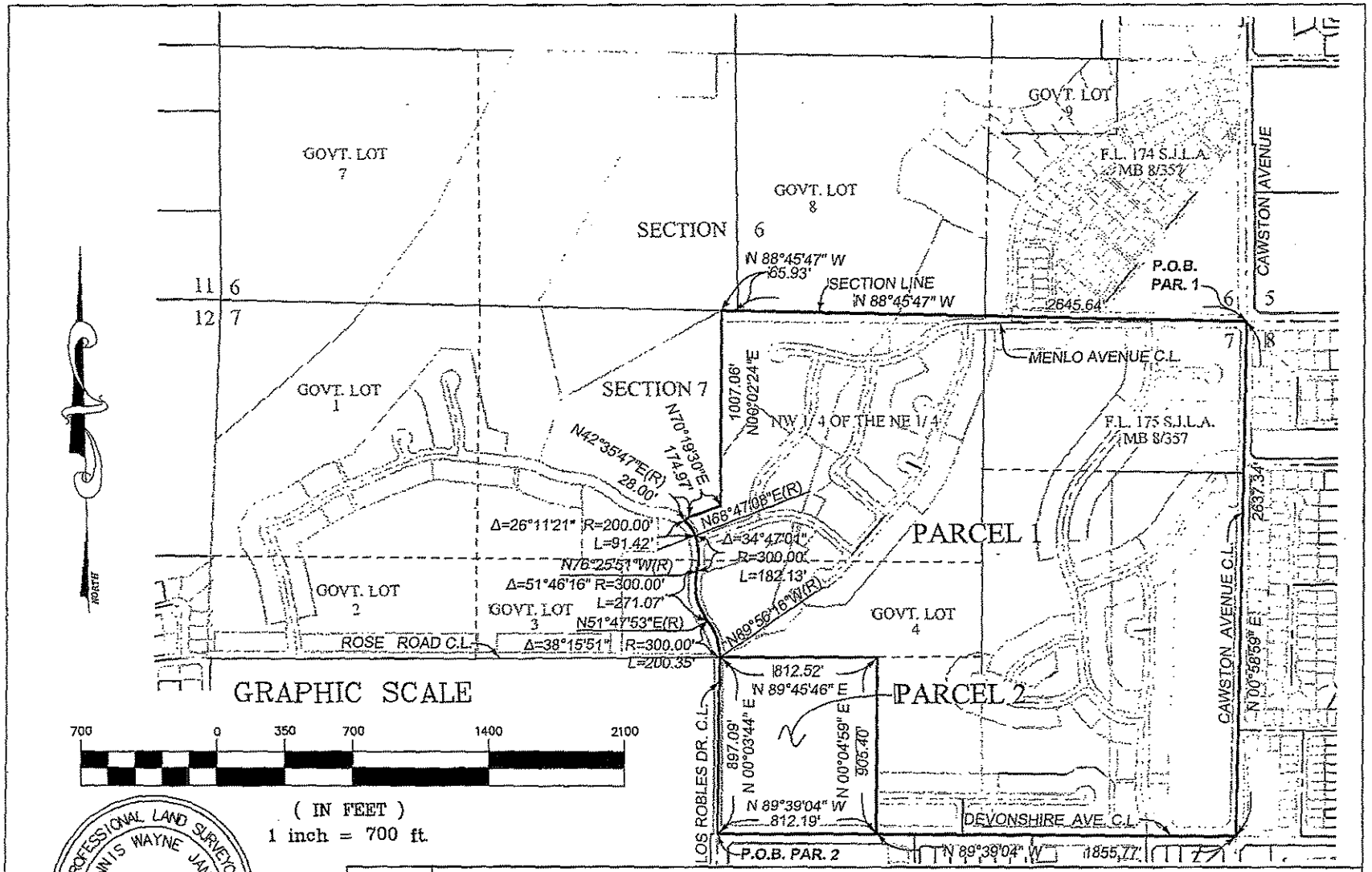


EXHIBIT B

PLAT: PORTIONS OF SECTIONS 6 & 7
T.5S., R.1W. SBBM

SEC. 6&7, T.5S., R.1W. SBBM

DRAWN BY: BH	DATE: 07-05-11	W.O. # SM-11-029	SHEET 1 OF 1

PARCEL 1

BEING PORTIONS OF FRACTIONAL SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, AND A PORTION OF TRACT XX AS SHOWN ON PARTITION MAP RANCHO SAN JACINTO VIEJO AND FARM LOT 175 OF THE SAN JACINTO LAND ASSOCIATION PER BOOK 8 OF MAPS, PAGE 357, RECORDS OF COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7, AS SHOWN ON TRACT MAP 29550 IN BOOK 299, PAGES 78 THROUGH 99, INCLUSIVE, OF MAPS, RECORDS OF COUNTY OF RIVERSIDE, OF SAID STATE , SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF MENLO AVENUE AND CAWSTON AVENUE AS SHOWN ON SAID TRACT MAP 29550 ;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION AND THE SAID CENTERLINE OF CAWSTON AVE, SOUTH 00°58'59" WEST, A DISTANCE OF 2,637.34 FEET TO THE CENTERLINE INTERSECTION OF SAID CAWSTON AVENUE AND DEVONSHIRE AVENUE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID TRACT MAP 29550 ;

THENCE WESTERLY LEAVING SAID EASTERLY LINE OF SAID SECTION 7 AND ALONG SAID CENTERLINE OF DEVONSHIRE AVENUE, NORTH 89°39'04" WEST, A DISTANCE OF 1,855.77 FEET TO A POINT ON LAST SAID, CENTERLINE SAID POINT ALSO BEING AN ANGLE POINT ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT MAP 29550 ;

THENCE NORTHERLY LEAVING SAID CENTERLINE , NORTH 00°04'59" EAST, A DISTANCE OF 905.40 FEET TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 4 OF SAID FRACTIONAL SECTION 7, SAID POINT ALSO BEING AN ANGLE POINT ALONG THE SAID SOUTHERLY BOUNDARY OF SAID TRACT MAP 29550 ;

THENCE ALONG LAST SAID SOUTHERLY BOUNDARY LINE, SOUTH 89°45'46" WEST, A DISTANCE OF 812.52 FEET TO THE CENTERLINE INTERSECTION OF LOS ROBLES ROAD AND ROSE ROAD AS SHOWN ON SAID TRACT MAP 29550, SAID POINT BEING ON A NON-TANGENT CURVE WITH A RADIUS OF 300.00 FEET AND A RADIAL BEARING OF NORTH 89°56'16" WEST;

THENCE CONTINUING NORTHERLY ALONG THE SAID CENTERLINE OF LOS ROBLES DRIVE THROUGH A CENTRAL ANGLE OF 38°15'51" AND AN ARC DISTANCE OF 200.35 FEET TO A REVERSE CURVE WITH A RADIUS OF 300.00 FEET AND A RADIAL BEARING OF NORTH 51°47'53"EAST;

THENCE CONTINUING NORTHERLY ALONG LAST SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 51°46'16" AND AN ARC DISTANCE OF 271.07 FEET TO A REVERSE CURVE WITH A RADIUS OF 300.00 FEET AND A RADIAL BEARING OF NORTH 76°25'51"WEST;

THENCE CONTINUING NORTHERLY ALONG LAST SAID CENTERLINE THROUGH A CENTRAL ANGLE 34°47'01" AND AN ARC DISTANCE OF 182.13 FEET TO A COMPOUND CURVE WITH A RADIUS OF 200.00 FEET AND A RADIAL BEARING OF NORTH 68°47'08"EAST;

EXHIBIT A	LEGAL DESCRIPTION PARCEL 1		
DRAWN BY: BH	DATE: 07-05-11	W.O. # SM-11-029	SHEET 1 OF 3

THENCE *CONTINUING NORTHEASTERLY ALONG LAST SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°11'21" AND AN ARC DISTANCE OF 91.42 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF LOT Y OF SAID TRACT MAP 29550;*

THENCE *EASTERLY LEAVING LAST SAID CENTERLINE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT Y NORTH 42°35'47" EAST A DISTANCE OF 28.00 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 7 AS SHOWN ON SAID TRACT MAP 29550;*

THENCE *CONTINUING NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF LOT 7 NORTH 70°19'30" EAST A DISTANCE OF 174.97" FEET TO THE EASTERLY BOUNDARY LINE OF SAID LOT 7;*

THENCE *NORTHERLY ALONG SAID EASTERLY LINE OF LOT 7 NORTH 00°02'24" EAST A DISTANCE OF 1007.06 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 7;*

THENCE *EASTERLY ALONG SAID NORTHERLY LINE OF SAID FRACTIONAL SECTION 7, SOUTH 88°45'47" EAST A DISTANCE OF 65.93 FEET, TO THE NORTH QUARTER CORNER OF SAID FRACTIONAL SECTION 6;*

THENCE *CONTINUING EASTERLY ALONG SAID NORTHERLY LINE OF SAID FRACTIONAL SECTION 7, SOUTH 88°45'47" EAST, A DISTANCE OF 2,645.64 FEET TO THE* ***POINT OF BEGINNING;***

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 149.01 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO MADE A PART HEREOF.

EXHIBIT A	LEGAL DESCRIPTION PARCEL 1		
DRAWN BY: BH	DATE: 07-05-11	W.O. # SM-10-027	SHEET 2 OF 3

PARCEL 2

BEING A PORTION NORTHEAST QUARTER OF SECTION 7, AS SHOWN ON TRACT MAP 29550 IN BOOK 299, PAGES 78 THROUGH 99, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY OF RIVERSIDE:

***BEGINNING** AT CENTERLINE INTERSECTION OF DEVONSHIRE AVENUE AND LOS ROBLES DRIVE AS SHOWN ON SAID MAP;*

***THENCE** NORTHERLY ALONG SAID CENTERLINE OF LOS ROBLES DRIVE, NORTH 00°03'44" EAST, A DISTANCE OF 897.09 FEET TO THE CENTERLINE INTERSECTION OF ROSE ROAD AND LOS ROBLES DRIVE, AS SHOWN ON SAID MAP;*

***THENCE** EASTERLY LEAVING SAID CENTERLINE OF LOS ROBLES DRIVE, ALONG THE BOUNDARY OF SAID TRACT MAP, NORTH 89°45'46" EAST, A DISTANCE OF 812.52 FEET TO AN ANGLE POINT ALONG THE SAID BOUNDARY;*

***THENCE** CONTINUING ALONG THE BOUNDARY OF SAID TRACT MAP, SOUTH 00°04'59" WEST, A DISTANCE OF 905.40 FEET TO THE CENTERLINE OF SAID DEVONSHIRE AVENUE SAID POINT ALSO BEING AN ANGLE POINT IN SAID BOUNDARY;*

THENCE** LEAVING THE BOUNDARY OF SAID TRACT MAP 29550, NORTH 89°39'04" WEST, A DISTANCE OF 812.19 FEET ALONG THE CENTERLINE OF SAID DEVONSHIRE AVENUE TO THE **POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 16.81 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO MADE A PART HEREOF.

EXHIBIT A	LEGAL DESCRIPTION PARCEL 2		
DRAWN BY: BH	DATE: 07-05-11	W.O. # SM-10-027	SHEET 3 OF 3

AGENDA # 13

Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Jorge Biagioni, City Engineer; Brian Nakamura, City Manager

DATE: April 10, 2012

RE: Installation of Banners Across Florida Avenue

RECOMMENDED ACTION:

Staff recommends that the City Council approve the installation of the following listed banners:

BACKGROUND:

- Ordinance 1598 adopted March 23, 1998 amending Article XXXVII, Sections 90-1311 through 90-1317 inclusive of the Hemet Municipal Code relating to the Banners for Events within the City of Hemet and the San Jacinto Valley.

PROJECT DESCRIPTION:

A Saint Hyacith Academy requests hanging their banner up at Florida and Harvard on April 16, 2012 and down on April 29, 2012. To make the public aware of the Spring Fling Fest being held April 28 & 29, 2012. The application and banner legend are attached.

B Hemet / San Jacinto Chamber of Commerce requests hanging their banner up on Florida and Kirby on April 23, 2012 and down on April 30, 2012, and up on Harvard and Florida on April 30, 2012 and down on May 7, 2012. To make the public aware of the Spring Celebration being held on May 5, 2012. The application and banner legend are attached.

C Center Against Sexual Assault (CASA) requests hanging their banner up on Florida and Kirby on April 30, 2012 and down on May 14, 2012. To inform the public of the benefit being held on May 11, 2012 for CASA. The application and banner legend are attached.

D AYSO Soccer requests their banner go up at Florida and Harvard on May 7, 2012 and down on May 21, 2012. To inform the public of the AYSO Soccer Sign-ups, Fall Registration May 5 & 16, June 6 & 14, 2012. The application and banner legend are attached.

E Knights of Columbus Council requests their banner go up on Harvard on May 21, 2012 and down on June 4, 2012. To inform the public of the Knights of Columbus Car Show, June 3, 2012. The application and banner legend are attached.

F Valley Wide Recreation and Park District requests hanging their banner up at Florida and Kirby on May 28, 2012, and down on June 11, 2012. To make the public aware of the Valley Wide Docent program year round recruitment. The application and banner legend are attached.

- The banners are delivered to the Covell Building, 510 E. Florida Avenue and then hung across Florida by the Public Works Parks Department.

ANALYSIS:

- Ordinance 1598 states that "certain eligible events and festivals that are deemed to be of community-wide benefit may place banners, flags or similar devices over public streets".

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

- Ordinance 1598 adopted March 23, 1998.

FISCAL IMPACT:

- No impact to the General Fund.

Respectfully submitted,

Becky Joiner
Engineering/Fire Department

Attachments:
Special Event Banner Applications and Legends
Copy of Ordinance No. 1598

City of Hemet
SPECIAL EVENT BANNER PERMIT APPLICATION

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN ARTICLE XXXVII, SECTIONS 90-1311 THROUGH 90-1317 INCLUSIVE, OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER, FLAG, EMBLEM, BUNTING OR SIMILAR DEVICE UPON OR OVER A PUBLIC, STREET, SIDEWALK OR OTHER PUBLIC PLACE IN THE CITY AS FOLLOWS:

ORGANIZATION OR APPLICANT NAME: Saint Hyacith Academy - Gilda Gonzalez

CONTACT PERSON: Gilda Gonzalez PHONE NO 951-306-2780

ADDRESS: 275 S. Victoria Ave SJ, CA 92583

CITY, STATE, ZIP CODE: San Jacinto

EVENT: April 28th & 29th, 2012

EVENT DATE: Spring Fling Fest

BANNER LOCATION: Florida Ave at Harvard Ave or Florida Ave at Kirby St

DESIRED START DATE: 4-16-12 REMOVAL DATE: 4-29-12

BANNER SIZE: 3' X 25' long

DESCRIPTION OF BANNER DESIGN AND WORDING: **PLEASE ATTACH PICTURE OR DRAWING**

SIGNATURE: Gilda Gonzalez TITLE: Event Coordinator

PRINTED NAME: Gilda Gonzalez DATE: 8-11-11

THE FOLLOWING MUST BE ATTACHED:
DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED.
(SEE ATTACHED EXAMPLE)

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:
Laurie Knotek - Public Works Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2326 Fax (951) 765-3878

FOR CITY USE

DATE APPROVED BY CITY COUNCIL _____

U. Becky

Fax 765-3170

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tion

St. Hyacinth Academy
Spring [redacted] Fest
951-654-2013
April 27th; 4pm - 9pm April 28th; 12pm - [illegible]

Gilda Gonzalez
951-306-2780

City of Hemet
SPECIAL EVENT BANNER PERMIT APPLICATION

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN ARTICLE XXXVII, SECTIONS 90-1311 THROUGH 90-1317 INCLUSIVE, OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER, FLAG, EMBLEM, BUNTING OR SIMILAR DEVICE UPON OR OVER A PUBLIC, STREET, SIDEWALK OR OTHER PUBLIC PLACE IN THE CITY AS FOLLOWS:

ORGANIZATION OR APPLICANT NAME: Hemet/San Jacinto Valley Chamber of Commerce

CONTACT PERSON: Kristi Strawbridge PHONE NO. 658-3211

ADDRESS: 615 N San Jacinto St Cell 323-919-2612

CITY, STATE, ZIP CODE: Hemet, CA 92543

EVENT: Fiesta

EVENT DATE: May 5, 2012

BANNER LOCATION: Florida Ave at Harvard Ave or Florida Ave at Kirby St

DESIRED START DATE: April 23, 2012 REMOVAL DATE: May 7, 2012

BANNER SIZE:

DESCRIPTION OF BANNER DESIGN AND WORDING: **PLEASE ATTACH PICTURE OR DRAWING**

SIGNATURE Patti K. Drusky TITLE: CEO

PRINTED NAME: Patti K. Drusky DATE: 6-6-11

THE FOLLOWING MUST BE ATTACHED:
DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED.
(SEE ATTACHED EXAMPLE)

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:
Laurie Knotek - Public Works Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2326 Fax (951) 765-3878

FOR CITY USE

DATE APPROVED BY CITY COUNCIL _____

HEMET/SAN JACINTO VALLEY
CHAMBER of COMMERCE

FIESTA

ESTUDILLO MANSION 150 S. DILLON AVENUE SAN JACINTO
MAY 5TH, 2012 10AM-4PM

City of Hemet
SPECIAL EVENT BANNER PERMIT APPLICATION

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN ARTICLE XXXVII, SECTIONS 90-1311 THROUGH 90-1317 INCLUSIVE, OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER, FLAG, EMBLEM, BUNTING OR SIMILAR DEVICE UPON OR OVER A PUBLIC, STREET, SIDEWALK OR OTHER PUBLIC PLACE IN THE CITY AS FOLLOWS:

ORGANIZATION OR APPLICANT NAME: Center Against Sexual Assault

CONTACT PERSON: Gayle Hepner PHONE NO. 951-660-5627

ADDRESS: 640 N. San Jacinto St. #E

CITY, STATE, ZIP CODE: Hemet, CA 92543

EVENT: Pirates, Pearls and a Mystery Island Adventure

EVENT DATE: 5/11/12

BANNER LOCATION: Florida Ave at Harvard Ave or Florida Ave at Kirby St

DESIRED START DATE: 4/30/12 REMOVAL DATE: 5/14/12

BANNER SIZE: 30' X 3'

DESCRIPTION OF BANNER DESIGN AND WORDING: **PLEASE ATTACH PICTURE OR DRAWING**

Please see attached

SIGNATURE: Gayle Hepner TITLE: Administrative Volunteer

PRINTED NAME: Gayle Hepner DATE: 1-12-12

THE FOLLOWING MUST BE ATTACHED:
DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED.
(SEE ATTACHED EXAMPLE)

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:
Laurie Knotek - Public Works Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2326 Fax (951) 765-3678

FOR CITY USE

DATE APPROVED BY CITY COUNCIL _____

An evening to benefit CASA

PIRATES *earls* and a Mystery Island Adventure

City of Hemet
SPECIAL EVENT BANNER PERMIT APPLICATION

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN ARTICLE XXXVII, SECTIONS 90-1311 THROUGH 90-1317 INCLUSIVE, OF THE HEMET MUNICIPAL CODE.

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ORGANIZATION OR APPLICANT NAME: AYSO Region 137

CONTACT PERSON: Andrea Aguilar PHONE NO. 9097026566

ADDRESS: 3903 Sydney St

CITY, STATE, ZIP CODE: Hemet, CA 92545

EVENT: Fall Registration

EVENT DATE: 5/5/12, 5/6/12, 6/6/12, 6/14/12

BANNER LOCATION: Florida Ave. at Harvard Ave. or Florida Ave. at Kirby St.

DESIRED START DATE: 4/27/12 REMOVAL DATE: 5/27/12

BANNER SIZE: 3' x 25'

DESCRIPTION OF BANNER DESIGN AND WORDING: **PLEASE ATTACH PICTURE OR DRAWING**

SIGNATURE: Andrea M Aguilar TITLE: Regional Commissioner

PRINTED NAME: Andrea M. Aguilar DATE: 2/29/12

THE FOLLOWING MUST BE ATTACHED:
DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED.
(SEE ATTACHED EXAMPLE)

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:
Laurie Knotek - Public Works Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2326 Fax (951) 765-3878

FOR CITY USE

DATE APPROVED BY CITY COUNCIL	DATE CALTRANS ENCROACHMENT PERMIT RECEIVED	CALTRANS ENCROACHMENT PERMIT NUMBER

25

For more information - www.ayso137.net

S.J. Valley Wide ⚽ , 9am to 2pm ⚽ , 6pm to 8pm ⚽

25 May 5 May 16

City of Hemet
SPECIAL EVENT BANNER PERMIT APPLICATION

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN ARTICLE XXXVII, SECTIONS 90-1311 THROUGH 90-1317 INCLUSIVE, OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER, FLAG, EMBLEM, BUNTING OR SIMILAR DEVICE UPON OR OVER A PUBLIC, STREET, SIDEWALK OR OTHER PUBLIC PLACE IN THE CITY AS FOLLOWS:

ORGANIZATION OR APPLICANT NAME: Knights of Columbus Council 10991

CONTACT PERSON: AL Cordova PHONE NO 951-526-5536

ADDRESS: 661 Snead Dr

CITY, STATE, ZIP CODE: Hemet CA. 92543

EVENT: Classic Car and Motorcycle

EVENT DATE: June 3-2012

21 May June 4

BANNER LOCATION: Florida Ave at Harvard Ave or Florida Ave at Kirby St

DESIRED START DATE: 5/21/12 REMOVAL DATE: 6/4/12

BANNER SIZE: 3 Feet Wide 30 Feet Long

DESCRIPTION OF BANNER DESIGN AND WORDING: **PLEASE ATTACH PICTURE OR DRAWING**

SIGNATURE: A. Cordova TITLE: President

PRINTED NAME: Al Cordova DATE: Nov 15, 2011

THE FOLLOWING MUST BE ATTACHED:
DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED.
(SEE ATTACHED EXAMPLE)

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:
Laurie Knotek - Public Works Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2326 Fax (951) 765-3878

FOR CITY USE

DATE APPROVED
BY CITY COUNCIL _____

- No logos
- Font must be same size throughout text
- No e-mail address
- No location

5TH Annual
Knights of Columbus

Sunday, June 3 - 2012
12:00 Noon - 5:00 PM

For Cars
Registrations
and Vendors
Call - 526-5536

Classic Car Show - Motorcycles

Holy Spirit Catholic Church 26340 Saboba St.
Hemet

City of Hemet
SPECIAL EVENT BANNER PERMIT APPLICATION

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN ARTICLE XXXVII, SECTIONS 90-1311 THROUGH 90-1317 INCLUSIVE, OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER, FLAG, EMBLEM, BUNTING OR SIMILAR DEVICE UPON OR OVER A PUBLIC, STREET, SIDEWALK OR OTHER PUBLIC PLACE IN THE CITY AS FOLLOWS:

ORGANIZATION OR APPLICANT NAME: Valley-Wide Recreation & Park District

CONTACT PERSON: Angelica Rangel PHONE NO. 654-1505

ADDRESS: 901 W. Esplanade Ave

CITY, STATE, ZIP CODE: San Jacinto, CA 92582

EVENT: Volunteer at Diamond Valley Lake

EVENT DATE: Year-round

BANNER LOCATION: Florida Ave at Harvard Ave or Florida Ave at Kirby St

DESIRED START DATE: 05/28/12 REMOVAL DATE: 06/11/12

BANNER SIZE: 3X25

DESCRIPTION OF BANNER DESIGN AND WORDING: **PLEASE ATTACH PICTURE OR DRAWING**

"Make a difference become a docent at Diamond Valley Lake"

SIGNATURE [signature] TITLE: Executive Assistant

PRINTED NAME: Angelica Rangel DATE: 12/22/2011

THE FOLLOWING MUST BE ATTACHED:
DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED.
(SEE ATTACHED EXAMPLE)

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:
Laurie Knotek - Public Works Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2326 Fax (951) 765-3878

FOR CITY USE

DATE APPROVED
BY CITY COUNCIL _____

AKE A DIFFERENCE! (951) 654-
BECOME A DOCENT AT DIAMOND VALLEY

ORDINANCE NO. 1598

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA AMENDING ARTICLE XXXVII, SECTIONS 90-1311 THROUGH 90-1317 INCLUSIVE OF THE HEMET MUNICIPAL CODE RELATING TO BANNERS FOR EVENTS WITHIN THE CITY OF HEMET AND THE SAN JACINTO VALLEY

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

SECTION ONE: Article XXXVII, Sections 90-1311 through 90-1317 inclusive of the Hemet Municipal Code, is hereby amended to read in its entirety as follows:

ARTICLE XXXVII. SPECIAL EVENT BANNERS

Sec. 90-1311. Purpose.

The purpose of this article is to allow certain eligible events and festivals, subject to the requirements of this article, to place banners, flags, emblems, bunting, or other similar devices upon or over any public street, sidewalk or other public place in the city. Secondarily, it is the purpose of this article to allow, subject to certain requirements, banners, flags, emblems, bunting, or other similar devices placed upon or over any public street, sidewalk or other public place in the city for festivals and events that are deemed to be of community-wide benefit.

Sec. 90-1312. Eligible Events and Festivals.

Eligible events and festivals shall include, the Ramona Pageant, Winter Visitors, the Weekend and the Jaycee's Christmas Parade. In addition, based upon evidence submitted on a case-by- case basis, upon application as provided in Section 90-1313, the City Council by Resolution may find and determine that other festivals and events have a community-wide benefit and are therefore, eligible. The Resolution may be amended from time to time.

Sec. 90-1313. Permit procedure.

(a) The director shall be authorized to issue permits to eligible applicants under this Article.

(b) Prior to the erection of any banner, flag, emblem, bunting or other similar device, the applicant shall complete an application for a permit. The application shall be made on forms supplied by the director. At a minimum, the application shall include a map showing the location where such devices are to be installed, the contemplated dates during which such devices shall remain on or over any street or other public place in the city, a chart or drawing showing that the device would not interfere with traffic or the safety of persons using such public places. Applications received from applicants other than those applicants expressly deemed eligible in Section 90-1312 or applicants previously deemed to be eligible by Resolution of the City Council, shall be submitted to the City Council for determination of eligibility.

Sec. 90-1314. Issuance of permit.

If the director determines that the event or festival is eligible under the provisions of Section 90-1312 and that all other conditions imposed by this Article have been met, a permit shall be issued.

Sec. 90-1315. CalTrans permits.

The applicant shall be solely responsible for obtaining any other permits that may be required for devices authorized by this article from any other governmental agency, including without limitation, the state department of transportation (CalTrans).

Sec. 90-1316. Banner Requirements.

The following items are minimum requirements which must be met by the applicant:

(a) Any banner, flag, emblem, bunting or other similar device approved under this permit shall be installed by the city or a city authorized installer.

(b) The City reserves the right to remove and/or replace, if a replacement banner is provided by applicant within the available time frame, any banners, flags, emblems, bunting or other similar devices that have become tattered or otherwise in need of repair, within three (3) days of issuance of written notice to applicant. Such removal or replacement shall be at applicant's sole expense.

(c) Banners, flags, emblems, bunting or other similar devices shall be installed by the city or a city authorized installer at the location(s) shown on an approved plan. Installation of such devices may be limited when located on or along a CalTrans highway.

(d) No banner shall be installed prior to the issuance of a permit under this Article. The Ramona Pageant shall be issued a permit for up to 60-continuous days before the event or longer if approved by the City Council. All other applications may be approved by the director for up to a maximum of 14-continuous days. Upon application and a showing of special need, the City Council may approve a greater period of time. Banners shall be promptly removed within 72-hours after the event has ended.

(e) A maximum of two locations for banners are approved for Florida Avenue, other location(s) for banners, flags, emblems, bunting or other similar devices shall be on a case-by-case basis.

Secs. 90-1317--90-1340. Reserved.

SECTION TWO: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION THREE: This ordinance shall take effect thirty (30) days after its enactment in accord with California law.

SECTION FOUR: The City Clerk is directed to cause this ordinance to be published within 15 days of its passage in a newspaper of general circulation published and circulated within the City of Hemet.

Introduced at the regular meeting of the Hemet City Council on November 24, 1998.

Enacted at the regular meeting of the Hemet City Council on March 23, 1998 by the following vote:

AYES: Council Members Lowe, Meadows, Van Arsdale and Mayor Alberg

NOES: None

ABSTAIN: None

ABSENT: Council Member Tandy

C. Robin Reeser Lowe
Vice Mayor

ATTEST:

Gene Graves, City Clerk

APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

AGENDA # 14

Staff Report

TO: Honorable Mayor and City Council

FROM: Brian Nakamura, City Manager

DATE: April 10, 2012

RE: Armed Forces Banner Program

RECOMMENDED ACTION:
It is respectfully recommended that the City Council adopt Resolution Bill No.12-028 establishing the Armed Forces Banner Program.

BACKGROUND
At the April 27th work study the City Council heard a presentation on the Armed Forces Program (Program) and gave staff direction to bring back the Program guidelines for final for approval. The Program will recognize and honor active duty military personnel that reside or have an immediate family member that resides in the City of Hemet.

The Council Ad-hoc subcommittee which consists of Council members Foreman and Krupa along with representatives of American Legion Post 53 reviewed several other programs and have contributed to the development of the attached Program (Attachment 1).

DISCUSSION:
The Program will honor active duty military personnel with the display of banners hung on light standards at various locations determined by the City. The banners will be hung continuously with the exception of when the Ramona Pageant banners, holiday banners or U.S. Flags are displayed.

Currently there are 63 locations on Florida Avenue that have the appropriate hardware in place to install banners, thereby eliminating the need to purchase additional hardware. There are also sites on Stetson that are hardware ready if the Florida locations fill up. If the current locations fill up and there are requests for additional banners the City may purchase additional hardware at an approximate cost of $130 per location. At this time, it is proposed that the Program be limited to the 63 locations with hardware to limit new expenses to the City. Should all 63 locations be subscribed to in the first year, staff will seek spending authority from the City Council for additional light pole hardware in future.

The banners will be 30" wide x 94" tall and made of a durable vinyl material. In keeping with the "Shop Local" campaign we are working with a local vendor to design and manufacture the banners. Applicants will have the option of 2 designs one with a photo and the other without.

The cost to purchaes or sponsor a banner is $190. This includes approximately $150 for the banner and an additoanl $40 for costs to review the applications, installation of the banner and accounting costs. The prelimianey estaitme discussed on March 27th was was $175, but after

finalizing specifications for higher quality material, the cost rose slightly. If approved, the City will begin to collect banner fees in a designated account for the production and installation of banners.

To announce the implementation of the Program and to solicit the names of the individuals to be recognized, staff has prepared a press release and will make information available on the City's website.

The goal is to have the first round of banners installed the week of May 14th in celebration of Armed Forces Day. Staff recommends that the first banners will be hung near the Veteran's Memorial at Florida & Kirby and then east and west extending out along Florida Avenue.

COORDINATION & REVIEW:
The proposed Armed Forces Banner Program has been reviewed with and received comments from the following departments: Administration/City Manager, City Attorney, Finance, Community Development, Community Investment and Public Works (Engineering and Operations).

Additionally, the proposed Armed Forces Banner Program has been coordinated and reviewed with the Council Ad Hoc committee and representatives of American Legion Post 53.

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:
The proposed Armed Forces Banner Program support the Council's goal of fostering and maintaining a high quality of life and encouraging community pride.

ALTERNATIVES:
None identified at this time.

FISCAL IMPACT:
Fees collected and donations are expected to cover the entire cost of the program, so there is no cost to the City's General Fund.

CONCLUSION:
It is respectfully recommended that the City Council adopt Resolution Bill No. 12-028 establishing the Armed Forces Banner Program.

Attachment(s): 1- Draft Resolution Bill No. 12-028

Respectfully submitted,	**Approved as to form:**	**Fiscal review:**
Laurie Knotek Special Project Manager	Eric Vail City Attorney	Rita Conrad Finance Director

CITY OF HEMET
Hemet, California
RESOLUTION BILL NO. 12-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET APPROVING AN ARMED FORCES BANNER PROGRAM TO HONOR THE CURRENT ACTIVE DUTY MILITARY SERVICE OF HEMET RESIDENTS OR FAMILY MEMBERS

WHEREAS, the City Council of the City of Hemet honors those Hemet residents serving in the United States Armed Forces; and

WHEREAS, the City Council of the City of Hemet wishes to honor those residents serving in the United States Army, Marine Corps, Navy, Air Force, Coast Guard, National Guard and active military branch reserve forces; and

WHEREAS, the City Council of the City of Hemet wishes to implement an Armed Forces Banner Program to honor Hemet residents and their family members serving in the active duty armed forces; and

WHEREAS, the City Council of the City of Hemet conducted a Work Study session on March 27, 2012 to outline the parameters of an Armed Forces Banner Program as shown in the "Armed Forces Banner Program", as Exhibit A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of Armed Forces Banner Program. The City of Hemet approves of the "Armed Forces Banner Program" in substantially the form attached hereto as Exhibit "A" is hereby approved.

Section 3. Fees. The total cost per banner is $190, which includes $150 to purchase the banner and a $40 fee to cover review of applications, administration, accounting and installations costs. Following full payment, should an application be denied or found ineligible, only the $150 cost for banner production shall be refunded.

Section 4. **Technical, Non-Substantive Revisions.** The City Manager is hereby authorized and directed to use his discretion to make necessary revisions to the Armed Forces Banner Program documents so long as any such revisions are considered technical and non-substantive revisions to the documents, and which imposes no additional financial obligation on the City.

PASSED, APPROVED, AND ADOPTED this 10th day of April, 2012.

Robert Youssef, Mayor

ATTEST:

Sarah McComas, City Clerk

APPROVED AS TO FORM:

Eric S. Vail, City Attorney

State of California)
County of Riverside)
City of Hemet)

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City of Hemet and was passed at a regular meeting of the City Council on the 10th day of April, 2012 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sarah McComas, City Clerk

DRAFT

Exhibit A

CITY OF HEMET

ARMED FORCES BANNER PROGRAM

I. INTRODUCTION:

Pursuant to Resolution No. _____ the City Council of the City of Hemet has established the Armed Forces Banner Program to be administered by the City in accordance with the terms and provisions set forth in this Program.

The City reserves the right to revise this Program, discontinue the Armed forces Banner program, and/or revise applicable fees without prior notice.

II. PURPOSE:

To recognize and honor the City of Hemet ("City") residents or their immediate family members who are currently serving in the United States Armed Forces (Air Force, Army, Coast Guard, Marines, Navy or Active National Guard or Reserves).

The display of Armed Forces Banners on City light poles owned by the City of Southern California Edison is permitted only in accordance with the Program. Selection of banner locations will be on a first come, first serve basis, except that the City reserves to itself the right to place specified Armed Forces Banners in positions of special visibility. No advertisements or other commercial speech shall be permitted on Armed Forces Banners. In establishing this Program, the City does not intend in any manner to create a public forum or other means by which messages may be conveyed or by which public discourse, exchange of opinions or discussion on issues of any nature may occur. Instead, the sole and limited purpose of the Armed Forces Banner Program is to recognize and honor

the contribution of eligible active duty military personal by permitting the uniform display of banners containing the serviceperson's name, photo and service division.

III. COMMUNITY GROUPS:

The City may from time to time, and at the sole discretion of the City Council, accept assistance in administering, funding, and other aspects of the program from community groups including the American Legion Post 53, including those support activities as described in Section VII of the Program.

The American Legion will assist the City with this program; reviewing applications, marketing, fundraising, annual verification of eligibility and program participation cost assistance to families and individuals.

IV. ELIGIBILITY CRITERIA:

1. Any person or organization can apply for a banner for a serviceperson. The serviceperson must be serving on active duty. For the purpose of this program, "active duty" is defined as 12 months of continuous service in the United States Armed Forces.

2. The serviceperson must be a resident of the City of Hemet or the spouse, mother, father, daughter, son, brother, sister, grandson or granddaughter of a current City of Hemet resident or within zip codes 92543, 92544 or 92545. Residency must be verified with a recent utility bill, driver's license, or other form of identification listing a current City of Hemet address.

V. ANNUAL ELIGIBILITY DETERMINATION

1. On an annual basis, the City will request from all banner applicants written verification that the serviceperson continues to meet the Eligibility Criteria. Banner applicants will be contacted at their last known address listed on their application form. Any banner no longer meeting the Eligibility Criteria shall be removed and the location reassigned.

2. It shall be the responsibility of each banner applicant to promptly update his or her information on file with the City, as needed. The City shall not be responsible in the event it does not receive any updated contact information that is not personally delivered to the City.

VI. DISPLAY TERM:

1. The banner will be displayed continuously (with the exception of hanging of Ramona Pageant, Holiday banners or other City promotional banner campaigns). The banner will be removed if:
   a. The banner becomes damaged due to wind, age, or other reasons as solely determined by the City;

b. The military serviceperson no longer meets the eligibility criteria;
c. In the event the Armed Forces banner program is discontinued for any reason at the discretion of the City Council;
d. In the event all banner locations become filled, the City shall have the right to rotate banners every year thereby allowing those interested to participate.

VII. PROCESS:

1. Applications will be submitted to the City on a form provided by the City, and shall include the name of the serviceperson, branch of service, photo, contact information or applicant, and a form of identification in order to verify City of Hemet residency of either the serviceperson or the applicant. Verification of active duty status must also be submitted. Applications must include payment of the total fee approved by the City Council (as of April 10, 2012 -$190), paid in full, at the time of submission. Following application review, should an application be deemed ineligible, then only the banner cost ($150) will be refunded to applicant, but the administrative fee ($40) will be forfeited by the Applicant and retained by the City.

2. Applications will be accepted on an on-going basis, but banners will be installed twice each calendar year during May and September space permitting. Applicants acknowledge that the City has limited space for the placement of banners and space is assigned to approved applications on a first come, first serve basis. Not all applicants may be assigned space. Applicants not assigned space at the time of their approval shall be placed on a waiting list for spaces as they become available.

3. The City will verify that the application meets all eligibility requirements including residency.

4. Once the application has been processed, the City will create the banner. Only one banner per serviceperson is allowed. The lettering of the name and branch of the serviceperson will be sized to fit the personalization area on the banner. Spelling of the name will be taken directly from the application.

5. Installation and removal of banners are at the City's sole discretion.

6. The number of, and specific banner locations shall be determined solely by the City, and may be revised without prior notice. An applicant may not select a specific location.

7. The City is not responsible for replacing banners that are stolen, damaged, or destroyed due to age, vandalism, or any acts of nature including high winds.

8. Annual re-verification of the serviceperson's active duty status will be required.

9. Removed banners will be returned to the applicant.

10. In the event a serviceperson is killed in the line of duty, his or her banner will be removed and given to applicant and serviceperson's name will be added to the Veteran's Memorial wall located at Gibbel Park.

11. Approval of a banner application only entitles the applicants banner to be hung and displayed by the City pursuant to this policy. The City shall have no obligation to perform any maintenance to a banner or in conjunction with the display of any banner. Once installed, a banner applicant shall have no right of access to the banner, provided, however, that a banner applicant may request the removal of the applicant's banner. Once a banner is removed following such a request, the banner applicant shall have no further rights pursuant to this policy.

VIII. COST/SPONSORSHIP

1. The current cost for banner and installation is $190. Fee to be paid at time application is submitted and payable to the City of Hemet.

2. The City will accept donations on an on-going basis to support the Program.

3. As City receives general donations in support of the program, applicants may be awarded up to 50% of the cost to participate from the City's general Program fund. Applicants seeking assistance will be required to obtain the remaining portion of the cost from a sponsor or community group, i.e.; American Legion or other organizations.

4. The American Legion Post 53 will actively pursue donations/sponsorships to assist the program and periodically have fundraisers for same.

IX. INDEMNIFICATION AND HOLD HARMLESS:

By applying for and receiving approval to sponsor a banner, each banner applicant agrees to indemnify and hold the City of Hemet, and each of its elected officials, officers, employees, agents and volunteers free and harmless with respect to any and all liabilities, claims, lawsuits and/or damages of any nature whatsoever that allegedly arise from or are connected to the approval of the applicant's banner application, including the display of, and/or damage to or loss of any banner or banners.

END