



# AGENDA

## REGULAR MEETING OF THE HEMET CITY COUNCIL

January 28, 2014

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**6:00 p.m.**

**City of Hemet Council Chambers  
450 E. Latham Avenue**

**[www.cityofhemet.org](http://www.cityofhemet.org)**

*Please silence all cell phones*

*\*Notice: Members of the Public attending shall comply with the Council's adopted Rules of Decorum in Resolution No. 4545. A copy of the Rules of Decorum are available from the City Clerk.*

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### Call to Order

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### Roll Call

ROLL CALL: Council Members Krupa, Wright and Youssef, Mayor Pro Tem Milne and Mayor Smith

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### Work Study

*Discussion regarding these items, with possible direction to staff*

1. Update on Hemet ROCS Program – Community Development Director Elliano & Chief Brown
  2. Update on "Project Hope" – Chief Brown
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### 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 required to be publicly reported.

3. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representative: City Manager Hill  
Employee organization:  
*Hemet Fire Fighters Association (HFFA)*
- 

### REGULAR SESSION

**7:00 p.m.**

**City of Hemet City Council Chambers  
450 E. Latham Avenue**

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## Call to Order

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### Roll Call

ROLL CALL: Council Members Krupa, Wright and Youssef, Mayor Pro Tem Milne and Mayor Smith

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### Invocation

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### Pledge of Allegiance

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### City Attorney Closed Session Report

4. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representative: City Manager Hill  
Employee organization:  
*Hemet Fire Fighters Association (HFFA)*
- 

### Presentations

5. Introduction of Hemet ROCS Code Compliance Volunteers – Community Development Director Elliano
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### 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 lecture. When the Mayor calls your turn give your last name, and address, then begin speaking. You will have three minutes at that time to address the Council.

### Consent Calendar

6. **Approval of Minutes** – January 14, 2014
7. **Receive and File** – Investment Portfolio as of November 2013
8. **Receive and File** – Warrant Registers
  - a. Warrant Registers for January 8, 2014 and January 9, 2014. Payroll for the period of December 23, 2013 to January 5, 2014 was \$691,472.85.

9. **Recommendation by Deputy City Manager/Administrative Services Director and City Attorney** – 1998 Hemet Retiree Medical Policy
    - a. Adopt amendments to the 1998 Hemet Retiree Medical Policy (as last amended in 2010) and to Exhibit A to that Policy (as last amended in 2010) to clarify retiree medical benefits applicable to Retiree Groups 4, 5 and 6 and Employees Groups A and B as defined in the policies.
  
  10. **Recommendation by Administrative Services** – Memorandum of Understanding with the Hemet Mid-Managers Association (HMMA)
    - a. Authorize the City’s negotiating team to execute the Memorandum of Understanding (MOU) between the City and the Hemet Mid-Managers Association (HMMA) which shall be effective upon adoption by the City Council through June 30, 2015.
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### **Public Hearing**

The City Council’s procedure for public hearings will be as follows: The Mayor will ask the City Manager for the staff report; the City Manager will call on the appropriate staff member for the report. The Mayor will ask for clarification of items presented, if needed. The Mayor will open the public hearing: ask for comments for those IN FAVOR of the case; ask for comments IN OPPOSITION to the case; and finally for rebuttal to any comments made. The Mayor will then CLOSE THE PUBLIC HEARING. The Mayor will ask the City Manager to respond to any questions raised by the public (the public will not have the opportunity to respond). The matter will then be discussed by members of the City Council prior to taking action on the item.

11. **Zone Change (ZC 13-003) General Plan Consistency Zoning Program – Southwest Hemet Pre-Zoning Project** – Community Development Director Elliano
    - a. Introduce, read by title only and waive further reading on an ordinance approving Zone Change No. 13-003 establishing Pre-Zoning designations for 940.63 acres of property located southwest of the city limits in the adopted City of Hemet Sphere of Influence area. **Ordinance Bill No. 13-052**
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### **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 our comments.

***\*Notice: Members of the Public attending shall comply with the adopted Rules of Decorum in Resolution No. 4545. 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.

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## **City Council Reports**

### 12. CITY COUNCIL REPORTS AND COMMENTS

#### A. Council Member Krupa

1. Traffic and Parking Commission
2. Riverside Conservation Authority (RCA)
3. Ramona Bowl Association
4. Indian Gaming Distribution Fund
5. Riverside Transit Agency (RTA)
6. Watermaster Board

#### B. Council Member Wright

1. Park Commission
2. Planning Commission
3. Indian Gaming Distribution Fund
4. Riverside County Habitat Conservation Agency (RCHCA)
5. Ramona Bowl Association

#### C. Council Member Youssef

1. Western Riverside County of Governments (WRCOG)
2. Riverside County Transportation Commission (RCTC)
3. Disaster Planning Commission

#### D. Mayor Pro Tem Milne

1. Library Board
2. League of California Cities
3. Riverside County Habitat Conservation Agency (RCHCA)
4. Riverside Transit Agency (RTA)
5. Riverside Conservation Authority (RCA)

#### E. Mayor Smith

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

- F. Ad-Hoc Committee Reports
    - 1. Crime Stoppers Plus Ad-Hoc Committee
    - 2. West Hemet MSHCP Ad-Hoc Committee
    - 3. Regent Development Agreement Ad-Hoc Committee
  
  - G. City Manager Hill
    - 1. Manager's Reports
    - 2. National League of Cities' 2014 Congressional Cities Conference on March 8<sup>th</sup> – March 12<sup>th</sup>
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## **Continued Closed Session**

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### **City Attorney Continued Closed Session Report**

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#### **Future Agenda Items**

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

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#### **Adjournment**

Adjourn to Tuesday, February 11, 2014 at 7:00 p.m. for consideration of items placed on that agenda. The next regular meeting will be held February 25, 2014.

*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.*



#6

# MINUTES

## REGULAR MEETING OF THE HEMET CITY COUNCIL

January 14, 2014

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**6:00 p.m.**  
**City of Hemet Council Chambers**  
**450 E. Latham Avenue**

**www.cityofhemet.org**  
*Please silence all cell phones*

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### Call to Order

Mayor Smith called the meeting to order at 6:00 p.m.

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### Roll Call

**PRESENT:** Council Members Krupa and Wright, Mayor Pro Tem Milne and Mayor Smith

**ABSENT:** Council Member Youssef

**Council Member Krupa moved and Mayor Pro Tem Milne seconded a motion to excuse Council Member Youssef. Motion carried 4-0.**

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### 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 6:02 p.m.

1. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representative: City Manager Hill  
Employee organization:  
*Hemet Fire Fighters Association (HFFA)*  
*Hemet Non-Sworn Police Employees Association (HNSPEA)*  
*Confidential Employees*
  2. Conference with Legal Counsel - Anticipated Litigation  
1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3).
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### REGULAR SESSION

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

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## Call to Order

Mayor Smith called the meeting to order at 7:13 p.m.

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## Roll Call

PRESENT: Council Members Krupa, Wright and Youssef, Mayor Pro Tem Milne and Mayor Smith

ABSENT: Council Member Youssef

**Council Member Krupa moved and Mayor Pro Tem Milne seconded a motion to excuse Council Member Youssef. Motion carried 4-0.**

OTHERS PRESENT: City Manager Hill, City Attorney Vail and City Clerk McComas

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## Invocation

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

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## Pledge of Allegiance

Pledge of Allegiance was led by Council Member Wright

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## City Attorney Closed Session Report

3. Conference with Labor Negotiators

Pursuant to Government Code section 54957.6

Agency designated representative: City Manager Hill

Employee organization:

*Hemet Fire Fighters Association (HFFA)*

*Hemet Non-Sworn Police Employees Association (HNSPEA)*

*Confidential Employees*

**The City Council heard a presentation and gave direction to staff on all three bargaining units. There was no additional reportable action.**

4. Conference with Legal Counsel - Anticipated Litigation

1 matter of significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3).

**This item was not discussed at this time.**

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## Presentation

5. Certificate of Appreciation to Tom Covington, Hemet Police Department Volunteer

**Mayor Smith and Chief Brown**, presented Tom Covington with a Certificate of Appreciation for his 11 years of service as a Police Volunteer. Mr. Covington worked over 845 hours in 2013. Mr. Covington is also a current member of the City's Traffic Commission.

6. Acknowledgment of Carpet One for Historical Hemet Mural

7. Acknowledgment of Krikor and Patricia Yepremian for 3<sup>rd</sup> Annual "Hometown Christmas" Event

**John Jansons, Community Investment Director**, spoke about Item Nos. 6 and 7

together.

**Mayor Smith and Mr. Jansons**, presented a Certificate of Appreciation to Bill Adams and Neal Adams for the Historical mural on Carpet One located on N. State Street.

**Mayor Smith and Mr. Jansons**, presented a Certificate of Appreciation to Krikor and Patricia Yepremian for their successful 3<sup>rd</sup> Annual "Hometown Christmas" and bringing life back in our downtown.

**Mayor Smith**, recognized San Jacinto Council Member Scott Miller.

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## **City Council Business Consent Calendar**

8. **Approval of Minutes** – December 10, 2013
9. **Receive and File** – City Council Appointments
10. **Receive and File** – Investment Portfolio as of October 2013
11. **Receive and File** – Warrant Registers
  - a. Warrant registers dated December 9, 2013, December 12, 2013 and December 26, 2013. Payroll for the period of November 25, 2013 to December 8, 2013 was \$696,708.26 and December 9, 2013 to December 22, 2013 was \$611,182.07.
12. **Recommendation by Engineering** – Installation of Banners across Florida Avenue
  - a. Calvary Chapel Hemet – Easter Play April 19<sup>th</sup> and 20<sup>th</sup>
13. **Recommendation by Engineering** – Installation of Banners across Florida Avenue
  - a. Valley Quilters Guild – Annual Quilt Show, February 7<sup>th</sup> and 8<sup>th</sup>
  - b. Valley-Wide Recreation – The Weekend Event, March 21<sup>st</sup> and 22<sup>nd</sup>
  - c. Habitat for Humanity – Annual Marathon, March 1, 2014
  - d. Ramona Country Carvers – Wood Carving Show, March 8<sup>th</sup> and 9<sup>th</sup>
  - e. Baptist Christian School – Open House, March 11<sup>th</sup> and March 22<sup>nd</sup>
  - f. My City Life Youth – Million Dollar Youth Project
  - g. Valley-Wide Recreation – Country Fair, April 3 – 6, 2014
  - h. Hemet Valley Art Association – An Evening of Art, April 12, 2014
  - i. Salvation Army – Open House, May 12, 2014
  - j. National Association of Letter Carriers – Food Drive, May 10, 2014
14. **Recommendation by Community Development** - Zoning Ordinance Amendment 13-004 – Establishment of a Specific Plan Zone & Requirements
  - a. Adopt an ordinance, as revised, amending Chapter 90 of the Hemet Municipal Code adding Article XXVIII (28) establishing a Specific Plan (SP) zone category.  
**Ordinance No. 1874**
15. **Recommendation by Community Development** - Zoning Ordinance Amendment (ZOA) No. 13-011: Establishment of a Business Park Zone and the Updating of Zoning and Development Standards

- a. Adopt an ordinance approving Zoning Ordinance Amendment No. 13-011 as recommended by Planning Commission Resolution No. 13-017 to amend Chapter 90 of the Hemet Municipal Code by Establishing a Business Park Zone in Article XXX (Manufacturing Zones) and updating certain zoning and development standards for manufacturing uses.

**Ordinance No. 1875**

16. **Recommendation by Police Department** - FY 2013/14 State COPS Grant Expenditure Plan and Supplemental Appropriation
    - a. Accept the FY 2013/2014 State COPS grant award of \$129,039; and
    - b. Approve the proposed expenditure plan for the \$129,039 in State COPS Grant funding for FY 2013/2014; and
    - c. Upon award of the grant, authorize increase in revenues of \$129,039, increase in appropriation in the amount of \$129,039 to accounts to be assigned by Finance based on the approved expenditure plan.
  17. **Recommendation by Community Investment** – First Amendment to Lease of Real Property with Amerco Real Estate
    - a. Approve First Amendment to lease of real property located at 250-256 East Meier Street to Amerco Real Estate, DBA: U-Haul Center of Hemet; and
    - b. Authorize the City Manager to execute the lease.
  18. **Recommendation by Community Investment** – Conveyance of Assessor’s Parcel Number 442-071-009
    - a. Approve the Exercise of Power to Termination; and
    - b. Approve the Grant Deed
  19. **Recommendation by Administrative Services** – Memorandum of Understanding with the Hemet Mid-Managers Association (HMMA)
    - a. Authorize the City’s negotiating team to execute the attached Memorandum of Understanding (MOU) between the City and the Hemet Mid-Managers Association (HMMA) which shall be effective upon adoption by the City Council through June 30, 2015.
  20. **Recommendation by Engineering** – CalTrans Program Supplement No. N008 Agreement for Federal-Aid Transportation Projects
    - a. Adopt a resolution authorizing the City Manager to execute Program Supplement Agreement No. N008 to Administering Agency-State Agreement for Federal-Aid Project No. 08-5186R between the State of California and the City of Hemet. The Supplement Agreement (No. 08-5186R) is for Federal Funded Transportation Project No. BRLS-5186(014); Stetson Bridge Replacement Location 08-RIV-0-HEM. **Resolution No. 4560**
  21. **Recommendation by Public Works** – Park Commission Recommendations
    - a. Tree Removal Request: 4376 Willow Creek Ct. – Bottle Tree (1) Recommendation to deny request.
    - b. Tree Removal Request: 454 Ruby Avenue – Ash (1)
-

Recommendation to approve request and replace.

Item Nos. 19 and 21 were removed from the Consent Calendar. **Mayor Pro Tem Milne moved and Council Member Wright seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 4-0.**

Item No. 19

**Wally Hill, City Manager**, this item requires additional discussion and will come back for consideration at a future meeting.

Item No. 21

**Wally Hill, City Manager**, the items presented do not require City Council approval per the Hemet Municipal Code.

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## **Successor Agency Consent Calendar**

22. **Recommendation by Community Investment** – Contract Amendment with RSG Inc. for Successor Agency Professional Services
- a. Authorize the City Manager and Executive Director to execute a contract amendment with RSG Inc. to authorize a contract extension for work required to be undertaken by the Successor Agency to the dissolved Hemet Redevelopment Agency pursuant to AB 1X 26 in an amount not to exceed \$25,000.00.

**Council Member Krupa moved and Mayor Smith seconded a motion to approve the Successor Agency Consent Calendar as presented. Motion carried 4-0.**

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## **Public Hearing**

23. **Appeal No. 13-002 – CUP No. 13-004 - Valero Gas Station Alcohol Sales** – Community Development Director Elliano
- a. Continue Public Hearing from December 10, 2013; and
  - b. Continue the open Public Hearing to February 11, 2014 as requested by the applicant.

**Deanna Elliano, Community Development Director**, the applicant is out of the country and has requested a continuance until February 11, 2014.

**Council Member Krupa moved and Council Member Wright seconded a motion to continue the open Public Hearing until February 11, 2014. Motion carried 4-0.**

24. **Amendment to Chapter 14 (Building and Building Regulations) of the Hemet Municipal Code** – Community Development Director Elliano
- a. Conduct a public hearing; and
  - b. Adopt an ordinance approving amendments to Chapter 14 of the Hemet Municipal Code, incorporating by reference the 2013 California Building Standards Code and various other uniform Building and Fire Codes, and local amendments thereto. **Ordinance No. 1876**

**Deanna Elliano, Community Development Director**, the proposed ordinance updates the

City's Building and Fire Codes in accordance with State law. This ordinance was introduced and discussed on December 10, 2013. Pursuant to California Government Code requirements, a noticed public hearing must be held at the time of the 2<sup>nd</sup> reading. The ordinance has been available for review at City Hall. No comments have been received. Staff is recommending adoption.

**Mayor Smith declared the Public Hearing opened at 7:28 p.m.**

There were no public comments presented at this time.

**Mayor Smith declared the Public Hearing closed at 7:28 p.m.**

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

25. **General Plan Amendment (GPA) No. 13-001 (Cycle 5 2014-2021 Housing Element Update)** – Community Development Director Elliano

- a. Conduct a public hearing; and
- b. Adopt a resolution approving General Plan Amendment No. 13-001 regarding updating the current Housing Element of the Hemet General Plan in accordance with State mandated requirements for the 2014-2021 housing element cycle; **Resolution No. 4561** and
- c. Adopt the addendum to the Final Environmental Impact Report for the General Plan regarding potential environmental impacts, and direct staff to file the Notice of Determination with the County Clerk.

**Deanna Elliano, Community Development Director**, this is the cycle 5 amendment to update the housing element for 2014 to 2021, if adopted by February 12, 2014. If not, the housing element is only approved for a four year period. The housing element is required to be reviewed by California Department of Housing and Community Development (HCD). Planning, working with a consultant, has obtained HCD certification contingent on City Council adoption. Summary of the updates are included in the staff report. One significant change is the 2014 to 2021 Regional Housing Needs Assessment (RHNA) allocation. Cycle 4's allocation was 11,000 housing units. Cycle 5's RHNA allocation is 604, which required no additional zone changes. The Planning Commission held a public hearing on December 17, 2013, there was no public comment presented at that time. The Planning Commission adopted a resolution recommending approval. The Draft Housing Element has been available on the City's website since December 7, 2013. Staff is recommending approval.

**Council Member Krupa**, excellent work. Council Member Krupa confirmed that the Cycle and the RHNA allocation is for an 8 year period.

**Ms. Elliano**, confirmed the Cycle is for 8 years and noted that the majority of the 604 units are for above moderate income. The 604 units do not have to be built, but property must be zoned for their availability.

**Council Member Wright**, complimented Ms. Elliano for her explanation and thoroughness of this process. Your staff report was easy to read and understand.

**Ms. Elliano**, RBF, the City's consultants, did a great job.

**Mayor Pro Tem Milne**, as a critic of most General Plans I am impressed and appreciative of the understandable explanation. Mayor Pro Tem Milne complimented staff for not accepting RHNA numbers without a fight.

**Mayor Smith**, complimented Ms. Elliano and the Planning Department staff. Mayor Smith also appreciates the simplified explanation of these complex laws.

**Mayor Smith declared the Public Hearing opened at 7:37 p.m.**

There were no public comments presented at this time.

**Mayor Smith declared the Public Hearing closed at 7:37 p.m.**

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

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## Communications from the Public

**Marsha Scott, Hemet**, expressed concern with Weston Park. Jan Jones in an attorney with an office located at 800 E. Florida Avenue. Ms. Jones has to come unlock the elevator for clients because her facility is used as a shower by the homeless. Ms. Scott recently requested that the security guard at Union Bank walk her to the car because of the people loitering in the parking lot.

**Mayor Smith**, requested a workstudy to discuss the concerns at Weston Park.

**Denise Cruz, United Way**, thanked the City Council for their support of the successful Tinsel Tri and distributed t-shirts and ribbons. The Tinsel Tri is held on the 2<sup>nd</sup> Sunday in December.

**Valerie Valez, Hemet Unified School District**, explained the program that Community Action Network (CAN) organized and presented to students from all of the area high schools. These students were all enthusiastic participants. Power of young people harnessed for good is a great resource. Ms. Valez thanked the City of Hemet for their continued partnership with CAN.

**Michael Ramirez, Community Action Network**, thanked Council Member Krupa for attending the introduction of the Youth Lead Effort.

**Mayor Smith**, appreciates CAN's effort and the activities that are being provided for the kids. Mayor Smith thanked Council Member Krupa for representing the City Council.

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## City Council Reports

### 26. CITY COUNCIL REPORTS AND COMMENTS

#### A. Council Member Krupa

1. Traffic and Parking Commission
2. Riverside Conservation Authority (RCA)
3. Ramona Bowl Association

President's Gala – announced the roles of Allesandro and Ramona – Friday night at the Anchor

4. Indian Gaming Distribution Fund
5. Riverside Transit Agency (RTA)
6. Watermaster Board

**Council Member Krupa**, attended the program "Million Kids" regarding human trafficking in Riverside County and will share the information presented with the City Manager.

#### B. Council Member Wright

1. Park Commission
2. Planning Commission
3. Indian Gaming Distribution Fund
4. Riverside County Habitat Conservation Agency (RCHCA)
5. Ramona Bowl Association

**Council Member Wright**, attended the successful "Hometown Christmas" event.

**Council Member Wight**, attended the Ribbon Cutting for Shooters. Council Member Wright was very impressed with the business and was pleased to hear positive feedback from owners about the process and City staff.

C. Council Member Youssef

1. Western Riverside County of Governments (WRCOG)
2. Riverside County Transportation Commission (RCTC)
3. Disaster Planning Commission

D. Mayor Pro Tem Milne

1. Library Board
2. League of California Cities
3. Riverside County Habitat Conservation Agency (RCHCA)
4. Riverside Transit Agency (RTA)
5. Riverside Conservation Authority (RCA)

**Mayor Pro Tem Milne**, thanked San Jacinto Council Member Scott Miller, current Chairperson, for making Hemet one of the top priorities. The agencies are working together to get the west end going with the Drainage Plan and Master Plan.

**Mayor Pro Tem Milne**, also attended the opening of Shooters. Thanked the Chamber for the invitation and complimented the owners on their great new business.

**Mayor Pro Tem**, had the honor of being a judge for the Hemet Jeep Club and attended the "Hometown Christmas" event afterwards.

E. Mayor Smith

1. League of California Cities
2. Riverside County Transportation Commission (RCTC)

**Mayor Smith**, the City's cooperation with San Jacinto to make Ramona Expressway improvements a priority will make the next large portion of funds available for a project in Hemet.

3. Western Riverside County of Governments (WRCOG)
4. Public Safety Update
5. National League of Cities

**Mayor Smith**, explained SB 407 and its negative effects for residents wanting to install solar. This bill requires them to bring their plumbing to current plumbing standards.

**Mayor Smith**, was invited to Pasadena by Donate Life to place a rose on Donate Life's float. This was an honor and a very emotional time for the wife of John Beers of Hemet.

F. Ad-Hoc Committee Reports

1. Crime Stoppers Plus Ad-Hoc Committee

**Bob Duistermars, United Way**, gave the City Council an update on the Crime Stoppers

Program. The program is still out there and going strong. United Way just hired a permanent Coordinator for the program. Currently there are 14 neighborhood watches, most in the City of San Jacinto. Each neighborhood watch program has their own Facebook page allowing them to stay in touch with their neighbors. Currently, we are looking into software to help neighbors stay in touch even easier. The anonymous TIP programs are available online, via a phone line and now available on smart phone app called TIP Submit.

2. West Hemet MSHCP Ad-Hoc Committee
3. Regent Development Agreement Ad-Hoc Committee

G. City Manager Hill

1. Manager's Reports
2. International Council of Shopping Centers (ICSC) 2014, May 18 – 20, 2014

**Wally Hill, City Manager,** ICSC is a great opportunity to market our community to prospective retailers. Mr. Hill offered Council Members the opportunity to attend and help staff.

**Mayor Smith,** I've attended twice and concur that City Council representation is necessary. Mayor Smith recommended that staff determine the cost, the budget and look at City Council Members schedules to see who is available and how many can attend.

3. City Council approval of Banner Installations and Street Tree Removal

**Wally Hill, City Manager,** the approval of Banner Installations that is placed on the Consent Calendar for City Council for approval is administrative in nature and not policy oriented. The current ordinance can be amended to approve the Banner Installations administratively. It was determined that the ordinance already makes the approval of Tree Removals an administrative function. In both instances only appeals to administrative decisions would come to the City Council.

**Mayor Smith,** concurred that both actions should be considered administratively with appeals going before the City Council for consideration.

**Council Member Wright,** asked about the recent concerns with Banners and their content. As long as that has been resolved I concur that these actions can be done administratively.

**Council Member Krupa,** asked the event information advertised on the Banners be provided to the City Council.

**The City Council gave staff direction to move forward on this request.**

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## **Future Agenda Items**

Project Hope  
Proclamations for New Businesses at Chamber Openings  
Recognition of the Students of the month at Council Meetings  
Status of Council Meeting video  
Boarded up buildings on Florida Avenue  
Parks update

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## **Adjournment**

Adjourned at 8:17 p.m. to Tuesday, January 28, 2014 at 7:00 p.m.



*Staff Report*

TO: Honorable Mayor and members of the City Council  
FROM: Judith L. Oltman, City Treasurer  
DATE: January 28, 2014  
RE: Investment Portfolio as of November 2013

**RECOMMENDED ACTION:**

Receive and file.

**ANALYSIS:**

The summary statement of activity and balances of the Treasurer's Investment Portfolio for the month of November 2013 is forwarded herewith for your review. On 11/12/13 we purchased a five year Bank of Baroda N.Y. NCD #3176 for \$248,000 @ 2.15% and on 11/19/13 we purchased a 5yr/1yr call FFCB #2274 for \$500,000 at 1.81%. On 11/14/13 our FHLMC # 2267 was called and on 11/27/13 our FHLMC #2269 was called.

I hereby certify that this report accurately reflects all City of Hemet 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, Bank of New York Mellon, 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  
City Treasurer

attachment

**CITY OF HEMET, CALIFORNIA**  
**Monthly Report of Investment Activities**

NOVEMBER 2013

INVESTMENT CLASSIFICATIONS	MONTHLY ACTIVITY	CONSOLIDATED BALANCE
PORTFOLIO AS OF	OCTOBER	62,348,044.47
CERTIFICATES OF DEPOSIT		
Placed this month	248,000.00	
Matured this month		
<b>Balance</b>		<b>7,193,000.00</b>
LOCAL AGENCY INVESTMENT FUND: City of Hemet		
Deposits		
Withdrawals	-2,000,000.00	
<b>Balance</b>		<b>33,156,979.76</b>
LOCAL AGENCY INVESTMENT FUND: City of Hemet		
Deposits		
Withdrawals		
<b>Balance</b>		<b>1,877.20</b>
BANK OF NEW YORK MELLON Custodial Acct.		
Deposits	1,015,996.98	
Withdrawals	-763,996.98	
<b>Balance</b>		<b>812,958.98</b>
RABO BANK: Money Market Account		
Deposits		
Withdrawals		
<b>Balance</b>		<b>200,000.00</b>
CITIBANK: Money Market Account		
Deposits	74,684.00	
Withdrawals	-885,610.97	
<b>Balance</b>		<b>1,228,722.79</b>
CITIBANK: Money Market Account 3		
Deposits	2,706,404.58	
Withdrawals	-1,924,584.16	
<b>Balance</b>		<b>2,230,399.19</b>
MUNICIPAL BONDS/CORPORATES		
Deposits		
Withdrawals		
<b>Balance</b>		<b>3,995,000.00</b>
GOVERNMENT AGENCIES		
2249 1.20% FNMA 5/16/17		500,000.00
2251 1.05% FNMA 6/27/17		500,000.00
2252 1.0% FNMA 8/21/17		500,000.00
2253 1.0% FNMA 11/29/17		500,000.00
2254 1.05% FHLB 1/17/18		500,000.00
2255 1.15% FNMA 2/28/18		500,000.00
2256 1.10% FHLMC 4/17/18		500,000.00
2257 1.15% FHLMC 4/25/18		500,000.00
2258 1.0% FNMA 4/30/18		500,000.00
2259 .70% FNMA 4/30/18		500,000.00
2260 1.0% FNMA 5/21/18		500,000.00
2261 1.17% FHLB 6/13/18		500,000.00
2262 1.40% FHLMC 6/26/18		500,000.00
2263 1.45% FHLB 6/27/18		500,000.00
2264 2.20% FFCB 7/2/18		500,000.00
2265 1.55% FHLMC 7/17/18		500,000.00
2266 1.93% FFCB 7/23/18		500,000.00
2267 2.0% FHLMC 8/14/18	-500,000.00	
2268 2.0% FNMA 8/28/18		500,000.00
2269 2.0% FHLMC 8/27/18	-500,000.00	
2270 2.28% FFCB 9/11/18		500,000.00
2271 2.05% FNMA 9/12/18		500,000.00
2272 2.15% FNMA 9/18/18		500,000.00
2273 2.20% FNMA 9/27/18		500,000.00
2274 1.81% FFCB 11/19/18	500,000.00	500,000.00
<b>PORTFOLIO BALANCE AS OF NOVEMBER 2013</b>	<b>60,318,937.92</b>	<b>60,318,937.92</b>

INTEREST EARNINGS	13-14 FISCAL YEAR-TO-DATE	
EARNINGS BALANCE AS OF Nov. 1, 2013		62,691.70
CERTIFICATES OF DEPOSIT INT.	2,771.15	
OTHER GOVERNMENT SECURITIES	5,500.00	
CITIBANK MONEY MARKET ACCOUNT	186.02	
CITIBANK MONEY MARKET ACCOUNT 3	204.58	
BANK OF NY MONEY MARKET ACCT.	4.76	
LOCAL AGENCY INVESTMENT FUNDS		
City of Hemet Interest		
City of Hemet Interest		
MONTHLY EARNINGS TOTAL	8,666.51	8,666.51
MEMO ONLY:		
MERCHANT BANK CHG. Oct.	-3,522.48	
BANK CHG.		
LIBRARY CREDIT CARD FEES	-95.44	
ARMORED CAR	-364.62	
ASSET SEIZURE FUNDS		
Charges as of: Nov. 1, 2013	-11,271.53	
YTD CHARGES	-15,254.07	
<b>13-14 YEAR-TO-DATE INTEREST EARNINGS</b>		<b>71,358.21</b>

**CITY OF HEMET**  
**Portfolio Management**  
**Portfolio Summary**  
**November 30, 2013**

<b>Investments</b>	<b>Par Value</b>	<b>Market Value</b>	<b>Book Value</b>	<b>% of Portfolio</b>	<b>Term</b>	<b>Days to Maturity</b>	<b>YTM 360 Equiv.</b>	<b>YTM 365 Equiv.</b>
Certificates of Deposit - Bank	2,723,000.00	2,769,447.39	2,723,000.00	4.48	1,462	717	1.408	1.428
Managed Pool Accounts	33,158,856.96	33,158,856.96	33,158,856.96	54.57	1	1	0.256	0.260
Passbook/Checking Accounts	4,672,080.96	4,672,080.96	4,672,080.96	7.69	1	1	0.351	0.355
Local Government Bonds	2,995,000.00	3,090,092.30	2,988,591.91	4.92	1,508	598	4.675	4.740
Medium Term Notes	1,000,000.00	996,925.00	1,003,924.07	1.65	1,694	1,461	1.233	1.250
Federal Agency Issues - Coupon	11,500,000.00	11,447,286.85	11,500,000.00	18.92	1,826	1,613	1.440	1.460
Negotiable CDs	4,722,000.00	4,756,524.24	4,722,000.00	7.77	1,653	1,255	1.274	1.292
	<b>60,770,937.92</b>	<b>60,891,213.70</b>	<b>60,768,453.90</b>	<b>100.00%</b>	<b>642</b>	<b>489</b>	<b>0.852</b>	<b>0.864</b>
<b>Investments</b>								
<b>Cash and Accrued Interest</b>								
Accrued Interest at Purchase		11,320.83	11,320.83					
Subtotal		11,320.83	11,320.83					
<b>Total Cash and Investments</b>	<b>60,770,937.92</b>	<b>60,902,534.53</b>	<b>60,779,774.73</b>		<b>642</b>	<b>489</b>	<b>0.852</b>	<b>0.864</b>
<b>Total Earnings</b>								
	<b>November 30</b>	<b>Month Ending</b>	<b>Fiscal Year To Date</b>					
Current Year		44,055.93	206,305.29					
<b>Average Daily Balance</b>		<b>61,594,303.67</b>						
<b>Effective Rate of Return</b>		<b>0.87%</b>						

JUDITH L. OLTMAN, TREASURER

Reporting period 11/01/2013-11/30/2013

Run Date: 01/14/2014 - 13:25

Portfolio COFH  
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PM (PRF\_PM1) SymRept 6.41.202b  
Report Ver. 5.00

**CITY OF HEMET**  
**Portfolio Management**  
**Portfolio Details - Investments**  
**November 30, 2013**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM 365	Days to Maturity	Maturity Date
<b>Certificates of Deposit - Bank</b>												
02004MB51	3124	Ally Bank		07/30/2010	247,000.00	255,513.45	247,000.00	2.450		2.451	606	07/30/2015
02587DCK2	3138	AMERICAN EXPRESS CENTURIAN		08/25/2011	248,000.00	249,460.22	248,000.00	1.150		1.151	267	08/25/2014
06740KEX1	3146	BARCLAYS BANK DE		12/07/2011	247,000.00	256,114.30	247,000.00	1.900		1.902	1,102	12/07/2016
05568PYZ4	3130	BMW BANK OF NORTH AMERICA, UT		10/22/2010	248,000.00	250,508.10	248,000.00	1.550		1.551	325	10/22/2014
SYS3174	3174	BANK OF HEMET		09/06/2013	494,000.00	494,000.00	494,000.00	0.500		0.500	1,010	09/06/2016
SYS3144	3144	BANK OF THE WEST		10/12/2011	249,000.00	257,064.26	249,000.00	1.750		1.750	1,046	10/12/2016
SYS3136	3136	CIT BANK		08/24/2011	247,000.00	255,275.12	247,000.00	1.800		1.800	997	08/24/2016
SYS3134	3134	DISCOVER BANK		08/24/2011	248,000.00	248,000.00	248,000.00	1.050		1.050	267	08/25/2014
36160WVR7	3132	G.E. Capital Financial, Inc.		08/12/2011	247,000.00	255,511.94	247,000.00	1.850		1.850	985	08/12/2016
SYS3140	3140	GOLDMAN SACHS		08/31/2011	248,000.00	248,000.00	248,000.00	1.200		1.200	275	09/02/2014
<b>Subtotal and Average</b>			<b>2,723,000.00</b>		<b>2,723,000.00</b>	<b>2,769,447.39</b>	<b>2,723,000.00</b>			<b>1.428</b>	<b>717</b>	
<b>Managed Pool Accounts</b>												
SYS1001	1001	LOCAL AGENCY INVESTMENT FUND			33,156,979.76	33,156,979.76	33,156,979.76	0.260		0.260	1	
SYS1002	1002	LOCAL AGENCY INVEST. FUND			1,877.20	1,877.20	1,877.20	0.260		0.260	1	
<b>Subtotal and Average</b>			<b>34,292,190.29</b>		<b>33,158,856.96</b>	<b>33,158,856.96</b>	<b>33,158,856.96</b>			<b>0.260</b>	<b>1</b>	
<b>Passbook/Checking Accounts</b>												
SYS5009	5009	BANK OF NEW YORK			812,958.98	812,958.98	812,958.98			0.000	1	
SYS5001	5001	Citibank			1,228,722.79	1,228,722.79	1,228,722.79	0.450		0.450	1	
SYS5003	5003	CITIBANK			0.00	0.00	0.00	3.050		3.050	1	
SYS5004	5004	CITIBANK3			2,230,399.19	2,230,399.19	2,230,399.19	0.450		0.450	1	
SYS5011	5011	RABOBANK			400,000.00	400,000.00	400,000.00	0.260		0.260	1	
SYS5002	5002	UNION BANK OF CALIFORNIA		07/01/2013	0.00	0.00	0.00	0.012		0.012	1	
<b>Subtotal and Average</b>			<b>4,105,654.83</b>		<b>4,672,080.96</b>	<b>4,672,080.96</b>	<b>4,672,080.96</b>			<b>0.355</b>	<b>1</b>	
<b>Local Government Bonds</b>												
423542KL2	5006	HEMET UNIFIED SCHOOL DISTRICT		07/22/2010	2,000,000.00	2,069,680.00	1,993,591.91	5.375		5.609	577	07/01/2015
533020DC4	5012	CITY OF LINCOLN		03/02/2013	995,000.00	1,020,412.30	995,000.00	3.000		3.000	640	09/02/2015
<b>Subtotal and Average</b>			<b>2,988,428.89</b>		<b>2,995,000.00</b>	<b>3,090,092.30</b>	<b>2,988,591.91</b>			<b>4.740</b>	<b>598</b>	
<b>Medium Term Notes</b>												
68389XAN5	5010	ORACLE		03/28/2013	500,000.00	496,675.00	500,940.97	1.200		1.150	1,414	10/15/2017
94974BFG0	5013	WELLS FARGO		04/26/2013	500,000.00	500,250.00	502,983.10	1.500		1.350	1,507	01/16/2018
<b>Subtotal and Average</b>			<b>1,003,962.99</b>		<b>1,000,000.00</b>	<b>996,925.00</b>	<b>1,003,924.07</b>			<b>1.250</b>	<b>1,461</b>	

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**CITY OF HEMET**  
**Portfolio Management**  
**Portfolio Details - Investments**  
**November 30, 2013**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM 365	Days to Maturity	Maturity Date
<b>Federal Agency Issues - Coupon</b>												
3133ECTK0	2264	FEDERAL FARM CREDIT BANKS		07/02/2013	500,000.00	500,825.00	500,000.00	2.200		2.200	1,674	07/02/2018
3133ECV43	2266	FEDERAL FARM CREDIT BANKS		07/23/2013	500,000.00	503,025.00	500,000.00	1.930		1.930	1,695	07/23/2018
3133ECZB3	2270	FEDERAL FARM CREDIT BANKS		09/11/2013	500,000.00	502,770.00	500,000.00	2.280		2.280	1,745	09/11/2018
3133EDA51	2274	FEDERAL FARM CREDIT BANKS		11/19/2013	500,000.00	502,225.00	500,000.00	1.810		1.810	1,814	11/19/2018
313381MV4	2254	FEDERAL HOME LOAN BANK		01/17/2013	500,000.00	494,680.00	500,000.00	1.050		1.050	1,508	01/17/2018
313383GY1	2261	FEDERAL HOME LOAN BANK		06/13/2013	500,000.00	493,125.00	500,000.00	1.170		1.170	1,655	06/13/2018
313383JZ53	2263	FEDERAL HOME LOAN BANK		06/27/2013	500,000.00	496,171.85	500,000.00	1.450		1.450	1,669	06/27/2018
3134G37C8	2256	FEDERAL HOME LOAN MTG ASSOC.		04/17/2013	500,000.00	492,785.00	500,000.00	1.100		1.100	1,598	04/17/2018
3134G37H7	2257	FEDERAL HOME LOAN MTG ASSOC.		04/25/2013	500,000.00	493,465.00	500,000.00	1.150		1.150	1,606	04/25/2018
3134G47G7	2262	FEDERAL HOME LOAN MTG ASSOC.		06/26/2013	500,000.00	495,330.00	500,000.00	1.400		1.400	1,668	06/26/2018
3134G4BG2	2265	FEDERAL HOME LOAN MTG ASSOC.		07/17/2013	500,000.00	497,575.00	500,000.00	1.550		1.550	1,689	07/17/2018
3136G0GA3	2249	FEDERAL NTL MORTGAGE ASSOC.		05/16/2012	500,000.00	502,045.00	500,000.00	1.200		1.200	1,262	05/16/2017
3136G0NY3	2251	FEDERAL NTL MORTGAGE ASSOC.		06/27/2012	500,000.00	501,270.00	500,000.00	1.050		1.050	1,304	06/27/2017
3135G0NF6	2252	FEDERAL NTL MORTGAGE ASSOC.		08/21/2012	500,000.00	498,695.00	500,000.00	1.000		1.000	1,359	08/21/2017
3136G04U2	2253	FEDERAL NTL MORTGAGE ASSOC.		11/29/2012	500,000.00	495,945.00	500,000.00	1.000		1.000	1,459	11/29/2017
3135G0UN1	2255	FEDERAL NTL MORTGAGE ASSOC.		02/28/2013	500,000.00	494,795.00	500,000.00	1.150		1.146	1,550	02/28/2018
3135G0WN9	2258	FEDERAL NTL MORTGAGE ASSOC.		04/30/2013	500,000.00	490,360.00	500,000.00	1.000		1.000	1,611	04/30/2018
3136G1LB3	2259	FEDERAL NTL MORTGAGE ASSOC.		04/30/2013	500,000.00	492,940.00	500,000.00	0.700		0.700	1,611	04/30/2018
3135G0XG3	2260	FEDERAL NTL MORTGAGE ASSOC.		05/21/2013	500,000.00	490,875.00	500,000.00	1.000		1.000	1,632	05/21/2018
3136G1SB6	2268	FEDERAL NTL MORTGAGE ASSOC.		08/28/2013	500,000.00	501,430.00	500,000.00	2.000		1.990	1,731	08/28/2018
3136G1TN9	2271	FEDERAL NTL MORTGAGE ASSOC.		09/12/2013	500,000.00	501,985.00	500,000.00	2.050		2.050	1,746	09/12/2018
3136G1646	2272	FEDERAL NTL MORTGAGE ASSOC.		09/18/2013	500,000.00	502,270.00	500,000.00	2.150		2.150	1,752	09/18/2018
3136G1VG1	2273	FEDERAL NTL MORTGAGE ASSOC.		09/27/2013	500,000.00	502,700.00	500,000.00	2.200		2.200	1,761	09/27/2018
<b>Subtotal and Average</b>			<b>11,850,000.00</b>		<b>11,500,000.00</b>	<b>11,447,286.85</b>	<b>11,500,000.00</b>			<b>1.460</b>	<b>1,613</b>	

**Negotiable CDs**

02437PAG8	3173	AMERICAN NATIONAL BANK DALLAS		08/12/2013	500,000.00	500,000.00	500,000.00	1.250		1.281	1,350	08/12/2017
0606247B3	3176	BANK OF BARODA N.Y.		11/12/2013	248,000.00	248,000.00	248,000.00	2.150		2.151	1,808	11/13/2018
856284-E3-4	3147	BANK OF INDIA NEW YORK		04/27/2012	248,000.00	258,008.64	248,000.00	2.000		2.001	1,243	04/27/2017
106895AY1	3161	BREMER BANK GRAND FORKS, MN		06/22/2012	249,000.00	251,833.17	249,000.00	1.200		1.217	1,299	06/22/2017
10700QBC7	3160	BREMER BANK OF MOORHEAD ND		06/22/2012	249,000.00	251,833.17	249,000.00	1.200		1.217	1,299	06/22/2017
107003AK1	3162	BREMER BANK NA		06/28/2012	249,000.00	251,846.05	249,000.00	1.200		1.217	1,305	06/28/2017
17037TDV6	3169	CHOICE FINANCIAL GROUP		11/20/2012	248,000.00	247,560.05	248,000.00	1.000		1.001	1,450	11/20/2017
20033AAG13	3168	COMENITY CAPITAL BANK		10/25/2012	249,000.00	249,367.20	249,000.00	1.050		1.065	1,424	10/25/2017
20451PEN2	3175	COMPASS BANK		09/25/2013	247,000.00	254,014.90	247,000.00	2.000		2.001	1,759	09/25/2018
29976DNY2	3166	EVERBANK		10/15/2012	248,000.00	248,000.00	248,000.00	1.000		1.001	1,415	10/16/2017

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**CITY OF HEMET**  
**Portfolio Management**  
**Portfolio Details - Investments**  
**November 30, 2013**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM 365	Days to Maturity	Maturity Date
<b>Negotiable CDs</b>												
373128DS3	3167	GEORGIA BANK AND TRUST		10/17/2012	249,000.00	248,884.64	249,000.00	1.000		1.014	1,416	10/17/2017
36159CRZ1	3126	GE Money Bank		07/30/2010	247,000.00	255,305.79	247,000.00	2.400		2.400	606	07/30/2015
48124JSB5	3171	JP MORGAN CHASE BANK		01/28/2013	248,000.00	248,000.00	248,000.00	0.850		0.850	1,519	01/28/2018
7865803L2	3164	SAFRA NATIONAL BANK		09/27/2012	249,000.00	249,000.00	249,000.00	0.800		0.800	666	09/28/2015
795450NR2	3163	SALLIE MAE		07/25/2012	248,000.00	248,000.00	248,000.00	1.200		1.200	603	07/27/2015
84603M2W5	3165	SOVEREIGN BANK		10/03/2012	249,000.00	249,672.97	249,000.00	0.750		0.750	306	10/03/2014
909557CL2	3170	United Bankers' Bank		11/29/2012	249,000.00	249,197.66	249,000.00	1.100		1.115	1,459	11/29/2017
94986TMF1	3172	WELLS FARGO		03/28/2013	248,000.00	248,000.00	248,000.00	1.000		1.000	1,578	03/28/2018
<b>Subtotal and Average</b>			<b>4,631,066.67</b>		<b>4,722,000.00</b>	<b>4,756,524.24</b>	<b>4,722,000.00</b>			<b>1.292</b>	<b>1,255</b>	
<b>Total and Average</b>			<b>61,594,303.67</b>		<b>60,770,937.92</b>	<b>60,891,213.70</b>	<b>60,768,453.90</b>			<b>0.864</b>	<b>489</b>	

**CITY OF HEMET**  
**Portfolio Management**  
**Portfolio Details - Cash**  
**November 30, 2013**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM 365	Days to Maturity
<b>Average Balance</b>			<b>0.00</b>	Accrued Interest at Purchase		11,320.83	11,320.83				0
<b>Subtotal</b>						11,320.83	11,320.83				
<b>Total Cash and Investments</b>			<b>61,594,303.67</b>		<b>60,770,937.92</b>	<b>60,902,534.53</b>	<b>60,779,774.73</b>			<b>0.864</b>	<b>489</b>

**CITY OF HEMET**  
**Received Interest**  
**Sorted by Issuer**  
**Received November 1, 2013 - November 30, 2013**

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate			Interest		Variance
						Date Due	Date Received	Amount Due	Amount Received	
<b>BANK OF HEMET</b>	SYS3174	3174	BCD	494,000.00	0.500	11/06/2013	11/13/2013	209.78	209.78	-
							<b>Subtotal</b>	<b>209.78</b>	<b>209.78</b>	
<b>BANK OF THE WEST</b>	SYS3144	3144	BCD	249,000.00	1.750	11/12/2013	11/12/2013	370.09	370.09	-
							<b>Subtotal</b>	<b>370.09</b>	<b>370.09</b>	
<b>BREMER BANK GRAND FORKS, MN</b>	106895AY1	3161	NC2	249,000.00	1.200	11/22/2013	11/25/2013	257.30	253.78	-3.52
							<b>Subtotal</b>	<b>257.30</b>	<b>253.78</b>	
<b>BREMER BANK OF MOORHEAD ND</b>	10700QBC7	3160	NC2	249,000.00	1.200	11/22/2013	11/25/2013	257.30	253.78	-3.52
							<b>Subtotal</b>	<b>257.30</b>	<b>253.78</b>	
<b>CHOICE FINANCIAL GROUP</b>	17037TDV6	3169	NC2	248,000.00	1.000	11/20/2013	11/21/2013	1,250.19	1,250.19	-
							<b>Subtotal</b>	<b>1,250.19</b>	<b>1,250.19</b>	
<b>COMENITY CAPITAL BANK</b>	20033AAG13	3168	NC2	249,000.00	1.050	11/25/2013	11/26/2013	225.14	222.05	-3.09
							<b>Subtotal</b>	<b>225.14</b>	<b>222.05</b>	
<b>FEDERAL HOME LOAN MTG ASSOC.</b>	3134G4E79	2267	FAC	0.00	2.000	11/14/2013	11/14/2013	2,500.00	2,500.00	-
							<b>Subtotal</b>	<b>2,500.00</b>	<b>2,500.00</b>	
<b>FEDERAL NTL MORTGAGE ASSOC.</b>	3136G0GA3	2249	FAC	500,000.00	1.200	11/16/2013	11/19/2013	3,000.00	3,000.00	-
							<b>Subtotal</b>	<b>3,000.00</b>	<b>3,000.00</b>	
<b>GEORGIA BANK AND TRUST</b>	373128DS3	3167	NC2	249,000.00	1.000	11/17/2013	11/19/2013	214.42	211.48	-2.94
							<b>Subtotal</b>	<b>214.42</b>	<b>211.48</b>	
<b>Total</b>								<b>8,284.22</b>	<b>8,271.15</b>	
<b>Total Cash Overpayment</b>								<b>0.00</b>		
<b>Total Cash Shortfall</b>								<b>-13.07</b>		

Portfolio COFH  
AP

**CITY OF HEMET**  
**Received Interest**  
**Received November 1, 2013 - November 30, 2013**

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest	
						Date Received	Amount Received
<b>Cash Accounts</b>							
<b>BANK OF NEW YORK</b>	SYS5009	5009	PA1	812,958.98		11/05/2013	4.76
						<b>Subtotal</b>	<b>4.76</b>
<b>Citibank</b>	SYS5001	5001	PA1	1,228,722.79	0.450	11/29/2013	186.02
						<b>Subtotal</b>	<b>186.02</b>
<b>CITIBANK3</b>	SYS5004	5004	PA1	2,230,399.19	0.450	11/29/2013	204.58
						<b>Subtotal</b>	<b>204.58</b>
						<b>Total</b>	<b>395.36</b>

**LIBRARY  
Portfolio Management  
Portfolio Summary  
November 30, 2013**

<b>Investments</b>	<b>Par Value</b>	<b>Market Value</b>	<b>Book Value</b>	<b>% of Portfolio</b>	<b>Term</b>	<b>Days to Maturity</b>	<b>YTM 360 Equiv.</b>	<b>YTM 365 Equiv.</b>
Federal Agency Coupon Securities	1,000,000.00	988,380.00	1,000,000.00	100.00	1,826	1,550	1.060	1.075
<b>Investments</b>	<b>1,000,000.00</b>	<b>988,380.00</b>	<b>1,000,000.00</b>	<b>100.00%</b>	<b>1,826</b>	<b>1,550</b>	<b>1.060</b>	<b>1.075</b>
<b>Total Earnings</b>	<b>November 30 Month Ending</b>	<b>Fiscal Year To Date</b>						
Current Year	895.82	4,479.16						
<b>Average Daily Balance</b>	<b>1,000,000.00</b>							
<b>Effective Rate of Return</b>	<b>1.09%</b>							

JUDITH L. OLTMAN, TREASURER

**LIBRARY  
Portfolio Management  
Portfolio Details - Investments  
November 30, 2013**

Page 2

<b>CUSIP</b>	<b>Investment #</b>	<b>Issuer</b>	<b>Average Balance</b>	<b>Purchase Date</b>	<b>Par Value</b>	<b>Market Value</b>	<b>Book Value</b>	<b>Stated Rate</b>	<b>YTM 365</b>	<b>Days to Maturity</b>	<b>Maturity Date</b>
<b>Federal Agency Coupon Securities</b>											
313383AW1	3304	FEDERAL HOME LOAN BANK		06/13/2013	500,000.00	493,000.00	500,000.00	1.150	1.150	1,655	06/13/2018
3135G0RQ8	3303	FEDERAL NATL MORTGAGE		11/15/2012	500,000.00	495,380.00	500,000.00	1.000	1.000	1,445	11/15/2017
<b>Subtotal and Average</b>			<b>1,000,000.00</b>		<b>1,000,000.00</b>	<b>988,380.00</b>	<b>1,000,000.00</b>		<b>1.075</b>	<b>1,550</b>	
<b>Total and Average</b>			<b>1,000,000.00</b>		<b>1,000,000.00</b>	<b>988,380.00</b>	<b>1,000,000.00</b>		<b>1.075</b>	<b>1,550</b>	

**LIBRARY**  
**Received Interest**  
**Sorted by Issuer**  
**Received November 18, 2013 - November 18, 2013**

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate			Interest		Variance
						Date Due	Date Received	Amount Due	Amount Received	
FEDERAL NATL MORTGAGE	3135G0RQ8	3303	FAC	500,000.00	1.000	11/15/2013	11/18/2013	2,500.00	2,500.00	-
							<b>Subtotal</b>	<b>2,500.00</b>	<b>2,500.00</b>	
							<b>Total</b>	<b>2,500.00</b>	<b>2,500.00</b>	
							<b>Total Cash Overpayment</b>	<b>0.00</b>		
							<b>Total Cash Shortfall</b>	<b>0.00</b>		

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

[www.treasurer.ca.gov/pmia](http://www.treasurer.ca.gov/pmia)  
 -laif  
 January 14, 2014

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

PMIA Average Monthly Yields

**Account Number:**  
 98-33-362

Tran Type Definitions

November 2013 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Authorized Caller	Amount
11/19/2013	11/18/2013	RW	1416067	DONNA ROWLEY	-2,000,000.00

Account Summary

Total Deposit:	0.00	Beginning Balance:	35,156,979.76
Total Withdrawal:	-2,000,000.00	Ending Balance:	33,156,979.76

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

[www.treasurer.ca.gov/pmia](http://www.treasurer.ca.gov/pmia)  
-laif  
January 14, 2014

HEMET REDEVELOPMENT AGENCY

TREASURER  
445 EAST FLORIDA AVENUE  
HEMET, CA 92543-4209

PMIA Average Monthly Yields

Account Number:  
65-33-006

Tran Type Definitions

November 2013 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	1,877.20
Total Withdrawal:	0.00	Ending Balance:	1,877.20

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

Date	Activity	98510810 496-1502 Interest Fund	98510811 Principal Fund	98510812 Sinking Fund	98510813 496-1503 Reserve Fund	98510814 Redemption Fund	98510815 390-1502 Cost of Issuance	RDA 390-1503 Acquisition Fund	TOTAL All Accounts
7/31/2013	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	605,149.30	0.00	0.00	(0.00)	605,149.30
8/31/2013	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	605,149.30	0.00	0.00	(0.00)	605,149.30
9/30/2013	Interest				0.53				0.53
	Interfund transfer	(2,028.77)			2,028.77				0.00
	Debt Service from City of Hemet	466,505.02							466,505.02
	Debt Service Payment	(464,476.25)							(464,476.25)
	BALANCE	0.00	0.00	0.00	607,178.60	0.00	0.00	(0.00)	607,178.60
10/31/2013	Interest	0.36	0.66		7.99				9.01
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.36	0.66	0.00	607,186.59	0.00	0.00	(0.00)	607,187.61
11/30/2013	Interest				8.26				8.26
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	0.36	0.66	0.00	607,194.85	0.00	0.00	(0.00)	607,195.87
	First American Treas Oblig CL D Corp Tr		607,195.87						
	Money Market/RDA								
			<u>607,195.87</u>						
									0.00

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

Date	Activity	98510818	98510819		98510816	98510815	98510817	RDA	TOTAL
		496-1504 Interest Fund	Principal Fund	Sinking Fund	496-1506 Reserve Fund	Redemption Fund	389-1502 Cost of Issuance	389-1503 Acquisition Fund	
7/31/2013	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	475,474.45	0.00	(0.00)	0.00	475,474.45
8/31/2013	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	475,474.45	0.00	(0.00)	0.00	475,474.45
9/30/2013	Interest				0.42				0.42
	Interfund transfer	(1,594.03)			1,594.03				0.00
	Debt Service from City of Hemet	306,601.54							306,601.54
	Debt Service Pmt	(305,007.51)							(305,007.51)
	BALANCE	0.00	0.00	0.00	477,068.90	0.00	(0.00)	0.00	477,068.90
10/31/2013	Interest	0.35	0.32		6.28				6.95
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.35	0.32	0.00	477,075.18	0.00	(0.00)	0.00	477,075.85
11/30/2013	Interest				6.49				6.49
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.35	0.32	0.00	477,081.67	0.00	(0.00)	0.00	477,082.34
	First American Treas Oblig CL D Corp Tr		477,082.34						
	LAIF/RDA		0.00						
			<u>477,082.34</u>						
			0.00						

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
7/31/2013	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	857,031.93	2,283,323.34	10,736.85	0.00	0.00	466,136.25
8/31/2013	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	857,031.93	2,283,323.34	10,736.85	0.00	0.00	466,136.25
9/30/2013	Interest							0.00
	Transfer funds							0.00
	City of Hemet		12,607.44					12,607.44
	Debt Service	(667,646.25)						(667,646.25)
	Khov prepay (31 lots)							0.00
	Trust fees							0.00
	BALANCE	0.00	189,385.68	2,295,930.78	10,736.85	0.00	0.00	466,136.25
10/31/2013	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	189,385.68	2,295,930.78	10,736.85	0.00	0.00	466,136.25
11/30/2013	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	189,385.68	2,295,930.78	10,736.85	0.00	0.00	466,136.25
	First American Treasury Oblig		2,962,189.56					
	US Treasury Notes, various							not carried on COH books
	Misc Assets		1.00					
			<u>2,962,190.56</u>					
	Cash held by FA, net of Escrow acct		2,962,189.56					
			0.00					



## Staff Report

TO: Honorable Mayor and Members of the City Council

FROM: Rita Conrad, Deputy City Manager/Administrative Services;  
Wally Hill, City Manager *Wally Hill*

DATE: January 28, 2014

RE: Warrant Register

The City of Hemet's warrant registers dated January 8, 2014 and January 9, 2014, are currently posted on the City's website in the Finance Department section, under *Financial Information*. Payroll for the period of December 23, 2013 to January 5, 2014 was \$691,472.85.

### CLAIMS VOUCHER APPROVAL

"I, Rita Conrad, Deputy City Manager/Administrative Services, do hereby certify that to the best of my knowledge and ability, that the warrant register posted on the city's website 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,

A handwritten signature in blue ink that reads "Rita Conrad".

Rita Conrad  
Deputy City Manager/Administrative Services

RC: mh

CITY OF HEMET  
VOUCHER/WARRANT REGISTER  
FOR ALL PERIODS

CLAIMS VOUCHER APPROVAL

I, RITA CONRAD, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, THAT THE WR POSTED ON THE CITY WEBSITE IS A TRUE AND CORRECT LIST OF WARRANTS FOR BILLS SUBMITTED TO THE CITY OF HEMET THROUGH THE DATES LISTED ABOVE, AND THAT THERE WILL BE SUFFICIENT MONIES IN THE RESPECTIVE FUNDS FOR THEIR PAYMENT.

RITA CONRAD  
DEPUTY CITY MANAGER/ADMINISTRATIVE SERVICES



## *Staff Report*

TO: Honorable Mayor and Members of the City Council  
FROM: Eric S. Vail, City Attorney  
DATE: January 28, 2014  
RE: Retiree Health Insurance Benefits

### **RECOMMENDATION:**

It is respectfully recommended that the City Council Approve the following:

- Adopt amendments to the 1998 Hemet Retiree Health Insurance Policy (as last amended in 2010) and to Exhibit A to that Policy (as last amended in 2010) to clarify retiree medical benefits applicable to Retiree Groups 4, 5 and 6 and Employee Groups A and B as defined in the policies.

### **BACKGROUND:**

The City of Hemet has previously adopted City retiree health insurance policies which define continuing benefits that are provided throughout workers' retirement years. The City first adopted a policy in 1990, followed by a second policy, the City of Hemet Retiree Health Insurance Policy in 1998 (also referred to as the "1998 policy"). The policies assign workers to one of two tiers based on hire date, and further allocate each worker in Tier One into a particular employee or retiree group, based on factors such as holding management/non-management positions, and retirement date (if any).

Over the years, City administrators have worked with representatives of employee and retiree groups to identify and resolve various aspects of the policies that were considered unclear. As a result, the Council has adopted a number of amendments to both the 1990 and 1998 policies. In 2007, the 1998 policy was amended and Exhibit A to that policy was added, and both were adopted by Council Resolution 4198 in 2008. Additional amendments to the policy and Exhibit A were adopted by Council in 2010.

Most recently, in working with the representatives of the employee and retiree groups, City administrators have recognized a need for amendment to Exhibit A to clarify the

definitions of retiree groups 4, 5, and 6 and employee group A, and to include employee group B. To ensure consistency, corresponding revisions are also needed to the Hemet Retiree Medical Policy, itself.

The City Attorney's Office presented the proposed policy changes to legal counsel and/or the primary representative for each affected bargaining group and sent letters to each confirming that they had seen and agreed to the policy changes. No objection had been received as of the date of the agenda posting.

## **ANALYSIS**

The goal of the proposed policy changes is to further ensure that the intended terms of the policy are "crystal clear," enabling future administrators to execute them accurately. The proposed modifications are as follows:

- Clarify that Tier One applies to employees hired on or after July 24, 1990 but prior to January 1, 1998 and that Tier Two applies to employees hired on or after January 1, 1998
- Clarify that for workers in Tier One, a cap upon the City's contribution to health insurance coverage is applicable if in place as of the worker's date of retirement
- Clarify applicability of coverage of the Tier One Benefit to "Group 4 Retirees," "Group 5 Retirees," and Group 6 Retirees" who are defined as follows:

Group 4 Retirees: Management employees hired on or after July 24, 1990 but prior to January 1, 1998 and retired between October 31, 2007 and July 13, 2010, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

Group 5 Retirees: Non-management employees hired on or after July 24, 1990 but prior to January 1, 1998 and retired between October 31, 2007 and July 13, 2010, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

Group 6 Retirees: Management and non-management employees hired on or after July 24, 1990 but prior to January 1, 1998 and who retired between July 13, 2010 and February 27, 2014, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

- Modify the definition of "Group A employees" and add a new definition of "Group B employees" to clarify applicability of coverage as follows:

Group A Employees: Employees hired prior to July 24, 1990 and who have not retired as of October 31, 2007, and who will be eligible for City-provided retiree health insurance benefits under the terms of the 1990 policy.

Group B Employees: Management and non-management employees hired on or after July 24, 1990 but prior to January 1, 1998, and who have not retired as of February 27, 2014, and who will be eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

**FISCAL IMPACT:**

There are currently (11) eleven retirees impacted by this clarification. The annual cost related to this clarification for these (11) eleven retirees is estimated to be approximately \$23,600 annually. There are (40) forty employees not yet retired that will also fall under this clarification. Although it is not known when these employees will retire (and they will not all retire at once) for illustration purposes it has been estimated that if all (40) forty employees retired at once the annual cost (based on today's rates) would be an additional \$173,400. It is important to note that after thorough analysis by the City Attorney's Office, Finance Department staff, and Human Resources staff, the opinion is that the City would be liable for these costs should a legal challenge arise as the intent of the policy appears to support this clarification.

Respectfully submitted,



Rita Conrad  
Deputy City Manager/  
Administrative Services Dir



Eric S. Vail  
City Attorney

Attachments:: City of Hemet Retiree Health Insurance Policy  
Exhibit A to the City of Hemet Retiree Health Insurance Policy

**CITY OF HEMET RETIREE HEALTH INSURANCE POLICY**

**SECTION 1. EFFECTIVE DATE OF POLICY AND PURPOSE:**

The effective date of this Policy is **January 1, 1998** and is intended to amend, in its entirety, the Policy previously adopted by the City Council which was placed into effect July 24, 1990. It is further the intent of this Policy to establish the ability to create two tiers of health insurance benefits for retired employees as follows:

**Tier One** will affect all employees hired by the City on or after July 24, 1990 but prior to January 1, 1998;

**Tier Two** will affect all employees hired by the City on or after January 1, 1998.

(This Policy is not intended to affect employees hired before July 24, 1990.)

**TIER ONE:**

**SECTION 2. RETIREE HEALTH BENEFITS AFFECTING EMPLOYEES HIRED ON OR AFTER JULY 24, 1990 BUT PRIOR TO JANUARY 1, 1998:**

**A. ELIGIBILITY FOR VOLUNTARY RETIREMENT FOR SERVICE:**

An employee, under eligibility rules as the City may prescribe to implement this policy, who has attained age 50, is credited with five years or more of full-time City service; and, who files for retirement with the Public Employees' Retirement System (PERS) within 180 days of separation from City service, may continue his/her enrollment in their City health insurance benefit plan(s) which are available to Retirees, without discrimination as to premium rates or benefit coverage. In the event the application for retirement is denied by PERS or the employee withdraws such application, the employee shall be ineligible for health benefits under this Policy.

**B. DEATH OF ELIGIBLE EMPLOYEE:**

In the case of death of an eligible employee, before an effective date of retirement, who has maintained coverage on family members, family members shall be deemed to have been covered on the date of death and enrolled in the Retiree health insurance benefit plan, subject to the eligibility requirements contained in this Policy.

**C. SURVIVING SPOUSE AND DEPENDENT COVERAGE:**

Upon the death of an eligible Retiree, the eligibility for continued health insurance benefit (or the cash equivalent as provided in Section 4.2) coverage for the benefit of a surviving spouse and/or dependent children shall be limited to continued eligibility for such person(s) to retirement or survivor benefits under PERS, provided such health insurance may be further limited by the terms of a health insurance policy available to such person(s). Should eligibility for continued retirement or survivor benefits to the Retiree's surviving spouse or dependent children for PERS benefits cease or terminate for any reason, the City shall no longer be required to contribute to continuing health insurance benefits for such person(s).

**SECTION 3. TIER ONE ELIGIBILITY FOR DISABILITY RETIREMENT REQUIREMENTS:**

**Disability Health Insurance Benefits Inapplicable to Persons Eligible for Service Retirement Health Benefits:**

An employee who is eligible for either a disability or service retirement will be qualified for Retiree health insurance benefits, if any, pursuant to the provisions of Section 2, as set forth hereinabove.

**A. ELIGIBILITY:**

An employee retired under the PERS provisions as "disabled" as defined in Government Code Section 21020 will be eligible for continued health benefits for his or herself, provided: ("Disabled" includes industrial and non-industrial disabilities.)

- (a) The employee, at the time of his/her disability, has worked full time as a City employee at least five years at the time of disability.
- (b) Eligibility for disability retiree health insurance benefits is contingent on continued eligibility for a PERS disability retirement. In the event of a break in PERS disability retirement eligibility with a subsequent requalification, the Retiree may apply for renewed health insurance benefits during open enrollment periods.

**B. SURVIVING SPOUSE AND DEPENDENT(S) COVERAGE:**

Eligibility for a surviving spouse and dependent(s) is as provided above at Section 2.C.

**SECTION 4. SCHEDULE OF CONTRIBUTIONS BY CITY (FOR SERVICE AND DISABILITY RETIREMENTS):**

The City will contribute to the medical premiums of the Retiree or their surviving spouse and/or dependent(s) during their continuing eligibility in accordance with the following schedule:

<u>Years of Full-Time Service</u>	<b>Percent paid by City (balance, if any, to be paid by Insured)</b>
Over 5	25% + 7.5% for each full year which exceeds five years, up to a maximum of 100%.

The total cost of medical premiums includes the cost of any applicable dental and/or vision plan premiums.

**SECTION 4.1.**

Notwithstanding the schedule of contributions set forth in Section 4, the City will contribute 100% of the employee only medical premium for an employee with less than 15 but more than 8-1/2 years of full-time service with the City on the date of injury who is permanently and totally disabled from performing any type of employment, whatsoever, as a result of a non-psychiatric on-the-job injury. The medical premium contribution for the employee's spouse and dependent, if any, shall remain subject to the schedule of contributions set forth in Section 4. The determination of whether an employee is permanently and totally disabled from performing any type of employment, whatsoever, shall be made by a City-appointed physician. An employee initially determined by a City physician to be permanently and totally disabled from performing any type of employment, whatsoever, shall be subject to periodic reevaluation to determine if the employee's condition has changed to the extent that the employee would be able to perform some type of employment. If, in the opinion of the City-appointed physician, the employee's condition does change to the extent that the employee is able to perform some type of employment, the City's medical premium contribution for the employee shall then be determined by the schedule of contributions in Section 4. In order to qualify for this provision, the employee, in addition to any other qualifying criteria, must fully cooperate with a City-appointed physician, including, but not limited to, presenting for any required examinations or tests, providing requested medical records and signing a written authorization to disclose the results of such examinations and tests to the City.

**SECTION 4.2. RETIREE OPTION TO RECEIVE CASH IN LIEU OF HEALTH COVERAGE:**

A Retiree, or his/her surviving spouse, who is eligible for a City-paid contribution as provided hereinabove in Section 4, may, at the time of retirement and at his/her option, elect to be paid in the cash equivalent of the sum the City would otherwise contribute toward the cost of health insurance pursuant to Section 5 of this Policy. As an example, if a Retiree's percentage formula equaled 85%, then the cash equivalent would be 85% of the health insurance cap rate set by the applicable Memorandum of Understanding or City Resolution in effect at the time of retirement. In the absence of a health insurance cap rate, the cash equivalent would be 85% of the highest costing health insurance plan made available by the City to the Retiree at the time of retirement.

The cash equivalent calculated at the time of retirement will be paid out on a monthly basis and will remain unchanged over the life of the benefit. The election to receive

cash in lieu of health insurance benefits under this Policy shall be final. Retirees who elect to receive health coverage pursuant to this Policy shall not be entitled to any cash options.

**SECTION 4.3. COVERAGE AT RETIREE'S COST:**

Subject to availability of coverage, a permanent employee who retires with the PERS system and is ineligible for any City contribution to Retiree health benefits as provided in this Policy, may purchase an available policy upon retirement, provided the entire cost thereof is paid by the Retiree.

**SECTION 5. CITY CONTRIBUTIONS LIMITED BY CONTRIBUTIONS FOR HEALTH INSURANCE BENEFITS IN APPLICABLE MEMORANDUM OF UNDERSTANDING (MOU) OR CITY RESOLUTION:**

To calculate a retiree's specific contribution percentage, see Section III.B of Exhibit A, attached hereto.

The percentage of contribution provided in Section 4 of this Policy will be based upon, and limited to, the health insurance cap rate set by the applicable Memorandum of Understanding or City Resolution which would affect the Retiree if he were actively employed by the City. As an example, if a Retiree's percentage formula equaled 85%, then the City would contribute 85% of the health insurance cap rate set by the applicable Memorandum of Understanding or City Resolution towards the cost of the eligible health insurance plan selected by the Retiree, up to a maximum of 100% of the total cost of the selected plan. Any remaining balance towards the cost of the selected plan is the responsibility of the Retiree. In no event shall the City's contribution exceed the total cost of the selected plan.

In the absence of an applicable health insurance cap rate in place on the date of retirement, the City's contribution to health insurance, if any, is based on the percentage formula established in Section 4 as applied to the highest costing, eligible health insurance available to the Retiree. As an example, if a Retiree's percentage formula equaled 85%, then the City would contribute an amount equal to 85% of the highest costing eligible health insurance plan offered by the City, up to a maximum of 100% of the total cost of the selected plan. The City's contribution shall be irrespective of, but shall not exceed, the total cost of the plan actually selected by the Retiree. Any remaining balance towards the cost of the selected plan is the responsibility of the Retiree.

Retirees selecting health insurance plans that cost less than the City's potential contribution under this Policy shall not be entitled to receive the difference in cash or as any other form of benefit.

**SECTION 6. RETIREE CONTRIBUTIONS TO HEALTH INSURANCE PREMIUMS:**

It shall be the Retiree's or his/her dependent(s) sole responsibility to maintain payment of applicable contributions to health insurance at all times. In the event a Retiree or his/her dependent(s) are required to contribute to their health insurance premiums, the City will advise of the monthly sum required to maintain the coverage. Payments will be due on the 1st of each month and delinquent on the 15th. Failure to pay such premiums when due may result in the lapse of health insurance benefits. In the event of lapse, re-enrollment will be subject to all eligibility requirements of the applicable health insurance provider and must be applied for not later than the second consecutive open enrollment period following the lapse of coverage. Notice required in this paragraph may be given by First-Class Mail, postage prepaid.

**SECTION 7. HEALTH PLANS SECONDARY TO MEDICARE:**

When eligible for Medicare, all Retirees will be required to enroll in the Medicare Program, Part A and Part B at their sole expense. The benefits provided by all City health policies shall be secondary to all coverage offered by Medicare Parts A and B, whether purchased by the Retiree or not.

**SECTION 8. COVERAGE MAY BE SECONDARY TO ALL OTHER APPLICABLE HEALTH INSURANCE POLICIES:**

Coverage, whether primary or secondary, will normally be specified by the applicable provider of health insurance coverage. However, nothing in this Policy shall require such providers to provide primary coverage when other health insurance applies to the Retiree or his/her dependent(s).

**SECTION 9. MEDICAL PLANS PROVIDED BY CITY SUBJECT TO CHANGE:**

Health plans which are currently offered by the City may be changed from time to time at the discretion of the City Council, subject to any requirements placed on the City to meet and confer with labor groups, if any. Nothing contained in this Policy shall entitle a Retiree to continued participation in any particular health plan available at his/her date of retirement or thereafter.

**SECTION 10. OPEN ENROLLMENT FOR PLAN TRANSFERS:**

Upon and after retirement, the Retiree may enroll in any health insurance plan offered by the City to Retirees, subject to open enrollment requirements by the health insurance provider. The Human Resources Manager will attempt to advise Retirees of open enrollment periods when applicable.

**SECTION 11. RESERVATION OF RIGHTS TO AMEND POLICY:**

The City reserves the right to amend the Retiree Health Insurance Policy after utilizing the meet and confer process with recognized employee organizations to which this

Policy applies. Any proposed amendments can include and are not limited to changes in the amount of the deductibles, co-insurance, and other cost containment provisions. Furthermore, any amendments must conform to any other legal requirements applicable at the time of the amendment.

## **TIER TWO:**

### **NO HEALTH INSURANCE BENEFIT:**

#### **SECTION 12. TIER TWO BENEFIT:**

- A. In lieu of any other retiree health insurance benefit provided by the City for employees hired after the effective date of this Policy, the City will contribute the sum of Fifty Dollars (\$50.00) per month to the employee's IRS Code Section 457 Deferred Compensation Plan.
- B. Notwithstanding the provisions of subsection A. of this paragraph, employees hired after the effective date of this Policy and who subsequently retire, may purchase retiree health insurance benefits at their sole cost, if qualified by the terms of Section 4.3.

**Adopted: October 31, 2007**  
**Revised: January 8, 2008**  
**Revised: July 13, 2010**  
**Last Revision: January 28, 2014**

**CITY OF HEMET**  
**EXHIBIT A OF AMENDMENT TO RETIREE HEALTH INSURANCE POLICY**

**I. PURPOSE**

The attached policy is intended to amend and clarify, in portion, (1) the Retirement Benefits policy previously adopted by the City Council which was placed into effect July 24, 1990 (hereinafter referred to as the "1990 policy"), and (2) Resolution No. 3349, adopted by the City Council on April 14, 1998, which amended the Retirement Benefits Policy (hereinafter referred to as the "1998 policy").

It is the intent of the Policy to amend the 1990 and 1998 policies only with respect to the contribution caps and Medicare enrollment provisions.

**II. DEFINITIONS**

Exhibit A defines and addresses the following categories of retirees and employees for the purposes of this Policy amendment to retiree health insurance benefits:

**Group 1 Retirees:** Employees retired from the City prior to July 24, 1990, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1990 policy.

**Group 2 Retirees:** Employees hired prior to July 24, 1990 and retired between July 24, 1990 and October 31, 2007, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1990 policy.

**Group 3 Retirees:** Employees hired on or after July 24, 1990 but prior to January 1, 1998 and retired between July 24, 1990 and October 31, 2007, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

**Group 4 Retirees:** Management employees hired on or after July 24, 1990 but prior to January 1, 1998 and retired between October 31, 2007 and July 13, 2010, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

**Group 5 Retirees:** Non-management employees hired on or after July 24, 1990 but prior to January 1, 1998 and retired between October 31, 2007 and July 13, 2010, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

**Group 6 Retirees:** Management and non-management employees hired on or after July 24, 1990 but prior to January 1, 1998 and who retired between July 13, 2010 and February 27, 2014, and who have been deemed eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

Group A Employees: Employees hired prior to July 24, 1990 and who have not retired as of October 31, 2007, and who will be eligible for City-provided retiree health insurance benefits under the terms of the 1990 policy.

Group B Employees: Management and non-management employees hired on or after July 24, 1990 but prior to January 1, 1998, and who have not retired as of February 27, 2014, and who will be eligible for City-provided retiree health insurance benefits under the terms of the 1998 policy.

### **III. CONTRIBUTIONS TOWARDS RETIREE HEALTH INSURANCE PREMIUMS**

A. The following shall amend Section 8 of the 1990 policy and Section 5 of the 1998 policy as follows:

1. For Group 1 Retirees and Group 2 Retirees, the City will contribute one-hundred percent (100%) of the premium for any available retiree health insurance plan offered by the City regardless of the cost of the plan.

2. For Group 3 Retirees, the City will contribute one-hundred percent (100%) of the premium for any available retiree health insurance plan offered by the City regardless of the cost of the plan, provided that the Group 3 Retiree qualifies for one-hundred percent (100%) of retiree health insurance benefits, as explained in Section III.B of this Exhibit.

3. For Group 4 Retirees, the City will contribute one-hundred percent (100%) of the premium for any available retiree health insurance plan offered by the City regardless of the cost of the plan, provided that the Group 4 Retiree qualifies for one-hundred percent (100%) of retiree health insurance benefits, as explained in Section III.B of this Exhibit.

4. For Group 5 Retirees, the City will contribute one-hundred percent (100%) of the premium of the highest-costing HMO plan available to retirees through the City, provided that the Group 5 Retiree qualifies for one-hundred percent (100%) of retiree health insurance benefits, as explained in Section III.B of this Exhibit.

5. For Group 6 Retirees, the City will contribute one-hundred percent (100%) of the premium of the highest-costing HMO plan available to retirees through the City, provided that the Group 6 Retiree qualifies for one-hundred percent (100%) of retiree health insurance benefits, as explained in Section III.B of this Exhibit.

6. For Group A Employees who retire after October 31, 2007 ("retired Group A Employees"), the City will contribute one-hundred percent (100%) of the premium for any available retiree health insurance plan offered by the City regardless of the cost of the plan.

7. For Group B Employees, the City will contribute one-hundred percent (100%) of the premium of the highest-costing HMO plan available to retirees through the City, provided that the Group B Employee qualifies for one-hundred percent (100%) of retiree health insurance benefits, as explained in Section III.B of this Exhibit.

8. The City's contributions towards retiree health insurance plans for all eligible Retiree and Employee Groups, excluding Group 1 Retirees, shall be subject to the Medicare requirements as set forth in Section IV of this Exhibit.

B. Schedule of Contributions Still Applicable. Nothing in this Section shall be read to eliminate the schedule of contribution requirements as set forth in Section 3 of the 1990 policy and in Sections 4 and 4.1 of the 1998 policy. For purposes of this Policy, the schedule of contribution requirements affect the Groups as follows:

1. For Group 3 and Group 4 Retirees who have completed the requisite number of years of full-time City employment to qualify for one-hundred percent (100%) of retiree health insurance benefits, the City will contribute one-hundred percent (100%) of the premium for any available health insurance plan offered by the City regardless of the cost of the plan. Retirees selecting health insurance plans that cost less than the City's potential contribution under this Policy shall not be entitled to receive the difference in cash or as any other form of benefit.

2. For Group 5 and 6 Retirees, and Group B Employees who have completed the requisite number of years of full-time City employment to qualify for one-hundred percent (100%) of retiree health insurance benefits, the City will contribute one-hundred percent (100%) of the premium for the highest-costing HMO plan available to retirees through the City. Retirees selecting health insurance plans that cost less than the City's potential contribution under this Policy shall not be entitled to receive the difference in cash or as any other form of benefit.

3. For Group 3, 4, 5, and 6 Retirees, and Group B Employees who are eligible for retiree health insurance but who have not completed the requisite number of years of full-time City employment to qualify for one-hundred percent (100%) of retiree health insurance benefits, the City will continue to contribute towards the the retiree's health insurance premium in a fixed percentage based on the retiree's number of years of full-time service. The total benefit amount to which the City applies its fixed percentage of contribution will continue to be based on (a) the applicable contribution caps as specified in Section 5 of the 1998 policy, up to a maximum of 100% of the total cost of the selected plan, or (b) in the absence of a health insurance cap rate in place on the date of retirement, a sum equivalent to the highest costing health insurance plan made available by the City to the retiree, up to a maximum of 100% of the total cost of the selected plan. The retiree shall be responsible for any remaining balance towards the cost of the selected plan. In no event shall the City's contribution exceed the total cost of the selected plan. Retirees selecting health insurance plans that cost less than the City's potential contribution under the Policy shall not be entitled to receive the difference in cash or as any other form of benefit.

#### IV. MEDICARE ENROLLMENT REQUIREMENTS

The following shall amend Section 5 of the 1990 policy and Section 7 of the 1998 policy as follows:

A. No Medicare Requirement for Group 1 Retirees. Group 1 Retirees may continue to be enrolled in any health insurance plan available to them by the City at the City's sole cost regardless of whether they are eligible to enroll in Medicare.

B. Medicare Requirement for Groups 2, 3, 4, 5 and 6 Retirees, and Group A and B Employees. When eligible for Medicare, all Group 2, 3, 4, 5, and 6 Retirees, and retired Group A and B Employees will be required to enroll in the Medicare Program, Part A and Part B, at their sole expense. The benefits provided by all City health policies shall be secondary to all coverage offered by Medicare Parts A and B. Upon becoming Medicare-eligible, Group 2, 3, 4, 5 and 6 Retirees, and retired Group A and B Employees will switch from their existing health insurance plan to one of the available City health insurance plans designed to supplement Medicare.

1. The City will pay 100% of the premium for any available City-provided Medicare plan for Groups 2, 3, 4, 5 and 6 Retirees, (provided the Retiree qualifies for 100% retiree health insurance benefits, as explained in Section III.B. of this Exhibit) and retired Group A and B Employees.

2. The failure or refusal to timely enroll in Medicare upon eligibility may result in the termination of the retiree's health insurance benefits.

#### V. MISCELLANEOUS

A. Supplemental Plan Participation. The City reaffirms that Group 1 Retirees, Group 2 Retirees, and retired Group A Employees are entitled to benefits provided by the City's Supplemental Plan (aka "Gap Plan"), as adopted by Resolution Number 3317, provided that they meet the Supplemental Plan eligibility requirements.

B. Plan Changes. The City reaffirms and reserves its rights under the 1990 policy and 1998 policy to change the health insurance plans offered by the City subject to the City's obligation, if applicable, to meet and confer with employee bargaining groups. For Groups 1, 2, 3, 4, 5, and 6 Retirees and Group A and B Employees, the City may only substitute existing health insurance plans or providers with ones that provide substantially comparable benefits. Nothing contained in this Policy shall entitle a retiree to continued participation in any particular health plan or provider available at his/her date of retirement or thereafter.

C. Effective Date of Adjustments. Any increase or decrease in the amount the City is required to contribute on behalf of an Employee or Retiree for City-provided retiree health insurance benefits pursuant to this Amendment shall take effect prospectively only, commencing on February 1, 2014 ("new contribution amount"). The City shall not be required to pay to any Employee or Retiree the difference between the new contribution amount and the previous contribution amount where the City's

contribution was less than the City will be obligated to make on and after February 1, 2014. The City shall not claim from, or otherwise charge any Employee or Retiree the difference between the new contribution amount and the previous contribution amount where the City's contribution was more than the City will be obligated to make on and after February 1, 2014.

D. Meet and Confer. Prior to modifying this Policy, the City will meet and confer with employee bargaining groups.

All Other Provisions Remain in Effect. Except as expressly provided in this Policy, all provisions of the 1990 and 1998 policies shall remain in full force and effect.

# AGENDA # 10



*Staff Report*

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Wally Hill, City Manager *Wally Hill*  
Rita Conrad, Deputy City Manager-Administrative Services

DATE : January 28, 2014

RE: Memorandum of Understanding with the Hemet Mid-Managers Association (HMMA)

**RECOMMENDATION:**

Authorize the City's negotiation team to execute the attached Memorandum of Understanding (MOU) between the City and the Hemet Mid-Managers Association (HMMA) which shall be effective upon adoption by the City Council through June 30, 2015.

**BACKGROUND:**

The last MOU between the City and HMMA expired June 30<sup>th</sup>, 2013. The last MOU, negotiated in September of 2011, included a number of provisions to assist in resolving the City's budget issues including additional pension reform with the creation of a lower tier of PERS for new hires, and the requirement that employees pay the full "employee share" of PERS. These cost saving provisions will continue into the proposed contract.

In accordance with the authority granted the City Council, the attached Memorandum of Understanding with HMMA is presented for consideration. The pertinent details of the MOU are as follows:

**Term:**

- MOU shall be effective upon adoption by the City Council through June 30, 2015.

**Salaries:**

- Effective July 1, 2013, base salaries shall be increased by 2.5% from base salaries at the end of the 2012-2013 fiscal year. The proposed salary increase will be the first increase that HMMA members have received since 2007.
- Effective July 1, 2014, base salaries will be increased by 2.5% from base salaries during the 2013-14 fiscal year.
- Clean-up to add positions not listed on last MOU (no change in salaries; salaries consistent with current salary in effect).

**Annual Lump Sum Payment:**

One-time payment of \$600 upon ratification of contract and one-time payment of \$800 in November, 2014:

- Non Pensionable (not subject to PERS).
- Non-recurring (does not accumulate each year).
- These provisions sunset at the end of the contract term.

**Holidays:**

To be consistent with other similar bargaining units with employees supervised by HMMA members, holiday pay will be equivalent to employee’s scheduled work period.

**Sick Leave:**

Consistent with other similar bargaining units, sick time will accrual will increase by 4 hours per month.

**Retirement:**

Language updated to be consistent with provisions of PEPRA (Public Employees’ Pension Reform Act).

**Work Schedule:**

Language added to allow re-opener of contract on issue of possible 9/80 work schedules.

**FISCAL IMPACT:**

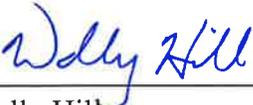
The total **two-year** cumulative cost (all funds) of this package is approximately \$260,708. Of this, approximately 45% of costs are General Fund related (\$117,318) and 55% of costs are related to other funds (\$143,390).

	Year 1:	\$ 91,526
	Year 2:	<u>\$169,182</u>
<i>Total cost (all funds) of contract through 6/30/15:</i>		\$260,708

FY 2013-2014 departmental budgets will be updated accordingly (please note costing doesn’t include costs of merit/step increases that employees continue to be eligible to receive if not at the top of their salary range).

Respectfully submitted,

Approved as to form:

  
 \_\_\_\_\_  
 Wally Hill  
 City Manager

  
 \_\_\_\_\_  
 Rita Conrad  
 Deputy City Manager

  
 \_\_\_\_\_  
 Eric S. Vail  
 City Attorney

Attachment: Memorandum of Understanding between the City and HMMA

**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE CITY OF HEMET AND  
THE HEMET MID-MANAGERS ASSOCIATION (“HMMA”)**

This Memorandum of Understanding (hereinafter “MOU”) is entered into between the City of Hemet (“City”) and the Hemet Professional, Administrative & Supervisory employees bargaining unit and Hemet Mid-Manager’s Association (together hereinafter known as “HMMA” or “Association”), pursuant to the provisions of the Meyers-Milias-Brown Act. This MOU shall be effective upon adoption by the City Council, through June 30, 2015; and thereafter shall continue in effect year by year unless one of the parties notifies the other in writing no later than March 15, 2015 (or no later than March 15 of any year after 2015) of the request to modify, amend or terminate this Agreement.

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Article XIV	Grievance Procedure
Article XV	Discipline
Article XVI	Completion of Meet & Confer
Article XVII	Savings Clause

**ARTICLE I - RECOGNITION**

1.1 The City recognizes the Association as the bargaining agent for the following classifications:

**Professional, Administrative & Supervisory Employees Unit**

Administrative Assistant\*  
Associate Planner  
Customer Service and Billing Supervisor  
Emergency Services Coordinator  
Equipment Maintenance Supervisor  
Executive Analyst (not in the City Manager’s Office)

Assistant (not in the City Manager's Office)\*  
Information Technology Specialist I\*  
Information Technology Specialist II\*  
IT Operation and Network Systems Supervisor  
Librarian  
Management Assistant  
Multimedia & Website Administrator\*  
Office Specialist/Confidential\*  
Parks Maintenance Supervisor  
Procurement Administrator  
Senior Code Enforcement Officer  
Senior Librarian  
Streets Supervisor  
Water/Wastewater Supervisor

The MOU will also recognize any new classifications that may result from a reclassification of the two remaining Management Assistant positions.

### **Hemet Mid-Managers Association**

Building Official  
Code Compliance Manager  
Environmental Services Manager  
Housing/Code Enforcement Manager  
Principal Engineer  
Principal Planner  
Refuse Superintendent  
Special Projects Manager  
Water/Wastewater Superintendent

NOTE: Employees with an asterisk (\*) are not exempt from overtime regulations and are entitled to overtime.

## **ARTICLE II - MANAGEMENT RIGHTS**

2.1 It is understood and agreed that City retains all of its powers and authority to direct, manage and control to the full extent of the law. Included in, but not limited to, those duties and powers are the exclusive right to:

Determine its organization; direct the work of its employees; assign related work not expressly covered by job description; determine the times and hours of operation; determine normal working hours and schedule shifts accordingly; determine the kinds and levels of services to be provided and the methods and means of providing them; establish its municipal policies, goals and objectives; make technological improvements; determine staffing patterns; determine the number and kinds of personnel required; maintain the efficiency of City budget procedures and determine budgetary allocation; determine the methods of

raising revenue; contract out work in accordance with law; and to take any action necessary to meet conditions of an emergency nature, provided that the Association shall be afforded the opportunity to meet and confer concerning such emergency action. In addition, the City retains the right to hire, classify, assign, evaluate, promote, terminate, transfer, and discipline employees.

2.2 The City Manager may layoff a unit member or unit members because of shortage of work, lack of funds, material change in duties or organization, or for other valid reasons as determined by the City Manager. In accordance with state law, the City shall not be required to meet and confer with the Association over decisions to layoff unit members. However, the City shall be required to meet and confer over the effects of any proposed layoffs to the extent required by state law. The Association shall meet and confer with the City regarding the effects of any proposed layoffs within fourteen (14) days of receipt of written notice from the City.

2.3 If the City decides to contract out work during the term of this MOU, the City shall, to the extent required by State law, meet and confer with the Association regarding that decision (or the effects of that decision). If meet and confer sessions are needed, both parties agree to be reasonably available for such meetings in a timely manner.

2.4 The exercise of the foregoing powers, rights, authority, duties and responsibilities by City, the adoption of policies, rules, regulations, and practices in furtherance thereof, and the use of judgment and discretion in connection therewith, shall be limited only by the specific and express terms of this MOU, and then only to the extent such specific and express terms are in conformance with law.

### **ARTICLE III - ASSOCIATION RIGHTS**

3.1 New Employees. The City agrees to furnish each new employee in the bargaining unit with a copy of the MOU at the commencement of his /her employment. The City will notify the Association, within fourteen (14) days of a new employee's hire date, of the new employee's name, home, address, and the department/section to which the employee is assigned

3.2 Visits by Association Representatives. Accredited representatives of the Association will be granted reasonable access to City facilities and employees for purposes of investigation of grievances and official Association business, provided Association representatives shall provide twenty-four (24) hours advance notice to the supervisor in charge of the work area that is being visited. Such visits shall not interfere with normal operation of the department. In case of an emergency, the twenty-four (24) hour advance notice will not be required, provided the Association representative provides advance notice to the supervisor in charge as soon as reasonably possible.

3.3 Contract Negotiations. The negotiating team for the Association, to be comprised of no more than five (5) employees, not more than two (2) from any division, shall be permitted to attend negotiating sessions during work hours with pay. There

shall be no compensation for meetings held outside scheduled work hours of members of the bargaining team.

#### 3.4 Maintenance of Membership.

a. Members who, on the 15th day following the signing of this MOU, are members of Association in good standing and shall maintain their membership in Association for the duration of this MOU.

b. Any dispute as to dues deduction under this Article shall be between unit members and Association. Association shall defend and hold the City harmless against any and all claims by unit members, including all legal fees and other expenses arising from dues deductions under this Article.

3.5 Time Off for Association Board Members. Current Association Board Members will each be given a maximum of two (2) paid hours per month for Association business.

### **ARTICLE IV - AGENCY SHOP**

4.1 Authority. City and Association mutually understand and agree that an agency shop election was held and approved by the general membership of the Association. As a result, City and Association agree to an Agency Shop arrangement under Government Code Section 3502.5(b), which requires that, as a condition of continuing employment, employees in the affected bargaining unit must either join the Association, pay to the Association a service fee in lieu thereof, or establish a religious exemption therefrom. Such service fee shall be established by the Association, and shall not exceed the standard initiation fee, periodic dues and general assessments of the Association.

#### 4.2 Association Dues/Service Fees.

a. The Human Resources Department shall provide all current employees represented by the Association, and any employees hired into Association represented positions thereafter, with an authorization notice ("Authorization Notice"), in a form to be provided by the Association, advising the employees of the following information:

(1) An agency shop arrangement for the Association has been enacted pursuant to state law; and,

(2) All employees subject to the agency shop arrangement must either join the Association, pay a service fee to the Association, or claim a religious exemption from this requirement as provided by Paragraph 4.2(f). The Authorization Notice shall include a form for the employee's signature authorizing a payroll deduction of Association dues, a service fee or a charitable contribution equal to the service fee. Said employees shall have thirty (30) calendar days from the date they receive the Authorization Notice to fully execute the form and return it to the Human Resources Department.

b. When the form authorizing the deduction of Association dues or the service fee is properly completed and returned during the thirty (30) day period, the City shall begin the applicable deduction of Association dues or the service fee no later than the beginning of the first pay period commencing after receipt of the authorization form by the Human Resources Department. If the authorization form is not completed properly and/or not returned within the thirty (30) day period, the City shall begin the deduction of the service fee no later than the beginning of the first pay period commencing after the expiration of the thirty (30) day period. If the authorization form is properly completed claiming the religious exemption and returned during the thirty (30) day period, the procedure provided in Paragraph 4.2(f)(2) shall be followed.

c. No dues, fee, or contribution deduction shall be made during any pay period when an employee's earnings are insufficient after all other deductions are made, to cover the full amount of the dues, fee, or contribution. When an employee is in a non-pay status for an entire pay period, no deduction will be made to cover the pay period from future earnings. In the case of an employee in a non-pay status only during part of a pay period, whose earnings, after deductions, are not sufficient to cover the full amount of the dues, fee, or contribution, no deduction shall be made in the pay period or from future earnings to cover the pay period.

d. The Association shall advise the City, in writing, of the dues and service fee amounts to be deducted. Any change in the amounts will be submitted to the City, in writing, at least thirty (30) days prior to the effective date of such change.

e. All deducted dues and service fees shall be remitted to the Association no later than fourteen (14) calendar days after deduction. The City shall also provide an itemized statement detailing each employee's name, amount of deduction, and category of deduction.

f. Religious Exemption.

(1) Any employee who is a member of a bona fide religion, body, or sect that has historically held conscientious objections to joining or financially supporting public employee organizations shall, upon presentation of active membership in such religion, body, or sect, not be required to financially support any public employee organization as a condition of employment. The employee may be required, in lieu of a service fee, to pay sums equal to the service fee to a non-religious, non-labor charitable fund exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, chosen by the employee from a list of at least three of these funds, designated in Section 4.2.f.3 of this Memorandum of Understanding between the City and the Association, or if the Memorandum of Understanding fails to designate the funds, then to any such fund chosen by the employee. Proof of the payments shall be made on a monthly basis to the City as a condition of continued exemption from the requirement of financial support to the Association.

(2) Written declarations of or applications for religious exemption and any supporting documentation may be submitted to the Human Resources Department

and the Union. After receipt of such a request, the City shall begin a deduction of the charitable contribution no later than the beginning of the first pay period commencing after the receipt of the request by the Human Resources Department. The charitable deduction shall be held in escrow pending receipt of the Union's written determination on the request for a religious exemption. Upon approval of the religious exemption by the Association and upon identification of an appropriate charity by the employee, the City shall remit the escrowed amount to the designated charity and thereafter remit the charitable deductions to the designated charity. Upon denial of the religious exemption by the Association, the City shall convert the charitable contribution deduction to a service fee deduction and remit the escrowed amount to the Association as service fees. Charitable contributions shall be made by regular payroll deductions only. Failure of the Association to provide the City with a written approval or disapproval of a request for religious exemption within thirty (30) calendar days of the City's receipt of the employee's request shall constitute an approval of the religious exemption.

(3) The City and the Association have agreed to include the following list of designated non-religious, non-labor charitable funds for receipt of religious exemption deductions in the Memorandum of Understanding between the parties:

United Way  
American Cancer Society  
American Society for the Prevention of Cruelty of Animals

g. Records. The Association shall keep an adequate itemized record of its financial transactions and shall make available annually, to the City, and to the employees who are members of the organization, within 60 days after the end of its fiscal year, a detailed written financial report thereof in the form of a balance sheet and an operating statement, certified as to accuracy by its president and treasurer or corresponding principal officer, or by a certified public accountant. A copy of financial reports required under the Labor Management Disclosure Act of 1959 or Government Code section 3456.5 shall satisfy this requirement.

h. Indemnification. The Association shall indemnify, defend, and hold the City harmless against any liability arising from any claims, demands, or other action relating to the City's compliance with the agency fee obligation.

## **ARTICLE V - SALARIES**

### **5.1 Salary Increases.**

- a. Effective July 1, 2013, all unit members shall be granted a 2.5% salary increase.
- b. Effective July 1, 2014, all unit members shall be granted a 2.5% salary increase.

## 5.2 One-Time, Lump Sum, Non-Recurring and Non-Pensionable Payments.

a. The City shall pay each full-time unit member a one-time, non-recurring and non-pensionable payment of six hundred dollars (\$600.00) during the first full pay period following ratification. The City shall prorate the \$600 one-time payment for part-time unit members on the basis of the FTE. To be eligible, unit members must be considered active employees during this pay period. The salary schedule shall not be affected by this one-time payment.

b. The City shall pay each full-time unit member a one-time, non-recurring and non-pensionable payment of eight hundred dollars (\$800.00) during the first full pay period in November 2014. The City shall prorate the \$800 one-time payment for part-time unit members on the basis of the FTE. To be eligible, unit members must be considered active employees during this pay period. The salary schedule shall not be affected by this one-time payment.

## 5.3 Establishment and Use of Salary Ranges and Salary Increases.

### a. Salary Ranges.

(1) Each budgeted job classification covered by this MOU shall have a salary range as approved by the City Council in the annual operating budget.

(2) Each such classification salary range shall have six (6) steps consisting of five percent (5%) increments, unless otherwise specified.

### b. Merit/Performance Review.

(1) Upon hire, the employee shall be paid a salary for six (6) months from the date of hire, based upon the established range for that position. At the end of the six (6) months the employee may become eligible for a merit increase. Thereafter, all future merit increases may occur twelve (12) months from the date of the first merit increase.

(2) The City Manager, upon recommendation of the Department/Division Head, shall have the authority to advance an individual within a range a maximum of five percent (5%) for merit purposes. This advancement may occur at the end of the initial six (6) months after the date of hire, or anytime thereafter.

(3) Salary appointment should be made at the first step of the salary range for the particular classification in which the appointment is made. When, in the judgment of the Department/Division Head, the education, training, and experience of a proposed employee are superior and justify a salary in excess of the first step, the Department/Division Head may recommend that the City Manager authorize an appointment to a position at a higher step in the salary range. Additionally, the Personnel Officer may recommend an appointment to a position at a higher step in the salary range when the City has had difficulty in recruiting for the position or retraining the position.

(4) Advancement within a salary range shall be authorized only after affirmative recommendation of the Personnel Officer. Only probationary and regular employees holding positions allocated to a salary range shall be eligible for such advancement. Such recommendation may be made only on a basis of satisfactory job performance. No salary advancement shall be made which will exceed the maximum rate established in the applicable salary plan.

## ARTICLE VI - ARTICLE VI – OVERTIME

6.1 In General. Except as provided in Subsection 6.2 below, the City Manager has determined that employees in positions subject to this MOU are exempt for purposes of state and federal wage and hour laws and are not entitled to overtime compensation.

6.2 Non-Exempt Employees. Employees identified with an asterisk (\*) in the list of classifications for this MOU are not exempt for purposes of state and federal wage and hour laws regarding overtime compensation and will be entitled to overtime pay at the rate of one and one-half (1½) his/her regular hourly rate of pay for each hour actually worked in excess of forty (40) hours in any one workweek.

6.3 Compensatory Time ("CT").

Employees eligible for overtime may elect to convert earned overtime to CT at the rate of one and one-half (1½) hours for each hour actually worked. CT may be accrued up to eighty (80) hours. An employee who has accrued eighty (80) hours of CT may not elect to convert additional overtime to CT and will be compensated for one and one-half (1½) hours for each additional hour of overtime actually worked.

(1) An employee who has requested the use of earned CT shall be permitted to use such time within a reasonable period after making the request if the use of the CT does not unduly disrupt the operations of the department.

(2) An employee at any time may request and receive compensation for any CT. Such compensation shall be paid at the regular rate earned by the employee at the time the employee receives such payment.

6.4 Disaster/Emergency Response. Association personnel not eligible for overtime will receive compensation for time worked outside their regularly-scheduled duty, paid at the rate of one and one-half (1½ ) times their hourly rate, for services rendered for participating in a disaster/ emergency response, requested by the Office of Emergency Services and assigned by the City Manager, outside the City limits. State or federal reimbursement for these services will revert to the City.

6.5 Administrative Leave.

Administrative leave must be used by December 31 of each year, cannot be carried forward to the following year, and cannot be converted to cash compensation or PTO. Administrative leave may be taken off, with Department Head or City Manager approval as appropriate, subject to the City and Department needs and scheduling.

Administrative leave is provided to the following Association employees:

- Equipment Maintenance Supervisor
- Information Tech Specialist I
- Information Tech Specialist II
- IT OP & Network Systems Supervisor
- Parks Maintenance Supervisor
- Principal Engineer
- Refuse Superintendent
- Streets Supervisor
- Water/Waste Water Superintendent

Administrative leave is provided to Association employees as follows:

(1) Employees designated by the City Manager will receive up to six (6) days of administrative leave per year for:

a. Required attendance at most regularly scheduled City Council meetings as recommended by the Department Head to the City Manager.

b. Required attendance at most regularly scheduled Planning Commission meetings as recommended by the Department Head to the City Manager.

(2) Employees designated by the City Manager will receive six (6) days of administrative leave per year for required standby (on the scene within thirty (30) minutes) on a regularly scheduled basis directing the employee to maintain telephone or radio contact with the City.

## **ARTICLE VII - PART TIME EMPLOYEES**

### **7.1 Part-time Benefits.**

Part-time employees, who work less than half-time, shall not receive any Association benefits. Part-time employees, who work at least half-time, shall receive Association benefits as follows:

a. The following Association benefits are provided on the same basis as is given to a full-time employee:

- (1) Retirement (subject to PERS requirements and eligibility)
- (2) Leave of Absence Without Pay
- (3) Non-Occupational Disability Leave
- (4) Professional Organizations
- (5) Grievance and Disciplinary Appeals Procedure
- (6) Deferred Compensation
- (7) Optional Work Schedule

b. The following Association benefits are prorated on the basis of the percentage of hours that the employee works compared to a full-time employee:

- (1) Personal Time Off
- (2) Sick Leave
- (3) Health Insurance, Including Dental & Vision
- (4) Jury Duty
- (5) Holiday Policy
- (6) Retiree Health Insurance Benefits pursuant to the Retiree Health Policy
- (7) Bereavement Leave

c. The following Association benefits are provided as indicated under the specific benefit:

- (1) Medical Examination

d. The following Association benefits are not provided to any part-time employee:

- (1) Administrative Leave
- (2) Disability Insurance
- (3) Life Insurance
- (4) City Vehicles
- (5) Educational Reimbursement

## **ARTICLE VIII - BENEFITS**

8.1 Deferred Compensation. The City will provide a City-paid deferred compensation program, which shall be included as "salary" in any compensation review. The rate for City-paid deferred compensation for all employees is set at 2% of monthly salary.

8.2 Medical Examination Reimbursement. The City will reimburse all Association personnel for a medical examination by the physician of their choice, which could include EKG, X-rays, and any such other tests that the employee might elect to have. The reimbursement amount for direct costs incurred shall not exceed \$250 per calendar year (\$125 for part-time).

8.3 Personal Time Off. The City shall administer a Personal Time Off (PTO) program, which will provide for vacations, family sick leave, and management leave. The PTO program combines earned vacation, management/supervisory leave, and a portion of sick leave benefits. Association employees will accrue Personal Time Off according to the following table:

<b>Length of Service</b>	<b>Vacation Days</b>	<b>Management/ Supervisory Leave</b>	<b>Sick Leave</b>	<b>Total Personal Time Off</b>
<b><u>Exempt Employees</u></b>				
1-12 yrs.	20	5	6	31
12 + yrs.	21	5	6	32
<b><u>OT Eligible Employees</u></b>				
1-3 yrs.	12	0	6	18
4-6 yrs.	15	0	6	21
7-9 yrs.	18	0	6	24
10-12 yrs.	20	0	6	26
12 + yrs.	21	0	6	27

a. Use of Personal Time Off:

(1) Accumulation of Personal Time Off (PTO) shall be limited to an amount equal to the earnings for a twenty-four (24) month period at the employee's current PTO earning rate. A unit member who has reached the maximum accrual shall cease accruing additional PTO until the unit member's leave balance drops below the maximum accrual.

(2) PTO may be used as soon as indicated on the employee's pay stub (but may not be used in advance) and must be approved by the employee's supervisor and/or department head;

(3) In the event one or more holidays fall during a period when an employee is on PTO, the hour value that is equivalent to the employee's scheduled work period shall not be charged as PTO [i.e. for employees on a regularly scheduled ten (10) hour workday, the hour value shall be ten (10) hours. For employees on a regularly scheduled eight (8) hour workday, the hour value shall be eight (8) hours.];

(4) PTO (and compensatory time) must be exhausted before a leave of absence will be granted;

(5) When an employee is using PTO and becomes ill or injured, he or she may use sick leave when eligible;

(6) PTO sellback will be as follows:

(A) Can sell accumulated PTO not more than once each quarter.

(B) Must obtain approval of the City Manager for the sellback.

(C) May not sell more than one hundred seventy six (176) hours per calendar year.

(7) Shall be prohibited from selling any PTO if, during the past six (6) months, the employee has received discipline in the form of a suspension without pay, a reduction in salary, or a demotion.

(8) Upon termination of employment, an employee will be paid for the balance of his/her PTO at the rate of one hundred percent (100%) of current salary.

(9) Existing vacation leave balance of a City employee promoted to an Association position will be transferred to PTO; accrual of additional PTO will begin upon the effective date of the promotion at the appropriate rate for the promoted employee's new classification.

#### 8.4 Sick Leave.

a. Ninety-six (96) hours per year of sick leave will be placed in the employee's Sick Leave account to be used when an employee is ill. Sick leave shall be earned at the rate of eight (8) hours per month and will have no accumulation limitation.

b. Newly-hired Association members shall be given a credit of two hundred and forty hours of sick leave to their Sick Leave account for the first two and one-half (2½ ) years of service. Accrual of additional sick leave will commence at the beginning of the 31st month of service.

c. Existing sick leave balance of a City employee promoted to an Association position will be transferred; accrual of additional sick leave time will begin upon the effective date of the promotion at the appropriate rate for the promoted employee's new classification.

d. Sick leave shall be used for illness or injury which causes the employee to be absent from his/her duties.

e. Sick leave may be used for absences from duty when the employee's presence is needed to attend to the illness of a member of his/her family. The use of sick leave under this subsection shall be limited to one-half (1/2) of annual potential accrual, which is 48 hours for full-time employees.

f. Reasonable proof of illness may be requested.

g. Personal Time Off shall be applied when all sick leave has been used.

h. The following payoff provision for accumulated Sick Leave upon retirement or disability, death, or resignation, shall apply:

(1) Twenty-five percent (25%) of all accumulated sick leave after five (5) years of service with the City; payoff shall be prorated upon last five (5) years of service.

(2) Fifty percent (50%) of all accumulated sick leave after ten (10) years of service with the City; payoff shall be prorated upon last five (5) years of service.

(3) Seventy-five (75%) of all accumulated sick leave after twenty (20) years of service with the City; payoff shall be prorated upon last five (5) years of service.

## 8.5 Holidays.

Association members receive the following paid holidays:

a. <u>Designated Date</u>	<u>Designated Holiday</u>
1. January 1	New Year's Day
2. Third Monday in February	Washington's Birthday
3. The last Monday in May	Memorial Day
4. July 4	Independence Day
5. The First Monday in September	Labor Day
6. The Second Monday in October	Columbus Day
7. November 11	Veterans Day
8. Thanksgiving	Thanksgiving
9. Friday after Thanksgiving	Friday after Thanksgiving
10. ½ Holiday – Day Before Christmas	Christmas Eve
11. December 25	Christmas
12. ½ Holiday -Day Before New Year	New Year's Eve
13. Two Floating Holidays	At employee's discretion, with Supervisor's approval

b. Hour Value. The hour value for each holiday shall be equivalent to the employee's scheduled work period, i.e., if the holiday falls on a scheduled ten (10) hour work day, the employee's time off is ten (10) hours. If the holiday falls on a scheduled eight (8) hour day, the holiday time off is eight (8) hours, etc.

c. Procedure if Holiday Falls on Saturday or Sunday. For those employees whose normal work week is Monday through Friday, when a holiday falls on Saturday, the preceding Friday shall be observed as a holiday. When a holiday falls on a Sunday, the following Monday shall be observed as a holiday.

d. Procedure if Holiday Falls on Regular Day Off. If a holiday occurs on a day which is the full-time employee's regular day off, he/she shall be entitled to holiday pay at the hour value that is equivalent to the employee's scheduled work period [i.e. for employees on a regularly scheduled ten (10) hour workday, the holiday pay shall be ten (10) hours. For employees on a regularly scheduled eight (8) hour workday, the holiday pay shall be eight (8) hours.]

## 8.6 Bereavement Leave.

a. Use of Bereavement Leave. Paid Bereavement Leave may be granted to an employee upon the request of the employee, upon the death of any of the following relatives of the requesting employee: spouse; child, including biological, step, adopted and foster children; parent, including biological, step, adoptive and foster parents;

parent-in-law; grandparent; sibling; grandchild, including biological, step, adopted and foster grandchildren.

b. Amount of Bereavement Leave: Employees may receive up to three (3) days of paid Bereavement Leave based upon the employee's usual work schedule.

8.7 Auto Allowance. Authorization for use of City-owned vehicles shall be pursuant to Resolution Number 3348. The auto allowance amount for all managers receiving an auto allowance shall be equal to five hundred dollars (\$500) monthly.

8.8 Jury Duty. An employee on jury duty will receive full pay and benefits. Any compensation for such jury duty (except travel pay) shall be returned to the City.

8.9 Bilingual Pay. Employees regularly required by their supervisor to provide foreign language translation services in the course and scope of their employment shall receive fifty dollars (\$50.00) per month. In order to qualify for bilingual pay, the employee must pass a test established by the City.

8.10 Leave of Absence Without Pay.

a. After all Personal Time Off ("PTO") and compensatory time has been used, the City Manager, upon recommendation of the Department/Division Head, may grant a leave of absence without pay for any employee up to a maximum of sixty (60) calendar days. Extensions of time beyond the initial sixty (60) calendar days up to one (1) year may also be granted by the City Manager. One (1) extension, for a total of two (2) years from the beginning of the initial sixty (60) days, may be granted. A leave without pay may be granted for any of the following reasons:

(1) To take a course of study which will increase the employee's usefulness on return to his or her position in the City's service; and

(2) For personal reasons acceptable to the Department Head and City Manager.

b. During an approved leave of absence without pay all employee benefits shall cease to be paid by the City. An employee may continue his/her health and life insurance benefits at the employee's expense.

8.11 Non-Occupational Disability Leave.

a. Upon submission of an appropriate certificate from a licensed medical provider, an employee may be granted non-occupational disability leave. The employee utilizing non-occupational disability leave shall utilize all sick leave accredited to him/her and upon the expiration of sick leave shall utilize any accrued annual vacation leave and compensatory time. When all sick leave, annual vacation leave and compensatory time are exhausted, the remainder of the absence required will be on the basis of leave without pay. The leave without pay will constitute a break in continuous service with the City.

b. Non-occupational disability leave shall not extend beyond a maximum period of six (6) months. If additional leave is desired, the employee may request additional leave in accordance with Leave of Absence Without Pay, Section 8.10. An employee shall not be entitled to more than one (1) such leave pursuant to Section 8.10 per twelve (12) month period.

8.12 Professional Organizations. Association personnel are encouraged to participate in professional organizations that directly relate to their career objectives and the performance of their responsibilities. City-sponsored membership in professional organizations and activities shall be subject to the constraints of the adopted budget for that department/division.

## ARTICLE IX - INSURANCE

### 9.1 Health Insurance.

a. The City shall make available to all eligible employees and their dependents medical plans through commercial carriers offering at least one HMO and one PPO option. The City shall also make available self-funded dental and vision plans. Benefit details are available in benefit plan documents, which the City will distribute to all employees during open enrollment. Additional information can be requested from Human Resources.

b. The City will contribute the sum of \$1,028.81 per month, per employee, towards the cost of health insurance, referred to as the City's maximum liability for medical coverage. The City will contribute 100% of the cost per month, per employee in paid status, toward the cost of dental and vision plans for such employee and his/her dependents.

c. In the event any of the plans contracted for and made available by the City to employees and their dependents as mentioned above should be terminated by the provider at no fault of the City, City agrees to meet and confer with Association regarding the affected health insurance issue. City agrees to notify Association if it changes insurance broker.

9.2 Disability Insurance. On behalf of each employee, the City shall contribute an amount equal to the premium on a long-term disability plan. The plan shall provide coverage equal to sixty percent (60%) of total salary, with a maximum monthly benefit of eleven thousand five hundred dollars (\$11,500), after a thirty (30) day waiting period. In no case shall the policy require sick leave to be drawn beyond the initial thirty (30) day period.

### 9.3 Life Insurance.

a. For employees hired on or before December 3, 1996, the City will provide a term life insurance policy in the amount of one hundred thousand dollars (\$100,000.00) for all employees covered by this MOU.

b. For employees hired after December 3, 1996, the City will provide a term life insurance policy in the amount of fifty thousand dollars (\$50,000.00) for all employees covered by this MOU.

## ARTICLE X - RETIREMENT

### 10.1 Retirement.

a. Retirement Plans. The City will provide retirement plans with the California Public Employees Retirement System ("CalPERS") as follows:

1. TIER I - For unit members hired prior to July 1, 2011, such plan shall be 2.7% at fifty-five (55) and the "single highest year" amendment, 1959 Survivor Benefits, Level 4, Post-Retirement Survivor Allowance, and Military Service Credit.

2. TIER II - For unit members hired from July 1, 2011 through December 31, 2012, or those hired thereafter who are CalPERS "Classic" members, such plan shall be 2.5% at fifty-five (55) and the "single highest year" amendment, 1959 Survivor Benefits, Level 4, Post-Retirement Survivor Allowance, and Military Service Credit.

3. TIER III – For unit members hired on or after January 1, 2013, who are not CalPERS "Classic" members and are not eligible for reciprocity, such plan shall be 2% at sixty-two (62) and the "highest consecutive three year average" amendment.

b. Purchase Military Service Credit. City shall continue its contract with CalPERS to allow employees to purchase, at their own expense, up to four (4) years of military service credit in accordance with applicable PERS law.

c. Employee Contributions. Association members in retirement Tiers I and II shall pay the full employee share of contribution (EPMC), but not to exceed eight percent (8%), to their respective retirement plans.

Association members in retirement Tier III shall pay at least fifty percent (50%) of the total normal cost.

d. Part-Time Retirement Benefits Entitlement to the Public Employees Retirement System for part-time employees shall be determined in accordance with applicable State law.

### 10.2 Retiree Health Insurance.

a. Association employees hired before January 1, 1998: For employees hired before January 1, 1998, the City will provide retiree health insurance benefits pursuant to Resolution Numbers 4198, 4190, 3349, 3317, and 3209.

b. Association employees hired on or after January 1, 1998: For employees hired on or after January 1, 1998, in lieu of a retiree health insurance benefit, the City

shall contribute one hundred dollars (\$100.00) per month to a 457 deferred compensation plan established for each employee.

## **ARTICLE XI - EDUCATIONAL REIMBURSEMENT**

### **11.1 Educational Reimbursement.**

Full-time, regular Association employees shall qualify for participation in the tuition-reimbursement program. The program covers courses taken at accredited colleges, accredited universities, correspondence courses and other institutions. Reimbursement will be subject to the following:

a. The course elected must be of benefit to the City and directly related to the employee's current duties or future employment with the City. Courses taken to satisfy a degree requirement may be approved, provided that the degree goal is in the field of current employment of the employee or future employment with the City.

b. Each employee must attend on his/her own time and complete the course satisfactorily with a passing grade of "C" or its numerical equivalent, or a "pass" or "credit" for the class.

c. Such reimbursement shall include tuition, necessary books and parking fees used to complete course requirements and parking fees, but shall not include travel time, mileage, or other miscellaneous costs.

d. Upon completion of the course, the employee shall attach the grade report along with receipts for eligible reimbursements to his/her approved application for educational assistance and present it to his/her Department Head. The Department Head will forward the records of completion to the Human Resources department.

e. Reimbursement is limited to two thousand dollars (\$2,000.00) per calendar year.

f. Should the employee leave City service within one year after completion of a course paid for by the City, the costs of such course will be deducted from the employee's last paycheck. If the employee's last paycheck is insufficient to repay the costs of such course(s), the employee will be required to make appropriate arrangements, including a promissory note, to repay the balance within one (1) year of leaving City service. The City Manager may alter the above requirement in unusual circumstances.

g. Association employees may request prepayment or reimbursement of costs required for the course. Failure to present proper proof of completion will cause the amount of prepayment to be deducted from successive paychecks, not to exceed \$50 per pay period, except in the case of a unit member who terminates, in which case the total amount shall be deducted from monies due and owing the unit member.

## ARTICLE XII - WORK SCHEDULE

12.1 Work Schedule. All employees shall work a "4/10" alternative work schedule, comprising eight (8), ten (10) hour days in the pay period.

12.2 Facility Shut Down and Alternative Work Week. All facilities, except for the library and mechanics shop, will be affected by a facility shut down day every Friday.

12.3 Limited Reopener. In the event the City reaches an agreement with SEIU for a 9/80 work schedule during the term of this MOU, the Association agrees to a limited reopener on the issue of work schedules of all Association employees and agrees to meet and confer on the issue of work schedules to completion during the term of the MOU.

## ARTICLE XIII - LAYOFFS

13.1 Order of Layoff.

The following order of layoff for employees in an affected classification, in an affected Department, shall be instituted prior to layoff of regular status employees:

- a. Contract employees; temporary part-time employees;
- b. Temporary full-time employees
- c. Probationary employees; and
- d. Regular part-time employees

13.2 Seniority. When the City orders a reduction in the work force, the layoff of regular status employees shall be first based upon seniority within the affected classification in the affected Department and secondly, based upon seniority in total service with the City.

13.3 Ties in Seniority. Regular status employees in the same Department with equal time in a classification and total service in the City shall be laid off based upon past performance evaluations.

13.4 Voluntary Demotion. A regular status employee who is subject to layoff may, in lieu of layoff, choose a demotion to a lower classification in the same Department, provided he/she gives written notice to his/her Department Head ten (10) calendar days after receiving notice of layoff. In addition, a regular status employee must have previously served in the lower classification and must have seniority in that classification over the regular status employee being displaced within the same Department. Regular employees who elect to demote under this provision shall be placed on the step nearest their present salary within the range of classification to which they are demoting, provided such step shall not exceed present salary.

13.5 Notice. The City shall give, or send by regular and certified U.S. mail to the last known address of affected employees, written notice of layoff at least fourteen (14) calendar days prior to the effective date of the layoff. Notice is not affected by failure of

the employee to return receipt for certified mail. Under emergency circumstances, the notice period may be shortened.

13.6 Reemployment. Regular status employees laid off or taking voluntary demotion in service shall be reemployed in the inverse order of their layoff or demotion. Regular status employees laid off or taking a voluntary demotion in rank shall be maintained on the reemployment list until such employee refuses to accept reinstatement or for two years, whichever occurs first. The seniority date of the returning employee, after resignation or termination, shall be the first working day after the break in service. Employees who have been laid off and are reinstated within the two-year period will retain their original seniority date.

13.7 Separation Pay. A regular status employee who is subject to layoff shall receive separation pay in the amount of two (2) weeks salary at the employee's then current salary.

#### **ARTICLE XIV - GRIEVANCE PROCEDURE**

The provisions of Article XIX, paragraphs 19.2 through 19.6, of the City of Hemet Personnel Rules ("Personnel Rules") shall apply to complaints regarding the alleged interpretation or interpretation of this MOU, the Personnel Rules, City's Municipal Code, Resolutions, Department Policy and Regulations.

#### **ARTICLE XV - DISCIPLINE**

The provisions of Article XVIII, paragraphs 18.2 through 18.12, of the Personnel Rules shall apply to disciplinary actions against employees.

#### **ARTICLE XVI - RULES AND REGULATIONS**

16.1 The City shall have the right to issue reasonable employee rules and regulations not in conflict with the express terms of this MOU, provided that such rules and regulations are:

- a. Discussed with the Union prior to adoption;
- b. Submitted to the Union prior to adoption; and
- c. Posted in conspicuous places so that employees are advised and have notice of such rules and/or regulations prior to their implementation.

#### **ARTICLE XVII - COMPLETION OF MEET & CONFER**

17.1 It is intended that this Agreement sets forth the full and entire understanding of the parties regarding the matters set forth herein, and any other prior or existing understanding or agreements by the parties, whether formal or informal, regarding such matters are hereby superseded or terminated in their entirety.

17.2 Except as specifically provided in this MOU, the parties agree that neither the City nor the Association shall be required to meet and confer on any subject during the term of this Agreement.

17.3 Any agreement, alteration, understanding, variation, waiver, or modification of any of the terms or provisions contained herein shall not be binding upon the parties hereto unless made and executed in writing by all parties hereto, and if required, approved and implemented by the City Council.

17.4 The waiver of any breach, term, or condition of this Agreement by either party shall not constitute a precedent in the future enforcement of all its terms and provision.

**ARTICLE XVIII - SAVINGS CLAUSE**

18.1 Should any provision of this Memorandum of Understanding, or any application thereof, be unlawful by virtue of any federal, state or local laws and regulations, or by court decision, such provision shall be effective and implemented only to the extent permitted by such law, regulation or court decision. But in all other respects, the provisions of this MOU shall continue in full force and effect for the term thereof.

**HMMA**

**CITY OF HEMET**

\_\_\_\_\_  
Jeffrey Natke

\_\_\_\_\_  
Daphne Anneet

\_\_\_\_\_  
Shirley Johnson

\_\_\_\_\_  
Rita Conrad

\_\_\_\_\_  
Emery Papp

\_\_\_\_\_  
Laura Ireland

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_



# AGENDA # 11

## Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Wally Hill, City Manager *Wally Hill*  
Deanna Elliano, Community Development Director *DE*

DATE: January 28, 2014

RE: **ZONE CHANGE (ZC-13-003): GENERAL PLAN CONSISTENCY ZONING PROGRAM - SOUTHWEST HEMET PRE-ZONING PROJECT**: A city-initiated ordinance establishing the City of Hemet pre-zoning designations of BP (Business Park), SP-MU (Specific Plan – Mixed Use), M-1 (Limited Manufacturing), OS (Open Space), R1-7.2 (Single Family Residential, minimum lot size 7,200 square feet) and SP-LDR (Specific Plan – Low Density Residential) on 940.63 acres of property located in unincorporated Riverside County east of California Avenue to the western City limits and generally south of Stetson Avenue, north of Dominigoni Parkway, and within the City's adopted Sphere of Influence.

### **RECOMMENDED ACTION:**

That the City Council:

*Introduce by title only, and waive further reading of **Ordinance Bill No. 13-052** approving Zone Change No. 13-003 establishing Pre-Zoning designations for 940.63 acres of property located southwest of the city limits in the adopted City of Hemet Sphere of Influence area.*

### **BACKGROUND:**

The comprehensive update of the Hemet General Plan, which was adopted by the City Council in January 2012, established General Plan land use designations for all property within the City limits, the City's Sphere of Influence, and the greater planning area. All proposed zoning and pre-zoning must be consistent with the General Plan land use designations. Under the City's General Plan Consistency Zoning Program, staff is steadily achieving its consistency objectives by proposing new zones to correspond with the General Plan land use designations, updating zoning codes to articulate General Plan land use policies; and updating the zoning map to reflect the land use pattern approved through the General Plan. The proposed zone change is a significant component in the ongoing General Plan zoning consistency effort.

The subject project area is located in unincorporated Riverside County within Hemet's Sphere of Influence, which is defined under state law as the "probable physical boundaries and service area of a local government agency." A map of the project boundaries in relation to the existing city limits and the city's adopted Sphere of Influence (SOI) is provided as Attachment 3, and an aerial photo of the project site is provided as Attachment 4 to this staff report.

The city's General Plan land use designations for the project site are shown in Attachment 5 and include the following land use categories: Industrial, Mixed Use, Low Density Residential, and Open Space. Additionally, the project area is within a General Plan focus area, referred to as the *Warren Avenue Mixed-Use Area #4 (MU-4)*, that is designed to create employment opportunities and amenities for local residents by facilitating retail, commercial, business park and light industrial development, as well as well-designed residential uses, public open space trails, paseos, and parkland. The proposed pre-zoning project serves to implement the City's General Plan land use designations set forth for the subject properties, and fulfills the requirement of the Riverside County Local Agency Formation Commission (LAFCO) for city pre-zoning to be established prior to the filing of any applications for future annexations. If ZC13-003 is approved by the City Council, the proposed pre-zoning designations shown in Attachment 1, Exhibit A would only take effect upon future annexation of the property, or individual portions of the property, into the City of Hemet.

### **PROJECT SETTING**

The project area is generally undeveloped with some parcels being used for agricultural or recreational uses as shown in the aerial view of the area (Attachment 4). The southern boundary of the project area is Domenigoni Parkway with the Salt Creek channel bordering the roadway's northern edge. A stormwater drainage facility runs north-south through the project area and the BNSF railway cuts through a narrow portion of the project area running east-west. The project area is currently accessed via California Avenue, Warren Road, Stetson Avenue, Simpson Road, Olive Avenue, and Poplar Street. Development in portions of the area is constrained by the Multiple-Species Habitat Conservation Plan (MSHCP) and the Hemet-Ryan Airport Land Use Plan (ALUP).

### **Existing County Zoning and Land Use Designations**

The project area is located in unincorporated Riverside County within the City's Sphere of Influence and, therefore, is currently governed by County zoning and land use regulations. The existing County land use (General Plan) designation for the project area north of Simpson Road and west of Warren Road is RC-EDR (Estate Density Residential, minimum lot size 2 acres), and for the land south of Simpson Road or west of Warren Road is MDR (Medium Density Residential, 2-5 dwelling units per acre.) In terms of County zoning, all but two parcels are zoned A-2-10 (Heavy Agriculture, minimum lot size 10 acres). The remaining two parcels are zoned A-1-10 (Light Agriculture, minimum lot size 10 acres). (See Attachment 6 for existing county zoning designations for the site).

### **Surrounding Land Uses and Zoning**

As shown in Attachment 4, the north and west side of the project area is bounded by the City of Hemet. The Page Ranch Planned Development Community (PCD79-93) is generally located south of Stetson Avenue and southeast of the BNSF railway within the City limits. The remaining properties within Page Ranch (including the Solera Del Webb project) are expected to build out with low and low-medium density single family residential units. The land area west of the project area is within unincorporated Riverside County and is characterized by rural residential uses.

### **Multiple Species Habitat Conservation Plan (MSHCP) Area**

The northeastern portion of the project area is located within a MSHCP criteria cell area. Although this designation has no impact on the determination of pre-zoning, future development of land

within a criteria cell must comply with City and County regulations concerning the MSHCP. The City has created a West Hemet Master HANS Ad-Hoc Committee of Councilmembers Milne and Krupa, working with city staff, the RCA Board and staff, and interested property owners, to determine a strategy for establishing a “core reserve” and a “development area” in the MSCHP criteria cell area.

### **Airport Land Use Compatibility Study**

A portion of the project area is within the influence area of the Hemet-Ryan Airport (See Attachments 8 and 9). To mitigate conflicts between land uses on the ground and airport functions, the Federal Aviation Administration (FAA) has established land use restrictions for areas surrounding airports and flight paths. To comply with FAA regulations, the Hemet-Ryan Airport Comprehensive Airport Land Use Plan (ALUP) was prepared in 1992 and is administered by the Riverside County Airport Land Use Commission (ALUC). The ALUP established land use policies structured around four distinct compatibility zones within and surrounding the airport. The ALUC has the authority to determine compatibility of land use actions with the ALUP, and render a finding of “consistent” or “inconsistent”. Because the proposed pre-zoning is a legislative action, it was required to be reviewed by the ALUC prior to City Council consideration of the zone change.

Although the 1992 ALUP is recognized as being outdated by the ALUC and is in the process of being updated, it is still the document with which zone change amendments must comply. To determine the compatibility of ZC13-003 with the 1992 ALUP, the City engaged the services of LSA Associates to prepare a Hemet-Ryan Airport Land Use Compatibility Study (Airport Compatibility Study). In addition to analyzing compatibility of ZC13-003 with the 1992 ALUP, the Airport Compatibility Study looked at whether ZC13-003 would be compatible with the 2002 CalTrans Division of Aeronautics Handbook (Handbook) because the policies and regulations in the Handbook are generally utilized statewide to provide more current airport land use compatibility guidance. An overlay of the airport compatibility zones on the project site for the both the 1992 ALUP and the Caltrans Handbook are shown in Attachments 8 and 9, respectively.

At their meeting of January 9, 2014 the ALUC rendered a finding of “consistency” for the proposed zone change, although the properties designated as “Specific Plan (SP)” in Exhibit A will need to be reviewed again by the ALUC once all the actual land uses and densities are determined as part of the future specific plans. The ALUC Determination of Consistency letter is included as Attachment 10 to this report.

### **PROPOSED ZONE CHANGE DESCRIPTION:**

ZC13-003 proposes establishing six zones that correspond to their underlying General Plan land use designations as shown in Exhibit A and described below:

- *BP (Business Park) Zone:* The BP Zone is a recently established zone that provides sites for single and multi-tenant light industrial, flex office (general, corporate, technological, medical), research and development, e-commerce, and ancillary commercial uses. The BP zone is intended for larger parcels to be developed in a campus-like setting with attractive landscaping and architectural design. The zone is consistent with the Warren Avenue Mixed Use #4 General Plan land use designation.
- *SP-MU (Specific Plan – Mixed Use) Zone:* The SP zone is a recently established zone that indicates the requirement of a specific plan upon development of the property. The

sub-designation reflects the General Plan land use designation with which the specific plan must be consistent – in this case, with the Warren Avenue Mixed Use Area #4. A specific plan provides for the classification and regulation of land use and development within specific project boundaries and implements the goals and objectives of the General Plan. The zone is consistent with the Mixed Use General Plan land use designation.

- *M-1 (Limited Manufacturing)*: The M-1 zone provides sites for industries that can operate in close proximity to commercial and residential uses with minimum adverse affects. The zone allows for a range of light manufacturing, assembly, fabrication, and warehousing uses. The zone is consistent with the Industrial General Plan land use designation.
- *OS (Open Space)*: The OS zone protects and preserves open space for natural and manmade resources, outdoor recreation and education, and public health and safety. In the project area, the OS zoned land is primarily reserved for stormwater drainage purposes. The OS zone is consistent with the Open Space General Plan land use designation.
- *SP-LDR (Specific Plan – Low Density Residential)* - The SP zone is a recently established zone that indicates the requirement of a specific plan upon development of the property. The sub-designation reflects the General Plan land use designation with which the specific plan must be consistent – in this case, Low Density Residential with a density range of 2.1 – 5.0 dwelling units per acre. A specific plan provides for the classification and regulation of land use and development within specific project boundaries and implements the goals and objectives of the General Plan.
- *R1-7.2 (Single-family residential, minimum lot size 7,200 square feet)*: The R1-7.2 zone provides for the establishment of single-family homes and subdivisions at a density that conforms to the land use designation established by the General Plan. The R1-7.2 zone is consistent with the Low Density Residential General Plan land use designation.

### **COORDINATION AND PUBLIC REVIEW:**

This pre-zoning proposal has been undertaken with the support of project area property owners. Staff has worked directly with the property owners to ensure their understanding of the General Plan vision and of the pre-zoning and potential annexation process. There are eleven property owners in the project area (Attachment 7), of which five are governmental agencies, (MWD, Riverside County Flood Control, EMWD, RCTC, City of Hemet). Staff held a property owner meeting at City Hall, subsequently obtained letters of concurrence with the proposed pre-zoning from the non-governmental property owners, and has kept the owners apprised of Planning Commission and City Council meetings and the City's progress in processing the pre-zone application.

On January 13, 2014, the City published a notice in the Press Enterprise and mailed a notice to all property owners within 500 feet of the project area of the holding of a public hearing before the City Council regarding ZC13-003. The notice included a description and maps of the existing County zoning and proposed City pre-zoning. At the time of the writing of this staff report, no comments have been received.

A duly noticed public hearing was held before the Planning Commission on November 19, 2013, and mailed notice was sent to all properties within 500 feet of the project area for both the Planning Commission and City Council hearings. Property owners located within the subject project area spoke in favor of the pre-zoning at the Planning Commission meeting. No other

members of the public spoke at the hearing or provided comment at the meeting or as of the date of this report. The Planning Commission unanimously supported ZC 13-003 and adopted Resolution No. 13-018, recommending approval to the City Council (Attachment 2).

### **CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:**

The primary purpose of ZC13-003 is to implement the City's Consistency Zoning Program through adopted General Plan goals, policies, and implementation measure. Key strategies are listed below:

- **General Plan Goal LU-9:** *Establish a unique sense of place for West Hemet and enhance its role in the region.*
- **General Plan Policy LU-9.12:** *Annexation – Work cooperatively with landowners, stakeholders and residents in West Hemet to promote annexation of the unincorporated land area to enhance the City's edge, entrance, public service delivery, and job base.*
- **General Plan Implementation Measure LU-P-1:** *Consistency Zoning – Initiate a comprehensive program to rezone properties citywide to as needed to be consistent with the General Plan land use designations. . . . Consider the pre-zoning of properties within the City's sphere of influence and planning areas to facilitate future annexations in accordance with General Plan land use designations.*

### **CEQA REVIEW AND COMPLIANCE**

The City has analyzed the proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") because it has been deemed to be consistent with the previously adopted Comprehensive General Plan Update Environmental Impact Report adopted by Resolution No. 4474 on January 24, 2012 and a Notice of Determination was filed in accordance with CEQA requirements on January 26, 2012. The proposed zone change is consistent with previously adopted Comprehensive General Plan Update and Environmental Impact Report and pursuant to Section 15162 of the CEQA Guidelines; therefore, no further CEQA action is required.

### **ANALYSIS:**

The main purpose of the proposed pre-zoning is to implement the vision outlined in the General Plan for the project area of a vibrant, economically strong district. This vision was developed with significant community input and the analysis and guidance of the General Plan Advisory Committee, the Planning Commission, and the City Council. It is intended to increase employment opportunities for local residents, encourage light industrial and commercial growth, and expand residential options in the project area while enabling the continued westward growth of the City.

ZC13-003 is being presented at this time to take advantage of the Final Environmental Impact Report (FEIR) completed for the 2012 General Plan Comprehensive Update, the ongoing zoning consistency program, interest expressed by property owners to pursue annexation, and the reduced costs of a joint "economies of scale" effort. If each property owner were to undertake the pre-zoning individually at staggered times in the future, the zone change and environmental review process would be more costly and the coordination of planning efforts would be compromised. Therefore, staff recommends approval of ZC13-003 as a necessary component of

the City's General Plan zoning consistency program to facilitate the potential future annexation and development of properties within the identified project area.

**FISCAL IMPACT:**

The 2013-2014 City of Hemet Budget allocated \$18,500 in funding for Planning Division staff to facilitate the Southwest Hemet Pre-zoning Project and prepare the required studies, mapping, and project coordination. Additionally, two project area property owners of land within the Airport Land Use Overlay Area (Benchmark Pacific and Mr. Ho) contributed to the cost to prepare the Airport Land Use Compatibility Study for ZC13-003, which was a prerequisite for its review by the Airport Land Use Commission. The long term fiscal benefit to the City will be upon future annexation and development of the property for the intended business, commercial, and residential uses envisioned in the General Plan, and the associated expansion of the city's property tax base, sales tax generation, and employment base.

Respectively Submitted,



Deanna Elliano  
Community Development Director

**Attachments:**

1. City Council Ordinance Bill No. 13-052
  - Exhibit A Map of proposed pre-zoning in project area
  - Exhibit B APN list of properties in pre-zone area
  - Exhibit C Legal descriptions of affected parcels (by assessors parcel number)
2. Planning Commission Resolution No. 13-018 recommending the City Council approval
3. Project Area Locational Map
4. Aerial Map of Project Area Properties
5. Hemet General Plan Land Use designations
6. Existing Riverside County Zoning Designations for the property
7. Map of Project Area Ownership
8. 1992 Hemet Ryan Airport Land Use Plan Safety Zones for the property
9. California Airport Handbook Safety Zones for the property
10. Riverside County Airport Land Use Commission (ALUC) Determination of Consistency letter for ZC-13-003, dated January 9, 2014

# Attachment 1

City Council  
Ordinance Bill No. 13-052



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**CITY OF HEMET  
Hemet, California  
ORDINANCE BILL NO. 13-052**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA APPROVING ZONE CHANGE NO. 13-003, A ZONE CHANGE AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HEMET TO PRE-ZONE 940.63 ACRES OF PROPERTY LOCATED IN THE CITY'S SPHERE OF INFLUENCE IN UNINCORPORATED RIVERSIDE COUNTY EAST OF CALIFORNIA AVENUE TO THE WESTERN CITY LIMITS, GENERALLY SOUTH OF STETSON AVENUE, AND NORTH OF DOMENIGONI PARKWAY.**

**WHEREAS**, on January 24, 2012 City Council adopted Resolution No. 4476 approving a comprehensive update to the Hemet General Plan; and

**WHEREAS**, the Planning Division is in the process bringing the zoning ordinance and the official zoning map into compliance with the General Plan in accordance with State law; and

**WHEREAS**, the establishment of pre-zoning on the parcels within the identified project area demonstrates consistency with the land use designations of the General Plan; and

**WHEREAS**, the establishment of pre-zoning is a prerequisite to the consideration of future annexation; and

**WHEREAS**, approval of these zoning map amendments will not detrimentally affect the health, safety, or welfare of residents of the City of Hemet; and

**WHEREAS**, on November 19, 2013, the Planning Commission was presented with a draft of this Ordinance Bill No. 13-052 and, after conducting a duly noticed public hearing, voted to recommend that the City Council approved Ordinance Bill No. 13-052

1 **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES HEREBY**  
2 **ORDAIN AS FOLLOWS:**

3  
4 **SECTION 1: ZONE CHANGE AMENDMENT**

5 The official Zoning Map is to be amended as shown in Exhibit "A" and described  
6 in Exhibits "B" and "C".

7 **SECTION 2: CEQA FINDINGS.**

8 This Ordinance is exempt from the California Environmental Quality Act ("CEQA")  
9 under CEQA Guideline 15061(b)(3) it has been deemed to be consistent with the  
10 previously adopted Comprehensive General Plan Update Environmental Impact Report  
11 adopted by Resolution No. 4474 on January 24, 2012 and a Notice of Determination was  
12 filed in accordance with CEQA requirements on January 26, 2012. The proposed zone  
13 change is consistent with previously adopted Comprehensive General Plan Update and  
14 Environmental Impact Report and pursuant to Section 15162 of the CEQA Guidelines,  
15 no further CEQA action is required.

16 **SECTION 3: SEVERABILITY.**

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

25 **SECTION 4: EFFECTIVE DATE.**

26 This Ordinance shall take effect thirty (30) days from its passage by the City  
27 Council of the City of Hemet.  
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**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 within 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 pasting procedure authorized under Government Code Section 39633(c).

**INTRODUCED** at the regular meeting of Hemet City Council on \_\_\_\_\_, 2014.

**APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Larry Smith, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sarah McComas, City Clerk

\_\_\_\_\_  
Eric S. Vail, City Attorney

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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 was introduced and first read on the    day of    2014, and had its second reading at the regular meeting of the Hemet City Council on the    day of    , 2013, and was passed by the following vote:

**AYES:**

**NOES:**

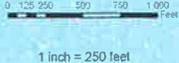
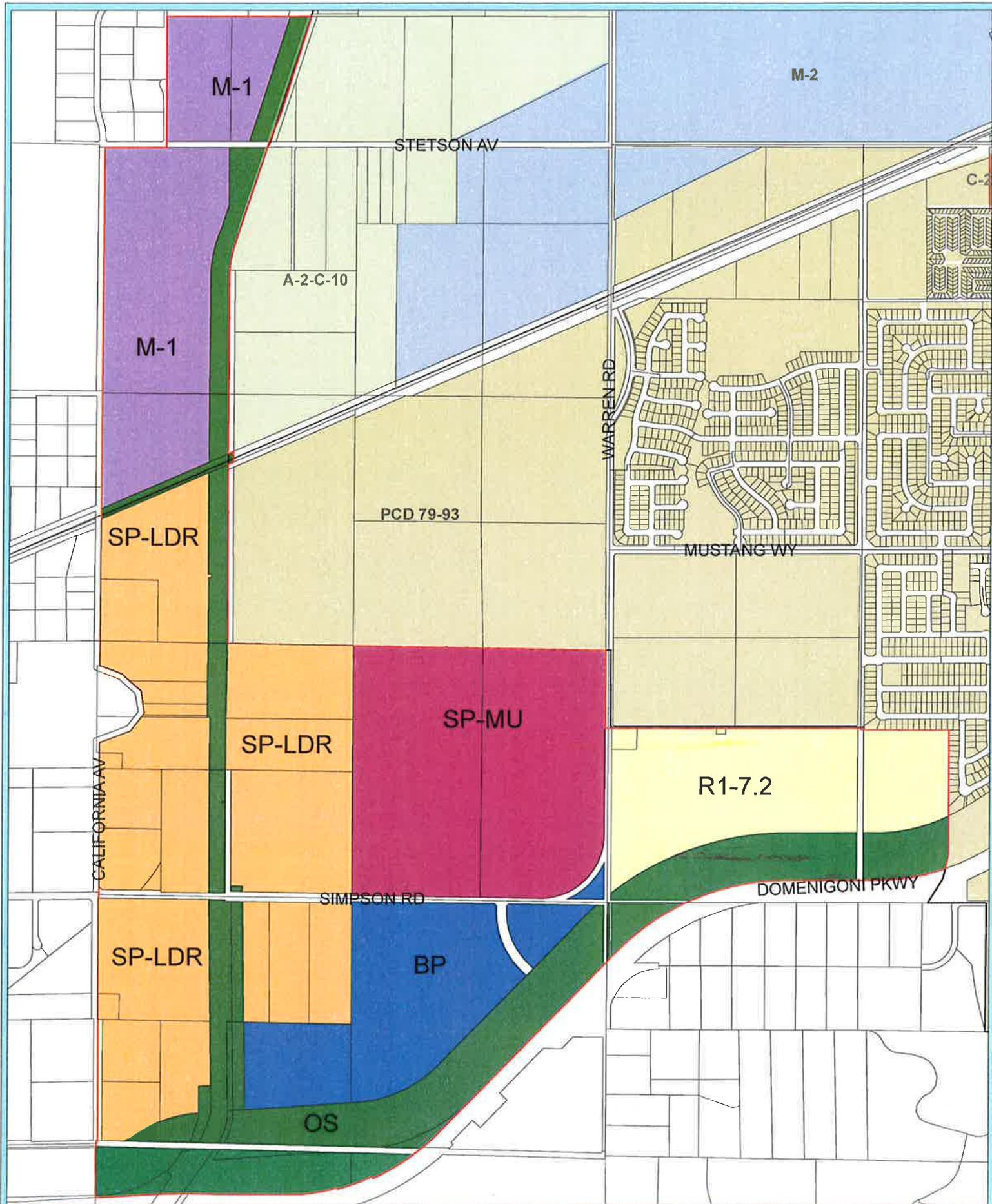
**ABSTAIN:**

**ABSENT:**

\_\_\_\_\_  
Sarah McComas, City Clerk

**Exhibit A**  
**of City Council**  
**Ordinance Bill No.**  
**13-052**

**ZC13-003**  
**Map of Proposed**  
**Pre-zoning to Southwest**  
**Hemet Project Area**



## ZC 13-003 Southwest Area Pre - Zoning

Annexation Area Zoning	
	Annexation Area Zoning
	Parcels
	Railroads
	Highway
	Parcels
	M-1 / Manufacturing
	OS / Open Space
	R1-7.2 / Residential
	SP-MU / Specific Plan - Mixed Use
	BP / Business Park
	SP-LDR / Specific Plan - Low Density Residential

Every municipality shall take the best possible action to advance the purposes of the Zoning Ordinance and to protect the public health, safety and general welfare of the community. The City of Hayward shall not be liable for any loss, damage or injury to any person or property caused by the use of the Zoning Ordinance. The City of Hayward shall not be liable for any loss, damage or injury to any person or property caused by the use of the Zoning Ordinance.

Author: Treyler, Deane  
 Drafted: Council of the City of Hayward  
 Approved: 12/2013  
 C:\Users\james\Documents\Zoning\ZC 13-003\ZC 13-003.dwg

**Exhibit B**  
**of City Council**  
**Ordinance Bill No.**  
**13-052**

**ZC13-003**  
**Matrix of Project Area**  
**Properties**

City of Hemet ZC13-003  
Southwest Area Pre-Zoning Project  
List of Parcels within Project Area

APN	ACREAGE	EXISTING COUNTY ZONING	HEMET GENERAL PLAN	PROPOSED PREZONING	OWNER
465140032	20.88	A-2-10	Mixed Use	BP	City of Hemet
465130018	1.31	A-2-10	Mixed Use	BP	MWD
465140042	8.28	A-2-10	Mixed Use	BP	MWD
465140043	62.91	A-2-10	Mixed Use	BP	MWD
465030004	12.23	A-2-10	Industrial	M-1	Dilworth
465030029	19.48	A-2-10	Industrial	M-1	Dilworth
465100001	68.59	A-2-10	Industrial	M-1	Dilworth
465110001	24.89	A-2-10	Industrial	M-1	Dilworth
465100043	13.26	A-2-10	Open Space	OS	MWD
465110017	8.15	A-2-10	Open Space	OS	MWD
465110033	3.01	A-2-10	Open Space	OS	MWD
465120023	8.15	A-2-10	Open Space	OS	MWD
465130007	0.02	A-2-10	Open Space	OS	MWD
465130013	6.97	A-2-10	Open Space	OS	MWD
465140018	1.72	A-2-10	Open Space	OS	MWD
465140021	12.43	A-2-10	Open Space	OS	MWD
465140028	1.18	A-2-10	Open Space	OS	MWD
465140044	1.28	A-2-10	Open Space	OS	MWD
465140045	0.46	A-2-10	Open Space	OS	MWD
465220010(P)	3.03	A-2-10	Open Space	OS	MWD
465220012(P)	2.9	A-2-10	Open Space	OS	MWD
465220016(P)	14.67	A-2-10	Open Space	OS	MWD
465220018(P)	1.44	A-2-10	Open Space	OS	MWD
465220019(P)	0.02	A-2-10	Open Space	OS	MWD
454020046	10.53	A-2-10	Open Space	OS	RC Flood Control
454020048	26.67	A-2-10	Open Space	OS	RC Flood Control
454030074	0.42	A-2-10	Open Space	OS	RC Flood Control
454030075	4.47	A-2-10	Open Space	OS	RC Flood Control
465110031	0.93	A-2-10	Open Space	OS	RC Flood Control
465130017	0.17	A-2-10	Open Space	OS	RC Flood Control
465140026	3.22	A-2-10	Open Space	OS	RC Flood Control
465140033	2.67	A-2-10	Open Space	OS	RC Flood Control
465140035	3.63	A-2-10	Open Space	OS	RC Flood Control
465140046	50.74	A-2-10	Open Space	OS	RC Flood Control
465220017(P)	1.51	A-2-10	Open Space	OS	RC Flood Control
465220020(P)	7.61	A-2-10	Open Space	OS	RC Flood Control
465110029	2.17	A-2-10	Open Space	OS	RC Transportation Commission
465130020	0.68	A-2-10	Low Density Residential	R1-7.2	EMWD
454020019	1.21	A-1-10	Low Density Residential	R1-7.2	MWD
454020045	21.24	A-1-10	Low Density Residential	R1-7.2	MWD
454020047	71.6	A-1-10	Low Density Residential	R1-7.2	MWD
454020007	0.14	A-2-10	Low Density Residential	R1-7.2	SVJ Development
465110003	31.0	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465110004	10.0	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465120001	10.78	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465120003	3.83	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465120004	1.82	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465120007	0.34	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465120009	0.89	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465120016	11.5	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific

APN	ACREAGE	EXISTING COUNTY ZONING	HEMET GENERAL PLAN	PROPOSED PREZONING	OWNER
465120019	22.7	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465120021	15.7	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465130009	9.55	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465130019	8.43	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140001	32.22	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140002	1.28	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140003	1.36	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140004	9.0	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140014	12.84	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140015	12.55	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140022	7.9	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140024	10.71	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465140034	7.82	A-2-10	Low Density Residential	SP-LDR	Benchmark Pacific
465130016	37.13	A-2-10	Low Density Residential	SP-LDR	Chen
465130002	14.81	A-2-10	Low Density Residential	SP-LDR	Pacifica First
465130005	79.08	A-2-10	Mixed Use	SP-MU	Ho/Chow
465130014	74.65	A-2-10	Mixed Use	SP-MU	Ho/Chow

**Legend:**

BP (Business Park)

M-1 (Limited Manufacturing)

OS (Open Space)

R1-7.2 (Single Family Residential – Minimum Lot Size 7,200 square feet)

SP-LDR (Specific Plan-Low Density Residential)

SP-MU (Specific Plan-Mixed Use)

A-1-10 (Light Agriculture – Minimum Lot Size 10,000 square feet)

A-2-10 (Heavy Agriculture – Minimum Lot Size 10,000 square feet)

(P) Portion of lot is within project area

# **Exhibit C**

**of City Council  
Ordinance Bill No.  
13-052**

**ZC13-003**

**Legal Descriptions by  
Assessor Parcel Number  
of Parcels within the  
Southwest Hemet  
Pre-zoning Project Area**

ZC13-003 Southwest Hemet Pre-Zoning  
Legal Descriptions by Assessor Parcel Number (APN)

1. 454-020-007

The following described real property in the unincorporated area  
County of Riverside, State of California

PARCEL 1:

THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST,  
SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 2:

THAT PORTION OF LOTS 9 AND 10 OF LOS SANTOS TRACT NO. 2,  
MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF.

EXHIBIT "A"

PARCEL 1:

THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST,  
SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 2:

THAT PORTION OF LOTS 9 AND 10 OF LOS SANTOS TRACT NO. 2, AS SHOWN  
BY MAP ON FILE IN BOOK 9 PAGE 14 OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOS SANTOS TRACT  
NO. 2, WHICH IS DISTANT 1,130 FEET NORTH 89 DEGREES 54' 30" EAST  
ON SAID LINE FROM THE IRON PIPE MARKING THE NORTHWEST CORNER OF  
SAID TRACT;  
THENCE NORTH 89 DEGREES 54' 30" EAST, 100 FEET ON THE NORTH LINE  
OF SAID TRACT;  
THENCE SOUTH, 85 FEET;  
THENCE SOUTH 89 DEGREES 54' 30" WEST, 100 FEET;  
THENCE NORTH, 85 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE NORTHERLY 25 FEET FOR ROAD PURPOSES, AS  
SHOWN ON SAID MAP.

2. 454-020-019

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of LOS SANTOS TRACT No. 2, being a portion of Tract XVII of Rancho San Jacinto Viejo, as shown by Map on file in Book 9, Page 14 of Maps, records of Riverside county, California.

EXCEPTING from said Lots 9 and 10, that portion described as follows:

Beginning at a point on the North line of said Los Santos Tract No. 2, which is distant 1130 feet, North  $89^{\circ} 54' 30''$  East, along said line from the Northwest corner of said tract; thence North  $89^{\circ} 54' 30''$  East, 100 feet on the North line of said Tract; thence South 85 feet; thence South  $89^{\circ} 54' 30''$  West, 100 feet; thence North 85 feet to the point of beginning.

ALSO EXCEPTING from said Lot 12, a parcel 30 feet square in the Southwest corner thereof, the South line of said Parcel being the North line of Horton Avenue and the West line of said Parcel being the East line of the County Road, as shown on map referred to herein.

ALSO EXCEPTING from said Lot 12, that portion thereof described as follows:

Beginning on the west line of said Lot 12, (said west line being common to the east line of the County Road now known as Warren Road), at a point 30 feet north of the southwest corner of said Lot 12 (said southwest corner being at the intersection of the north line of Horton Avenue, Warren Road, as shown on said Map of Los Santos Tract No. 2) and running thence East 30 feet; thence North 5 feet; thence West 30 feet; thence South 5 feet to the point of beginning.

ALSO EXCEPTING therefrom the westerly 270 feet of the northerly 220 feet of said Lot 11.

3. 454-020-045

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of LOS SANTOS TRACT No. 2, being a portion of Tract XVII of Rancho San Jacinto Viejo, as shown by Map on file in Book 9, Page 14 of Maps, records of Riverside county, California.

EXCEPTING from said Lots 9 and 10, that portion described as follows:

Beginning at a point on the North line of said Los Santos Tract No. 2, which is distant 1130 feet, North 89° 54' 30" East, along said line from the Northwest corner of said tract; thence North 89° 54' 30" East, 100 feet on the North line of said Tract; thence South 85 feet; thence South 89° 54' 30" West, 100 feet; thence North 85 feet to the point of beginning.

ALSO EXCEPTING from said Lot 12, a parcel 30 feet square in the Southwest corner thereof, the South line of said Parcel being the North line of Horton Avenue and the West line of said Parcel being the East line of the County Road, as shown on map referred to herein.

ALSO EXCEPTING from said Lot 12, that portion thereof described as follows:

Beginning on the west line of said Lot 12, (said west line being common to the east line of the County Road now known as Warren Road), at a point 30 feet north of the southwest corner of said Lot 12 (said southwest corner being at the intersection of the north line of Horton Avenue, Warren Road, as shown on said Map of Los Santos Tract No. 2) and running thence East 30 feet; thence North 5 feet; thence West 30 feet; thence South 5 feet to the point of beginning.

ALSO EXCEPTING therefrom the westerly 270 feet of the northerly 220 feet of said Lot 11.

That portion of Lot 11 of Los Santos Tract No. 2, as shown by map on file in Book 9 of Maps, at page 14 thereof, Records of Riverside County, California, more particularly described as follows:

Begin the westerly 270.00 feet of the northerly 220.00 feet of said Lot 11.

4. 454-020-046 MWD 4-1999, 454-020-048, 454-030-075, 465-130-018, 465-140-026, 465-140-042, 465-140-043, 465-140-044, 465-140-046, 465-220-010, 465-220-016, 465-220-017, 465-220-018, 465-220-019, 465-220-020

**PARCEL A**

All that portion of the northeast quarter of Section 34, AND all that portion of the north half of Section 35, AND all that portion of the north half of Section 36, AND all those portions of the south half and of the northeast quarter of Section 25, all in Township 5 South, Range 2 West, San Bernardino Meridian, AND all that portion of the southwest quarter of Section 30 in Township 5 South, Range 1 West, San Bernardino Meridian, all in the County of Riverside, State of California, AND all that portion of Los Santos Tract No. 2, as shown on map filed in Book 9, page 14, of Maps, Records of said County of Riverside, all lying within a strip of land, 500 feet wide, being 250 feet on each side of the following described centerline:

**COMMENCING** at the northwest corner of said Section 34, Township 5 South, Range 2 West, San Bernardino Meridian, as marked by a 1½-inch diameter iron pipe with a Riverside County Surveyor tag; thence S 00° 20' 36" W 294.02 feet along the west line of said Section 34 to a line parallel with and distant 294 feet southerly of, as measured at right angles from, the north line of the northwest quarter of said Section 34; thence leaving said west line, along said parallel line N 89° 38' 12" E 2661.26 feet to the **TRUE POINT OF BEGINNING** of said centerline, said point being on the east line of the

Note: 465-220-010, 465-220-012, 465-220-016, 465-120-016, 465-220-017, 465-220-018, 465-220-019, 465-220-020 are MWD or Riverside County Flood Control District – owned parcels that straddle Domenigoni Parkway. Only a portion of each parcel is within the Southwest Area Pre-zoning project area.

4. 454-020-046 MWD 4-1999, 454-020-048, 454-030-075, 465-130-018, 465-140-026, 465-140-042, 465-140-043, 465-140-044, 465-140-046, 465-220-010, 465-220-016, 465-220-017, 465-220-018, 465-220-019, 465-220-020 (continued)

northwest quarter of said Section 34; thence N 89° 49' 11" E 2659.34 feet along a line parallel with and distant 294 feet southerly of, as measured at right angles from, the north line of the northeast quarter of said Section 34; thence N 88° 52' 53" E 2653.26 feet along a line parallel with and distant 294 feet southerly of, as measured at right angles from, the north line of the northwest quarter of said Section 35; thence N 88° 53' 07" E 2626.12 feet along a line parallel with and distant 294 feet southerly of, as measured at right angles from, the north line of the northeast quarter of said Section 35; thence northeasterly 582.57 feet along the arc of a tangent curve, concave northwesterly, having a radius of 1000.00 feet; thence tangent to last said curve N 55° 30' 23" E 18.01 feet; thence northeasterly 535.41 feet along the arc of a tangent curve, concave southeasterly, having a radius of 1000.00 feet; thence tangent to last said curve N 84° 11' 00" E 1711.13 feet; thence northeasterly 1113.69 feet along the arc of a tangent curve, concave northwesterly, having a radius of 1925.86 feet; thence tangent to last said curve N 44° 21' 52" E 2162.82 feet; thence northeasterly 2174.65 feet along the arc of a tangent curve, concave southeasterly, having a radius of 2727.00 feet; thence tangent to last said curve S 89° 56' 42" E 916.72 feet; thence northeasterly 1172.83 feet along the arc of a tangent curve, concave northwesterly, having a radius of 2073.00 feet; thence tangent to last said curve N 57° 38' 21" E 1253.97 feet; thence northeasterly 260.50 feet along the arc of a tangent curve, concave southeasterly, having a radius of 1000.00 feet; thence tangent to last said curve N 72° 31' 52" E 93.78 feet to the **POINT OF TERMINATION** of said centerline, on the east line of

4. 454-020-046 MWD 4-1999, 454-020-048, 454-030-075, 465-130-018, 465-140-026, 465-140-042, 465-140-043, 465-140-044, 465-140-046, 465-220-010, 465-220-016, 465-220-017, 465-220-018, 465-220-019, 465-220-020 (continued)

the north half of said Section 30, Township 5 South, Range 1 West, Rancho San Jacinto Viejo.

The sidelines of said strip of land, 500 feet wide, are to be extended or shortened to meet at angle points and to terminate westerly on the east line of the northwest quarter of said Section 34 and easterly on the east line of the north half of said Section 30, Township 5 South, Range 1 West, Rancho San Jacinto Viejo.

**EXCEPTING** therefrom that portion of said strip of land, 500 feet wide, being bounded easterly by a line parallel and concentric with, and distant easterly 55 feet from the easterly line of those certain parcels of land conveyed to The Metropolitan Water District of Southern California, by Grant Deeds, recorded on April 10, 1959 as Instrument No. 30263 in Book 2448, page 523 et seq., and on July 3, 1959 as Instrument No. 57973 in Book 2503, page 340 et seq., both of Official Records of said County of Riverside; AND bounded westerly by the westerly line of that certain parcel of land, conveyed to The Metropolitan Water District of Southern California, by Grant Deed, recorded on May 14, 1987 as Instrument No. 134996, of Official Records of said County of Riverside, and the northerly prolongation of said westerly line to the north line of said Section 36, and also bounded westerly by the westerly line of that certain parcel of land, conveyed to The Metropolitan Water District of Southern California, by Grant Deed, recorded on October 6, 1987 as Instrument No. 289386, of Official Records of said County of Riverside, and the southerly

4. 454-020-046 MWD 4-1999, 454-020-048, 454-030-075, 465-130-018, 465-140-026, 465-140-042 ,  
465-140-043, 465-140-044 , 465-140-046 , 465-220-010 , 465-220-016, 465-220-017, 465-220-018 ,  
465-220-019, 465-220-020 (continued)

prolongation of said westerly line to the south line of said  
Section 25.

**ALSO EXCEPTING** therefrom that portion of said strip of  
land, 500 feet wide, lying within that certain parcel of land,  
14 feet wide, lying within Government Lot 3 of said southwest  
quarter of Section 30 in Township 5 South, Range 1 West, San  
Bernardino Meridian, as conveyed to the County of Riverside by  
Grant Deed recorded January 24, 1974 as Instrument No. 9450, of  
Official Records of said County of Riverside.

**ALSO EXCEPTING** therefrom that portion of said strip of  
land, 500 feet wide, lying northerly of a line parallel with,  
and distant 44 feet southerly, as measured at right angles from  
the centerline of Poplar Street, 50 feet wide, as shown on said  
Los Santos Tract No. 2, filed in Book 9, page 14, of Maps,  
Records of said County of Riverside

**ALSO EXCEPTING** therefrom that portion of said strip of  
land, 500 feet wide, lying within said Los Santos Tract No. 2  
in that certain parcel of land (now known as Domenigoni  
Parkway) as conveyed to the City of Hemet by Grant Deed  
recorded October 3, 1996 as Instrument No. 380846, of Official  
Records of said County of Riverside.

**RESERVING** unto The Metropolitan Water District of Southern  
California a permanent easement for a right-of-way for the  
construction, installation, operation, maintenance, repair,  
inspection and removal of pipe lines, and other structures

4. 454-020-046 MWD 4-1999, 454-020-048, 454-030-075, 465-130-018, 465-140-026, 465-140-042, 465-140-043, 465-140-044, 465-140-046, 465-220-010, 465-220-016, 465-220-017, 465-220-018, 465-220-019, 465-220-020 (continued)

METROPOLITAN DISTRICT

appurtenant thereto in, under, upon, and across all that portion of said strip of land, 500 feet wide, lying within a 100 foot wide right-of-way, in northwest quarter of said Section 35, being 50 feet on each side of the following described center line:

COMMENCING at the north quarter corner of said Section 35, said corner marked by a 4-inch diameter iron pipe with a tag "LS 4454", as shown on Record of Survey filed in Book 73, pages 78 through 82, inclusive, of Records of Survey, Records of said County of Riverside; thence S 88° 52' 53" W 360.46 feet along the north line of said Section 35 to the TRUE POINT OF BEGINNING of said centerline, said point being marked by a 2-inch diameter iron pipe with a tag stamped "MWD LS 4454", as shown on said Record of Survey; thence leaving said north line S 51° 20' 14" W 2920.70 feet, to the POINT OF TERMINATION of said center line on the west line of said Section 35, said point being marked by a 2-inch diameter iron pipe with a tag stamped "MWD LS 4454", as shown on said Record of Survey.

ALSO RESERVING unto The Metropolitan Water District of Southern California a 95 foot wide temporary easement for the construction, installation, operation, maintenance, repair, inspection and removal of pipe lines, and other structures appurtenant thereto in over, under, and across that portion of said strip of land, 500 feet wide, the westerly line of said 95 foot wide strip of land being parallel and concentric with, and distant easterly 55 feet from the easterly line of those certain parcels of land conveyed to The Metropolitan Water District of Southern California. by Grant Deeds, recorded on



4. 454-020-046 MWD 4-1999, 454-020-048, 454-030-075, 465-130-018, 465-140-026, 465-140-042, 465-140-043, 465-140-044, 465-140-046, 465-220-010, 465-220-016, 465-220-017, 465-220-018, 465-220-019, 465-220-020 (continued)

PARCEL A

April 10, 1959 as Instrument No. 30263 in Book 2448, page 523 et seq., and on July 3, 1959 as Instrument No. 57973 in Book 2503, page 340 et seq., both of Official Records of said County of Riverside. This temporary easement shall be effective for a five year period commencing from the time this Grant Deed is recorded and terminating on midnight of the last day of said five year period.

PARCEL B

All that portion of the northwest quarter of Section 34, Township 5 South, Range 2 West, San Bernardino Meridian, in the County of Riverside, State of California, lying within the easterly prolongation of the northerly and southerly lines of that certain Parcel 4110-28 conveyed to the Riverside County Flood Control and Water Conservation District by a Grant Deed, recorded on May 13, 1987 as Instrument No. 133741, of Official Records, in the office of the County Recorder of said County.

PARCEL C

All that portion of Los Santos Tract No. 2, in the County of Riverside, State of California, as shown on map filed in Book 9, page 14, of Maps, Records of said County of Riverside, lying northerly of the northerly line of that certain parcel of land (now known as Domenigoni Parkway) as conveyed to the City of Hemet by Grant Deed recorded October 3, 1996 as Instrument No. 380846, of Official Records of said County of Riverside.

4. 454-020-046 MWD 4-1999, 454-020-048, 454-030-075, 465-130-018, 465-140-026, 465-140-042 ,  
465-140-043, 465-140-044 , 465-140-046 , 465-220-010 , 465-220-016, 465-220-017, 465-220-018 ,  
465-220-019, 465-220-020 (continued)

EXCEPTING from said Parcel "C" any portion lying northerly of  
the southerly sideline of the above described Parcel A.

Parcels A, B and C contain a combined total of 224.053  
acres, more or less.

END OF DESCRIPTION

5. 454-020-047

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of LOS SANTOS TRACT No. 2, being a portion of Tract XVII of Rancho San Jacinto Viejo, as shown by Map on file in Book 9, Page 14 of Maps, records of Riverside county, California.

EXCEPTING from said Lots 9 and 10, that portion described as follows:

Beginning at a point on the North line of said Los Santos Tract No. 2, which is distant 1130 feet, North 89° 54' 30" East, along said line from the Northwest corner of said tract; thence North 89° 54' 30" East, 100 feet on the North line of said Tract; thence South 85 feet; thence South 89° 54' 30" West, 100 feet; thence North 85 feet to the point of beginning.

ALSO EXCEPTING from said Lot 12, a parcel 30 feet square in the Southwest corner thereof, the South line of said Parcel being the North line of Horton Avenue and the West line of said Parcel being the East line of the County Road, as shown on map referred to herein.

ALSO EXCEPTING from said Lot 12, that portion thereof described as follows:

Beginning on the west line of said Lot 12, (said west line being common to the east line of the County Road now known as Warren Road), at a point 30 feet north of the southwest corner of said Lot 12 (said southwest corner being at the intersection of the north line of Horton Avenue, Warren Road, as shown on said Map of Los Santos Tract No. 2) and running thence East 30 feet; thence North 5 feet; thence West 30 feet; thence South 5 feet to the point of beginning.

ALSO EXCEPTING therefrom the westerly 270 feet of the northerly 220 feet of said Lot 11.

That portion of Lot 11 of Los Santos Tract No. 2, as shown by map on file in Book 9 of Maps, at page 14 thereof, Records of Riverside County, California, more particularly described as follows:

Begin the westerly 270.00 feet of the northerly 220.00 feet of said Lot 11.

6. 454-030-074, 465-220-012 MWD 10-21

9. 465-030-004

1. Real property in the County of Riverside, State of California, described as follows:

That portion of the S ½ of the W ½ of the E ¼ of the SW ¼ of Section 13, T 5S, R 2 W, S.B.M. lying westerly of the property conveyed to the metropolitan Water District of Southern California by deed dated 6/30/60 and recorded August 25, 1960 as Instrument No. 74953 Official Records, Riverside, County.

APN 465-030-004-4.

10. 465-030-029

County of Riverside, State of California, described as follows:

The S ½ of the E ¼ of the W ½ of the SW ¼ of Sec. 13 T5S, R2W, S.B.M.

APN 465-030-029-7

11. 465-100-001

the County of Riverside, State of California, described  
as follows:

The W ½ of the NW ¼ of Sec. 24, T5S, R2W, S.B.M. except  
that portion thereof conveyed to the Metropolitan Water  
District of Southern California by deed dated July 20, 1960

and recorded August 25, 1960 at Book 2755, page 518,  
Official Records, Riverside County.

APN 465-100-001-7

12. 465-110-001

the County of Riverside, State of California, described  
as follows:

That portion of the W ½ of the SW ¼ of Sec. 24, T5S, R2W,  
S.B.M. lying northerly of the right of way of the Southern  
California Railway, except that portion thereof conveyed to  
the Metropolitan Water District of Southern California by  
deed dated July 20, 1960 and recorded August 25, 1960 at  
Book 2755, page 518, Official Records, Riverside County.

APN 465-110-001-8

13. 465-110-003

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTH OF THE SOUTH LINE OF THE LAND RESERVED IN THE DEED TO THE RIVERSIDE FLOOD CONTROL AND WATER CONSERVATION, RECORDED DECEMBER 22, 1970 AS INSTRUMENT NO. 128036 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND LYING WESTERLY OF THE WEST LINE OF THE LAND DESCRIBED IN THE DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED MAY 4, 1960 AS INSTRUMENT NO. 40139 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THAT PORTION INCLUDED IN A PUBLIC ROAD (NOW CALIFORNIA AVENUE) DECLARED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 1 PAGE 159 ROAD BOOK, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY.

APN: 465-110-003-0 and 465-110-004-1

14. 465-110-004

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTH OF THE SOUTH LINE OF THE LAND RESERVED IN THE DEED TO THE RIVERSIDE FLOOD CONTROL AND WATER CONSERVATION, RECORDED DECEMBER 22, 1970 AS INSTRUMENT NO. 128036 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND LYING WESTERLY OF THE WEST LINE OF THE LAND DESCRIBED IN THE DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED MAY 4, 1960 AS INSTRUMENT NO. 40139 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THAT PORTION INCLUDED IN A PUBLIC ROAD (NOW CALIFORNIA AVENUE) DECLARED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 1 PAGE 159 ROAD BOOK, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY.

APN: 465-110-003-0 and 465-110-004-1

15. 465-110-029 RCTC

16. 465-120-001; 465-120-003; 465-120-004

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

**Parcel 1:**

That portion of the Northwest quarter of Section 25, Township 5 South, Range 2 West, San Bernardino Base and Meridian, according to the official plat thereof, described as follows:

Beginning at the Northwest corner of said Section;  
Thence South  $89^{\circ} 56' 00''$  East, 1,332.65 feet on the North line of said Section;  
Thence South  $0^{\circ} 01' 30''$  West, 400.90 feet;  
Thence North  $89^{\circ} 06' 30''$  West, 1,043.45 feet to a point on the center line of California Avenue;  
Thence North  $48^{\circ} 00' 00''$  West, 69.80 feet on said center line;  
Thence North  $69^{\circ} 00' 00''$  West, 254.00 feet to the West line of said Section;  
Thence North 272.00 feet on said West line to the point of beginning;

Excepting therefrom any portion in California Avenue;

Also excepting a strip of land described in Deed to Metropolitan Water District of Southern California, recorded May 4, 1960 as Instrument no. 40139 of Official Records of Riverside County, California.

**Parcel 2:**

That portion of the North half of the Northwest quarter of Section 25, Township 5 South, Range 2 West, San Bernardino Base and Meridian, as shown by United States Government Survey approved September 16, 1880, described as follows:

Commencing at the Northeast corner of said Northwest quarter;  
Thence South  $00^{\circ} 03'$  West, on the Easterly line of said Northwest quarter, 769.80 feet;  
Thence North  $89^{\circ} 06' 30''$  West, 1,332.65 feet, more or less, to a point on the Westerly line of the Northeast quarter of the Northwest quarter, for the true point of beginning;  
Thence North  $89^{\circ} 06' 30''$  West, 1,332.65 feet; more or less to a point on the Westerly line of said Section 25;  
Thence Northerly, on the Westerly line of said Northwest quarter, 139 feet;  
Thence South  $89^{\circ} 06' 30''$  East 446.53 feet;  
Thence North  $10^{\circ} 00'$  West, on the center line of a 60 foot road, shown on Record of Survey on file in book 9 page 13 of Records of Survey, of Riverside County, California, 114.30 feet;  
Thence North  $48^{\circ}$  West 185.20 feet, on the center line of said 60 foot road;  
Thence South  $89^{\circ} 06' 30''$  East 1,043.45 feet, more or less, to a point on the Westerly line of the Northeast quarter of the Northwest quarter of said Section 25;  
Thence Southerly, on said Westerly line, 369.80 feet, more or less, to the true point of beginning;

Excepting therefrom any portion lying Westerly of the Easterly line of said 60 foot road;

Also excepting therefrom the following described property:

Commencing at the quarter section corner on the North line of said Section 25;  
Thence South  $0^{\circ} 03'$  West 769.80 feet, on the East line of said Northwest quarter of said Section;

16. 465-120-001; 465-120-003; 465-120-004 (continued)

Thence North  $89^{\circ} 06' 30''$  West, 1,332.65 feet, more or less, to a point on the Westerly line of the Northeast quarter of the Northwest quarter of said Section 25, the true point of beginning;  
Thence North  $89^{\circ} 06' 30''$  West 866.5 feet, to a point on the Easterly line of Smith Road, also known as California Avenue, a 60 foot county road;  
Thence North  $37^{\circ}$  East, on the Easterly line of said road, 24.75 feet;  
Thence South  $89^{\circ} 06' 30''$  East 851.81 feet, to the Westerly line of the Northeast quarter of the Northwest quarter of said Section 25;  
Thence South  $0^{\circ} 1' 30''$  West 20 feet, to the true point of beginning;

Also excepting therefrom that portion conveyed to the Metropolitan Water District of Southern California, a public corporation of the State of California, by Deed recorded April 21, 1961 as instrument no. 34212 of Official Records of Riverside County, California.

APN: 465-120-001-9, 465-120-003-1 and 465-120-004-2

17. 465-120-007, 465-120-009, 465-120-016; 465-120-019; 465-120-021

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

**PARCEL 1:**

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 16, 1880, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE SOUTH 00 DEGREES 03' WEST, ON THE WESTERLY LINE OF SAID NORTHWEST QUARTER, 769.80 FEET; THENCE NORTH 89 DEGREES 06' 30" WEST 1332.65 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LIEN OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTHERLY, ON SAID WESTERLY LINE, 773.90 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LIEN OF SAID NORTHWEST QUARTER; THENCE EASTERLY, ON THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, 1332.65 FEET, TO THE POINT OF BEGINNING;

THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25 IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 9 PAGE 13 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WESTERLY 55 FEET, AS MEASURED AT RIGHT ANGLES, TO THE WESTERLY LIEN OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN PARCEL 1 IN AN AFFIDAVIT-DEATH OF JOINT TENANT RECORDED AUGUST 18, 1982 AS INSTRUMENT NO. 142407 OF OFFICIAL RECORDS;

SAID PORTION IS DESCRIBED AS PARCEL B IN A DEED GRANTED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA RECORDED JULY 19, 1994 AS INSTRUMENT NO. 286143 OF OFFICIAL RECORDS;

**PARCEL 2:**

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 16, 1880, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE SOUTH 00 DEGREES 03' WEST, ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 769.80 FEET; THENCE NORTH 89 DEGREES 06' 30" WEST 1332.65 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID

17. 465-120-007, 465-120-009, 465-120-016; 465-120-019; 465-120-021 (continued)

SECTION 25, FOR THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 06' 30" WEST 866.50 FEET, TO A POINT ON THE EASTERLY LINE  
OF SMITH ROAD, ALSO KNOWN AS CALIFORNIA AVENUE, A 60 FOOT COUNTY ROAD;  
THENCE NORTH 37 DEGREES 00' EAST, ON THE EASTERLY LINE OF SAID ROAD, 24.75 FEET;  
THENCE SOUTH 39 DEGREES 06' 30" EAST 851.61 FEET TO A POINT ON THE WESTERLY LINE  
OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;  
THENCE SOUTH 0 DEGREES 1' 30" WEST 20 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF A LINE WHICH IS PARALLEL  
WITH AND 100 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE FOLLOWING  
TRAVERSE LINE;  
BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 25,  
SAID POINT BEING DISTANCE SOUTH 89 DEGREES 16' 09" EAST, ALONG SAID NORTH LINE,  
1233.04 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25;  
THENCE SOUTH 0 DEGREES 07' 47" EAST 1.96 FEET;  
THENCE SOUTH 0 DEGREES 15' 39" EAST 1328.58 FEET;  
THENCE SOUTH 0 DEGREES 20' 55" EAST 1222.87 FEET;  
THENCE SOUTH 0 DEGREES 20' 09" EAST 98.26 FEET, TO A POINT ON THE SOUTH LINE OF  
SAID NORTHWEST QUARTER OF SECTION 25, SAID LAST MENTIONED POINT BEING DISTANT  
SOUTH 89 DEGREES 24' 57" WEST, ALONG SAID SOUTH LINE, 1230.90 FEET FROM THE  
SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 25.

PARCEL 3:

UNIMPROVED REAL PROPERTY LOCATED IN RIVERSIDE COUNTY, CALIFORNIA, AND LEGALLY  
DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY  
UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER ON THE NORTH SIDE OF SAID SECTION 25;  
THENCE SOUTH 00 DEGREES 03' WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER  
OF SAID SECTION, 769.80 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00 DEGREES 03' WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER  
OF SAID SECTION 554 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE  
NORTHWEST QUARTER OF SAID SECTION;  
THENCE NORTH 89 DEGREES 06' 30" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF  
THE NORTHWEST QUARTER OF SAID SECTION, 2664.15 FEET TO A POINT ON THE WEST LINE  
OF THE NORTHWEST QUARTER OF SAID SECTION;  
THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION,  
554 FEET;  
THENCE SOUTH 89 DEGREES 06' 30" EAST, 2,664.63 FEET TO THE POINT OF BEGINNING;

SAID NORTHWEST QUARTER OF SECTION 25 IS ALSO SHOWN ON RECORD OF SURVEY ON  
FILE IN BOOK 9 PAGE 13 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA;

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN THE WELL AND PUMPING  
PLANT LOCATED ON THE SOUTHERLY PORTION OF THE NORTH HALF OF THE NORTHWEST  
QUARTER OF SAID SECTION 25;

ALSO EXCEPTING THEREFROM AN EASEMENT IN FAVOR OF THE PUBLIC OVER THE 60 FOOT  
PUBLIC ROAD, AS SHOWN ON SAID RECORD OF SURVEY;

17. 465-120-007, 465-120-009, 465-120-016; 465-120-019; 465-120-021 (continued)

ALSO EXCEPTING THEREFROM A STRIP OF LAND 175 FEET WIDE AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY GRANT DEED RECORDED JULY 12, 1960 AS INSTRUMENT NO. 61014;

ALSO EXCEPTING:

A STRIP OF LAND 55 FEET WIDE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THE EASTERLY LINE OF SAID STRIP BEING PARALLEL WITH AND DISTANT 55 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA IN GRANT DEED RECORDED JULY 13, 1960 AS INSTRUMENT NO. 61014 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THE SIDELINES OF SAID 55 FOOT WIDE STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHERLY ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND, DESCRIBED AS PARCEL 1 IN AN AFFIDAVIT-DEATH OF JOINT TENANT, RECORDED ON AUGUST 18, 1982 AS INSTRUMENT NO. 142407 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND SO AS TO TERMINATE SOUTHERLY ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER.

SAID PORTION IS DESCRIBED AS PARCEL A IN A DEED GRANTED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA RECORDED, JULY 19, 1994 AS INSTRUMENT NO. 286143 OF OFFICIAL RECORDS.

APN: 465-120-009-7, 465-120-007-5, 465-120-015-2, 465-120-016-3, 465-120-019-6 and 465-120-021-7

18. 465-130-002

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1: (465-130-002-1)

THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA-RECORDED JANUARY-23,-1959 AS INSTRUMENT NO. 5935.

PARCEL 2: (465-130-007-6)

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AN UNDIVIDED 1/2 INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, THENCE SOUTH, ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 329.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE AT RIGHT ANGLES, WESTERLY 40 FEET; THENCE AT RIGHT ANGLES, SOUTHERLY 15 FEET; THENCE AT RIGHT ANGLES; EASTERLY 40 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTHERLY, ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 15 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT FOR DOMESTIC WATER LINE PURPOSES OVER THE NORTHERLY RECTANGULAR 5 FEET OF THE SOUTHERLY RECTANGULAR 35 FEET TO THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT LAND DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED FINAL ORDER OF CONDEMNATION RECORDED APRIL 6, 1995 AS INSTRUMENT NO. 95-105176 MORE PARTICULARLY DESCRIBED AS A PARCEL OF LAND, IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, THENCE SOUTH, ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 329.16 FEET TO

18. 465-130-002 (continued)

THE TRUE POINT OF BEGINNING; THENCE AT RIGHT ANGLES, WESTERLY 40.00 FEET AT RIGHT AT RIGHT ANGLES, SOUTHERLY 15.00 FEET; THENCE AT RIGHT ANGLES; EASTERLY 40.00 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 15.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 465-130-002-1

19. 465-130-005, 465-130-014

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 1:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM PORTION OF SAID LAND CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION IN DEED RECORDED DECEMBER 8, 1994 AS INSTRUMENT NO. 94-460104 OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 89 DEG. 04' 18" WEST 710.10 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 AND 30.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES OF SAID SOUTH LINE; THENCE SOUTH 00 DEG. 55' 42" WEST 30.00 FEET TO SAID SOUTH LINE; THENCE 89 DEG. 04' 18" EAST 710.00 FEET TO SAID SOUTHEAST CORNER; THENCE NORTH 00 DEG. 06' 28" EAST 710.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEG. 53' 32" WEST 30.00 FEET AT RIGHT ANGLES TO SAID EAST LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 670 FEET; A TANGENT BEARING THROUGH THE BEGINNING OF SAID CURVE BEING PARALLEL WITH SAID EAST LINE; THENCE SOUTHWESTERLY 1062.03 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 465-130-014-2 and 465-130-005-4

20. 465-130-009

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all that real property situated in the unincorporated area of RIVERSIDE County, State of California, described as: Parcels 1 and 2 of Parcel No. 19170, as per map recorded in Book 147, Pages 61 and 62 of Parcel Maps, in the Office of the County Recorder of said County.

21. 465-13

PARCEL 1 NAD LOTS "B" THROUGH "D" INCLUSIVE AS SHOWN BY PARCEL MAP 11761 ON FILE IN BOOK 56 PAGES 78 AND 79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

22. 465-130-017



**SOUTHWEST HEMET LINE B  
PARCEL 4243-3**

Being a portion of Parcel 1 together with a portion of Lot "B" as shown on Parcel Map No. 11761, recorded in Parcel Map Book 56, Pages 78 and 79, records of Riverside County, California, located in Section 25, Township 5 South, Range 2 West, San Bernardino Base and Meridian.

Beginning at the intersection of the centerline of Aqueduct Road and the Northerly 50-foot right of way of Simpson Avenue, as shown on said Parcel Map;

Thence North  $00^{\circ} 22' 30''$  West along said centerline of Aqueduct Road 60.00 feet;

Thence South  $89^{\circ} 29' 02''$  East parallel with said Northerly 50-foot right of way of Simpson Avenue 125.00 feet;

Thence South  $00^{\circ} 22' 30''$  East parallel with said centerline of Aqueduct Road 60.00 feet, to a point on said Northerly 50-foot right of way of Simpson Avenue;

Thence North  $89^{\circ} 29' 02''$  West along said Northerly 50-foot right of way of Simpson Avenue 125.00 feet, to the Point of Beginning.

**24. 465-130-019**

all that real property situated in the unincorporated area of RIVERSIDE County, State of California, described as: Parcels 1 and 2 of Parcel No. 19170, as per map recorded in Book 147, Pages 61 and 62 of Parcel Maps, in the Office of the County Recorder of said County.

**25. 465-130-020**

**LEGAL DESCRIPTION**

In the County of Riverside, State of California, being a portion of Parcel 2 of Parcel Map No. 19,170 as shown by map on file in Book 147 of Parcel Maps at Pages 61 and 62 thereof, Records of Riverside County, California, being more particularly described as follows:

**BEGINNING AT** the southeasterly corner of said Parcel 2, said corner being on the northerly right-of-way line of Simpson Road (50 foot half width) as shown by said parcel map;

Thence North  $89^{\circ}04'11''$  West, along the southerly line of said Parcel 2 and said northerly right-of-way line, a distance of 214.96 feet to a point of cusp with a curve, concave northwesterly, having a radius of 1670.00 feet, a radial line at said point bears North  $47^{\circ}45'59''$  West, said curve being the southeasterly line of that certain perpetual easement and right-of-way as condemned by the United States of America, by Decree of Condemnation, a certified copy of which was recorded November 4, 1949 in Book 1121 Page 435 of Official Records of Riverside County, California;

Thence northeasterly, departing the southerly line of said Parcel 2 and said northerly right-of-way line, along said curve having a radius of 1670.00 feet and said southeasterly line, through a central angle of  $12^{\circ}35'55''$ , an arc distance of 367.21 feet to the easterly line of said Parcel 2, a radial line at said point bears North  $60^{\circ}21'54''$  West;

Thence South  $00^{\circ}01'34''$  West, departing said southeasterly line and along the easterly line of said Parcel 2, a distance of 300.22 feet to the **POINT OF BEGINNING**.

26. 465-140-001, 465-140-002, 465-140-003, 465-140-004, 465-140-022, 465-140-024

the following described property in the unincorporated area of Hemet, County of Riverside, State of California:

**Parcel 1:**

**The northwest quarter of the southwest quarter of section 25, township 5 south, range 2 west, San Bernardino Base and Meridian, County of Riverside, State of California, according to the official plat thereof;**

**except that portion thereof particularly described as follows:**

**beginning at the southwest corner of said northwest quarter of southwest quarter of section 25;  
thence north along the west line of said section, 16 rods;  
thence at a right angle easterly, 14 rods;  
thence at a right angle southerly, 16 rods;  
thence at a right angle westerly, 14 rods to the point of beginning;**

**also except the westerly 20 feet and the northerly 30 feet thereof, as granted to County of Riverside for highway purposes;**

**also except that portion lying easterly of a line parallel with and 75 feet westerly, measured at right angles or radiall, from the following described line:**

**beginning at a point on the north line of said southwest quarter of section 25, said point being distant south 89 degrees 24' 57" east, on said north line, 1,230.00 feet from the northwest corner of said southwest quarter of section 25;  
thence south 0 degrees 20' 09" east, 121.74 feet;  
thence south 0 degrees 10' 29" east, 2190.76 feet, to a point designated "point A", being also the beginning of a curve concave to the west, tangent to said last mentioned course, and having a radius of 500 feet;  
thence southerly, along said curve, 305.57 feet; thence south 34 degrees 41' 26" west tangent to said curve, 15.93 feet, to a point on the south line of said southwest quarter of section 25, said last mentioned point being distant south 88 degrees 54' 06" east, along said south line, 1130.43 feet from the southwest corner of said southwest quarter of section 25.**

**Parcel 2**

**The northwest quarter of the southwest quarter of the southwest quarter of section 25, township 5 south, range 2 west, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat thereof;**

**except the westerly 4 rods thereof.**

26. 465-140-001, 465-140-002, 465-140-003, 465-140-004, 465-140-022, 465-140-024 (continued)

**Parcel 3**

**The east half of the southwest quarter of the southwest quarter of section 25, township 5 south, range 2 west, San Bernardino base and meridian, in the County of Riverside, State California, according to the official plat thereof;**

**except the south 30 feet for road purposes;**

**also except that portion lying easterly of a line parallel with and 75 feet westerly, measured at right angles or radially, from the following described traverse line;**

**beginning at a point on the north line of said southwest quarter of section 25, said point being distant south 89 degrees 24' 57" east, along said north line, 1,230.00 feet from the northwest corner of said southwest quarter of section 25;  
thence south 0 degrees 20' 09" east, 121.74 feet;  
thence south 0 degrees 19' 29" east, 2,190.76 feet, to a point designated "Point A", being also the beginning of a curve concave to the west, tangent to said last mentioned course, and having a radius of 500 feet;  
thence southerly along said curve, 305.57;  
thence south 34 degrees 41' 26" west tangent to said curve 15.93 feet, to a point on the south line of said southwest quarter of section 25, said last mentioned point being distant south 88 degrees 54' 06" east, on said south line, 1,130.43 feet from southwest corner of said southwest corner of said southwest quarter of section 25;**

**Also except that portion as conveyed to the Metropolitan Water District in deed recorded October 6, 1987 as instrument no. 289386 of official records of Riverside County, California;**

**also excepting therefrom that portion condemned by the Metropolitan Water District by final order condemnation recorded January 27, 1995 as instrument no. 27553 of official records of Riverside County California.**

**Parcel 4**

**The southwest quarter of the southwest quarter of the southwest quarter of section 25, township 5 south, range 2 west, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat thereof;**

**Excepting therefrom that portion included within California Avenue and olive avenue;**

**Also except the west 66 feet thereof;**

**also excepting therefrom that portion condemned by the Metropolitan Water District by document recorded January 27, 1995 as instrument no. 27553 of official records of Riverside County, California.**

**Together with that portion of Olive Avenue, that would pass by operation of law, vacated by Resolution No. 2002-72 recorded October 1, 2002 as instrument no. 2002-546475 of Official Records.**

26. 465-140-001, 465-140-002, 465-140-003, 465-140-004, 465-140-022, 465-140-024 (continued)

**Parcel 5:**

**That portion of the northwest quarter of the southwest quarter and the southwest quarter of the southwest quarter of section 25, township 5 south, range 2 west, San Bernardino Base and Meridian, according to the official plat thereof, described as follows;**

**Beginning at the southwest corner of said section;  
thence northerly on the westerly line of said section, 80 rods to the southwest corner of the northwest quarter of the southwest quarter of said section;  
thence northerly on the westerly line to said section, 16 rods;  
thence easterly, parallel with the southerly line of said northwest quarter of the southwest quarter, 14 rods;  
thence southerly, parallel with the westerly line of said section, 16 rods, to a point on the southerly line of said northwest quarter of the southwest quarter;  
thence westerly on said southerly line, 10 rods;  
thence southerly, parallel with the westerly line of said section 80 rods to a point on the southerly line thereof;  
thence westerly on the southerly line of said section, 4 rods to the point of beginning;**

**Except the westerly 20 feet thereof described by deed to the County of Riverside recorded January 16, 1932 in book 65 page 23 of official records of Riverside County, California.**

27. 465-140-014 465-140-015; 465-140-034

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of , described as follows:

PARCEL 2 TOGETHER WITH LETTERED LOTS "E" AND "F", AS SHOWN BY PARCEL MAP NO. 11761, ON FILE IN BOOK 56, PAGES 78 AND 79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LETTERED LOT "E" CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION BY DEED RECORDED SEPTEMBER 19, 1994 AS INSTRUMENT NO. 360934 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY INSTRUMENT RECORDED JULY 15, 1999 AS INSTRUMENT NO. 1999-315662 OF OFFICIAL RECORDS.

**DIVISION B:**

PARCELS 3 AND 4 TOGETHER WITH LETTERED LOTS "G" THROUGH "T", AS SHOWN BY PARCEL MAP NO. 11761, ON FILE IN BOOK 56, PAGES 78 AND 79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

28. 465-140-018

the following described real property:

A parcel of land in the east half of the southwest quarter of the southwest quarter of Section 25, Township 5 south, Range 2 West, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof, said parcel of land being more particularly described as follows:

Commencing at a point on that certain course having a bearing and distance of S 0° 19' 29" E 2,190.76 feet in the description of that certain parcel of land conveyed to The Metropolitan Water District of Southern California in deed recorded April 10, 1959, in Book 2448, page 523, of Official Records in the office of the County Recorder of said County, said point being distant thereon N 0° 19' 29" W 320 feet from the southerly terminus thereof; thence at right angles S 89° 40' 31" W 75 feet to a point on the westerly line of said

land conveyed to the Metropolitan Water District, said point being the TRUE POINT OF BEGINNING; thence S 0° 19' 29" E along said westerly line 320 feet to the beginning of a tangent curve concave westerly and having a radius of 425 feet; thence southerly along said curve, continuing along said westerly line, through a central angle of 35° 00' 55", an arc distance of 259.73 feet; thence tangent to said curve S 34° 41' 26" W continuing along said westerly line 29.73 feet to a point on a line that is parallel with and distant northerly 30 feet, measured at right angles, from the south line of said Section 25; thence N 88° 54' 06" W along said parallel line 126.44 feet; thence N 21° 50' 00" E 266.17 feet to a point on a line that is parallel with and distant westerly 195 feet, measured at right angles, from said certain course mentioned above having a bearing of S 0° 19' 29" E and its southerly prolongation; thence N 0° 19' 29" W along said last-mentioned parallel line 338.56 feet; thence at right angles N 89° 40' 31" E 120 feet to said True Point of Beginning.

Containing 1.72 acres, more or less.

30. 465-140-028 mwd 8-1996

31. 465-140-032 aug 1995

32. 465-140-035

**SOUTHWEST HEMET LINE B  
PARCEL 4243-2**

Being a portion of Parcel 2 together with a portion of Lots "E" and "F" as shown on Parcel Map No. 11761, recorded in Parcel Map Book 56, Pages 78 and 79, records of Riverside County, California, located in Section 25, Township 5 South, Range 2 West, San Bernardino Base and Meridian.

A strip of land 125 feet in width, the Westerly line of said strip lying 55 feet Easterly of and parallel with the Easterly right of way of the Metropolitan Water District San Diego Canal, as shown on Record of Survey in Book 73, Pages 78 through 82, inclusive, records of Riverside County, California.

The side lines of said strip shall be prolonged or shortened so as to terminate at the Northerly terminus with the Southerly 50-foot right of way of Simpson Avenue as shown on said Parcel Map and at the Southerly terminus with the Southerly 30 foot right of way of Levie Road, as shown on said Parcel Map.

# Attachment 2

ZC13-003

Planning Commission  
Resolution No. 13-018



CITY OF HEMET  
Hemet, California

PLANNING COMMISSION  
RESOLUTION NO. 13-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE CHANGE NO. 13-003, A ZONE CHANGE AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HEMET TO PRE-ZONE 940.63 ACRES OF PROPERTY LOCATED IN THE CITY'S SPHERE OF INFLUENCE IN UNINCORPORATED RIVERSIDE COUNTY EAST OF CALIFORNIA AVENUE TO THE WESTERN CITY LIMITS, GENERALLY SOUTH OF STETSON AVENUE, AND NORTH OF DOMENIGONI PARKWAY.

**WHEREAS**, pursuant to Section 90-9 of the Hemet Municipal Code, the Planning Commission may initiate the zoning to be established on unincorporated territory adjoining the City in the event of subsequent annexation to the City; and

**WHEREAS**, pursuant to Government Code sections 658854 and 65855, the Planning Commission has the authority to review and make recommendations to the City Council regarding amendments to the City's official zoning map; and

**WHEREAS**, on November 8, 2013, the City gave public notice by mailing to property owners within 500 feet, of the holding of a public hearing at which the amendment to the City's official zoning map would be considered by the Planning Commission; and

**WHEREAS**, on November 8, 2013, the City gave public notice by publishing notice in the Press Enterprise of the holding of a public hearing at which the amendment to the City's official zoning map would be considered by the Planning Commission; and

**WHEREAS**, on November 19, 2013, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed pre-zoning and at which the Planning Commission considered the pre-zone amendment, and

**WHEREAS**, staff has determined that the project is consistent with the Environmental Impact Report (EIR) adopted for the comprehensive General Plan

1 Update adopted by the City Council on January 24, 2012 and is, therefore exempt from  
2 further review under the California Environmental Quality Act ("CEQA") pursuant to  
3 CEQA Guidelines Section 15162 (Subsequent EIR's and Negative Declarations), and  
4 that the exceptions to the categorical exemptions contained in CEQA Guidelines  
5 Section 15300.2 are not applicable to the project.  
6

7 **NOW, THEREFORE,** the Planning Commission of the City of Hemet does  
8 Resolve, Determine, Find and Order as follows:  
9

10 **SECTION 1: ENVIRONMENTAL FINDINGS**  
11

12 The Planning Commission, in light of the whole record before it, including but not limited  
13 to, the City's Local CEQA Guidelines and Thresholds of Significance, the  
14 recommendation of the Community Development Director as provided in the Staff  
15 Report dated November 19, 2013 and documents incorporated therein by reference,  
16 and any other evidence (within the meaning of Public Resources Code §21080(e) and  
17 §21082.2) within the record or provided at the public hearing of this matter, hereby finds  
18 and determines as follows:  
19

- 20 1. **CEQA.** The City Council approved a resolution certifying adopting a Final  
21 Program EIR for the Comprehensive General Plan 2030 update by Resolution  
22 No. 4474 on January 24, 2012, and a Notice of Determination was filed in  
23 accordance with CEQA requirements on January 26, 2012. The Planning staff  
24 believes that the previously adopted Comprehensive General Plan Update and  
25 Environmental Impact Report adequately address the proposed zone change.  
26  
27 2. **Hemet-Ryan Airport Land Use Plan (ALUP).** An Airport Land Use Compatibility  
28 Plan (ALUCP) was prepared to review compatibility of the proposed pre-zoning  
29 to the ALUP. The Riverside County Airport Land Use Commission (ALUC) and  
30 the Hemet City Council will consider the ALUCP and a determination of  
31 consistency with the ALUP will be issued.  
32  
33 2. **Multi-Species Habitat Conservation Plan (MSHCP).** A portion of the project is  
34 located inside a MSHCP criteria area. Appropriate action will be taken prior to  
35 consideration of any development proposal within the identified area.  
36

37 **SECTION 2: REQUIRED ZONE CHANGE FINDINGS**  
38

39 Pursuant to Hemet Municipal Code Section 90-41.5 (b) and in light of the record before  
40 it including the staff report dated August 6, 2013, and all evidence and testimony heard  
41 at the public hearing of this item, the Planning Commission hereby finds as follows:  
42

- 43 1. **That the proposed change of zone is in conformance with the latest**  
44 **adopted general plan for the city;**  
45

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The proposed pre-zoning implements the goals and policies for the project area outlined in the General Plan. All pre-zoning designations correspond directly to the land use designations of the General Plan for the project area.

**2. That the streets in the area are adequate to handle potential traffic generated by the change of zone; and**

The proposed pre-zoning and its potential traffic impacts were analyzed as part of the 2012 comprehensive General Plan update. The pre-zoning is not in conflict with adopted policies, plans or programs supporting alternative transportation.

**3. That the proposed change of zone is compatible with adjacent zoning.**

The proposed pre-zoning was analyzed as part of the 2012 comprehensive General Plan update and is compatible with the surrounding zoning.

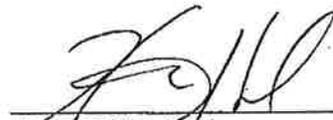
**SECTION 3: Planning Commission Action**

The Planning Commission hereby takes the following action:

1. Recommend to the City Council approval of Zone Change No. 13-003, pre-zoning 940.63 acres of property located within the City's sphere of influence in unincorporated Riverside County east of California Avenue to the western City limits, generally south of Stetson Avenue, and north of Domenigoni Parkway.

**PASSED, APPROVED AND ADOPTED** this 19<sup>th</sup> day of November 2013, by the following vote:

**AYES:** Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Michael Perciful, Vince Overmyer, and Rick Crimeni  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

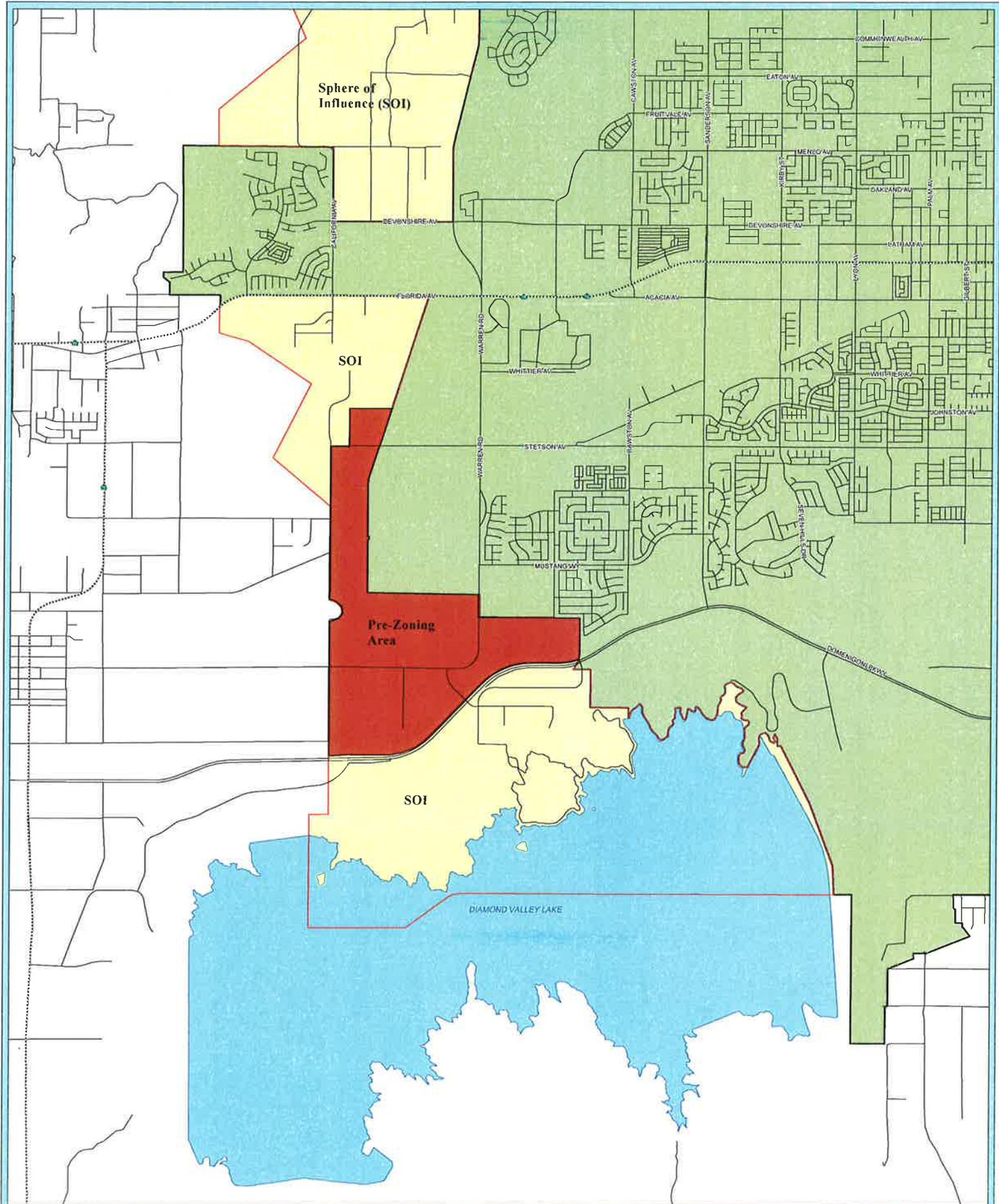
  
\_\_\_\_\_  
John Gifford, Chairman  
Hemet Planning Commission

ATTEST:

  
\_\_\_\_\_  
Melissa Couden, Records Secretary  
Hemet Planning Commission

# Attachment 3

ZC13-003  
Project Area Map



Sphere of Influence (SOI)

SOI

Pre-Zoning Area

SOI

DIAMOND VALLEY LAKE



### ZC 13-003 Southwest Area Area Map

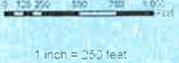
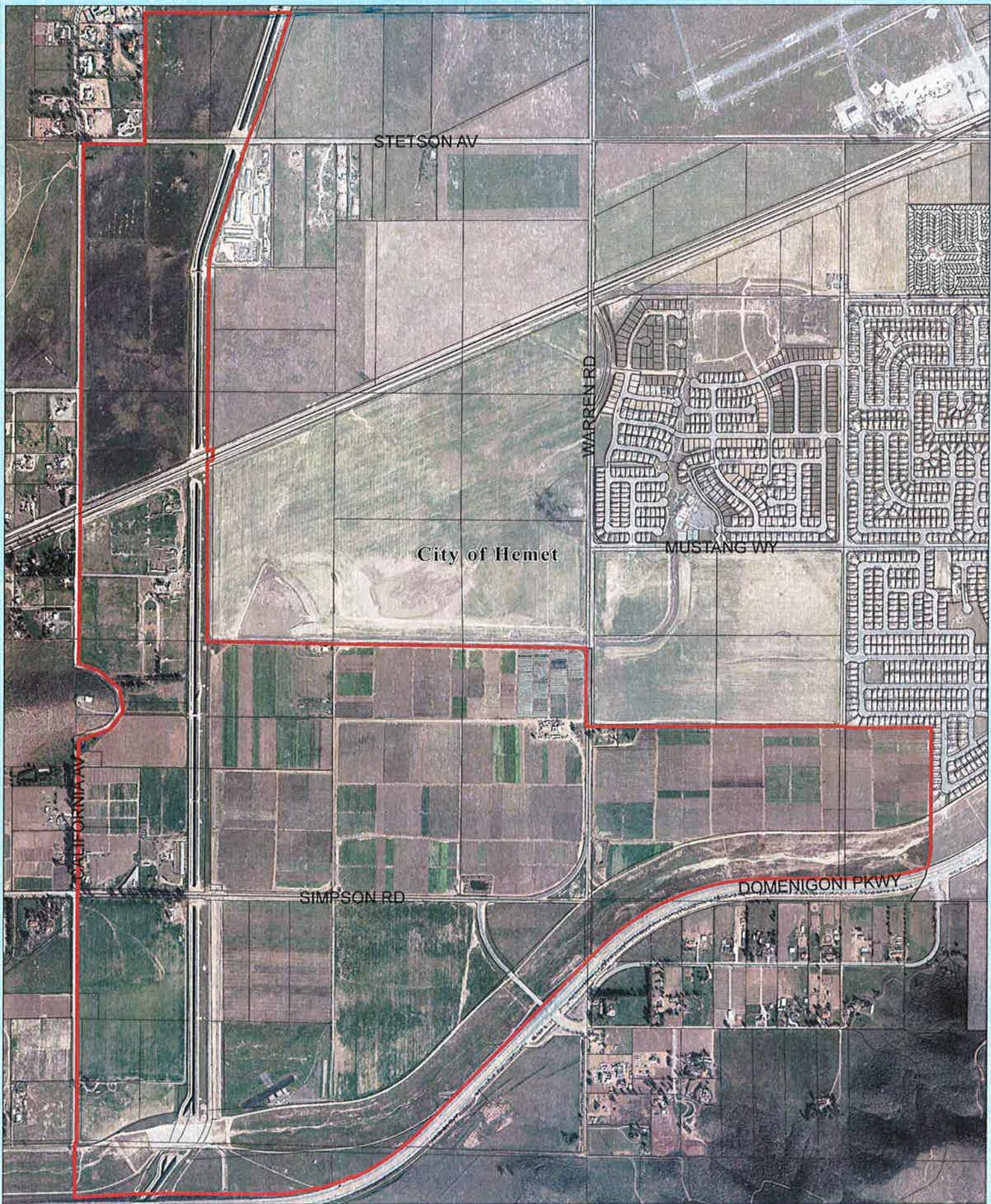
..... Highways	⊕ Hemet
— Roads	■ Waterbodies
■ Annexation Area	■ City Sphere

Every waterbody shown has been made to comply with the information provided on the USGS maps and maps to current. All other waterbodies shown are USGS waterbodies and the maps to the Department of Public Works and the Department of Public Works. The Department of Public Works is not responsible for the accuracy of the information provided on this map. The Department of Public Works is not responsible for the accuracy of the information provided on this map. The Department of Public Works is not responsible for the accuracy of the information provided on this map.

Author: Planning Dept  
 Date: 12/15/2011  
 Title: Southwest Area Map  
 Version: 1.0

# Attachment 4

ZC13-003  
Aerial Map of Project Area



**ZC 13-003  
Southwest Area  
Aerial Map**

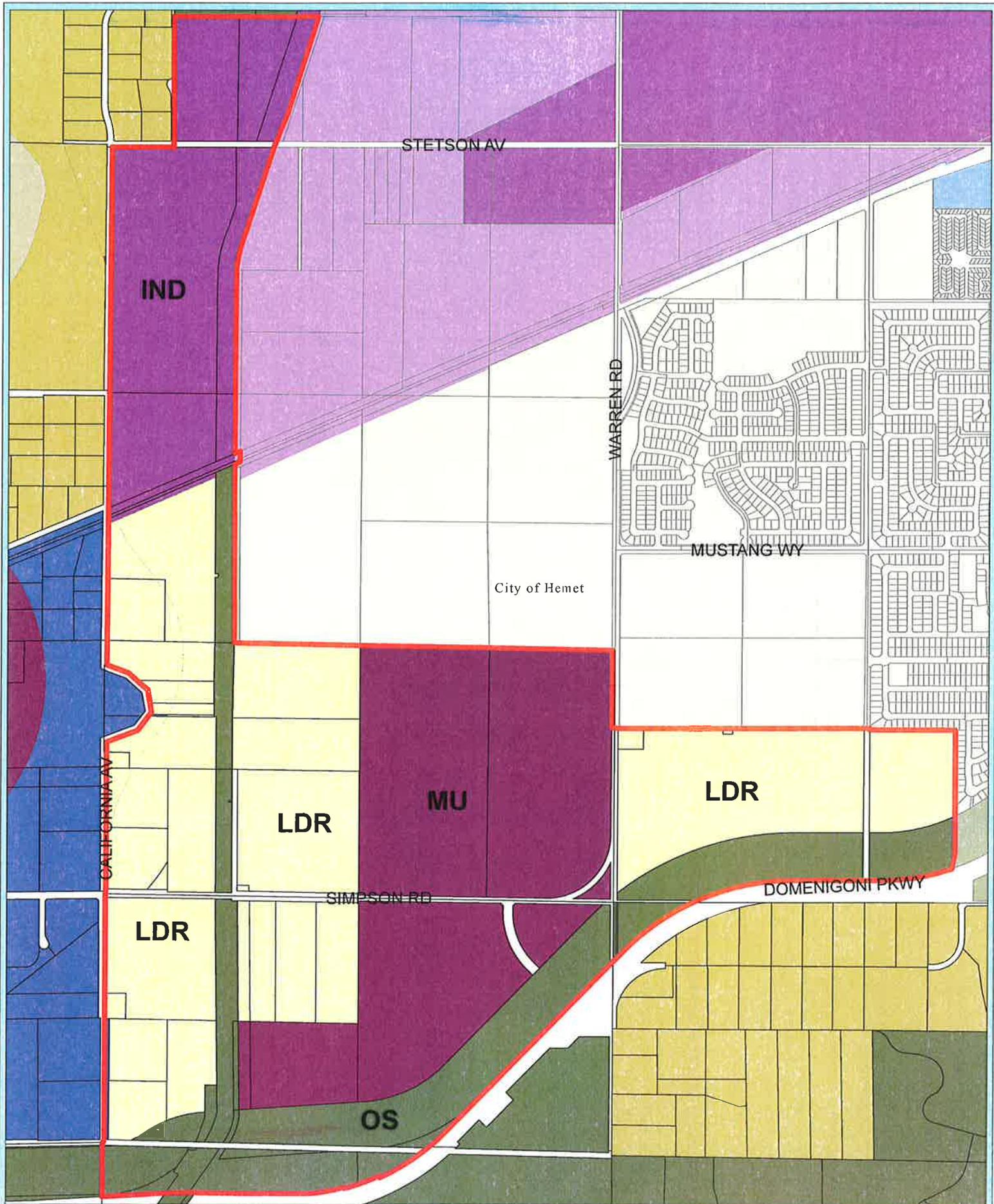
-  Railroads
-  Annexation Area
-  Parcels
-  Hemet

Every owner of land is hereby notified that the City of Hemet is proposing to annex the area shown on this map. The City of Hemet is a public agency and the annexation of this area is a public use. The City of Hemet is a public agency and the annexation of this area is a public use. The City of Hemet is a public agency and the annexation of this area is a public use.

# Attachment 5

ZC13-003

Hemet General Plan  
Land Use Designation  
Map of Project Area



STETSON AV

IND

WARREN RD

MUSTANG WY

City of Hemet

CALIFORNIA AV

LDR

MU

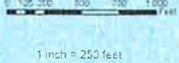
LDR

SIMPSON RD

DOMENIGONI PKWY

LDR

OS



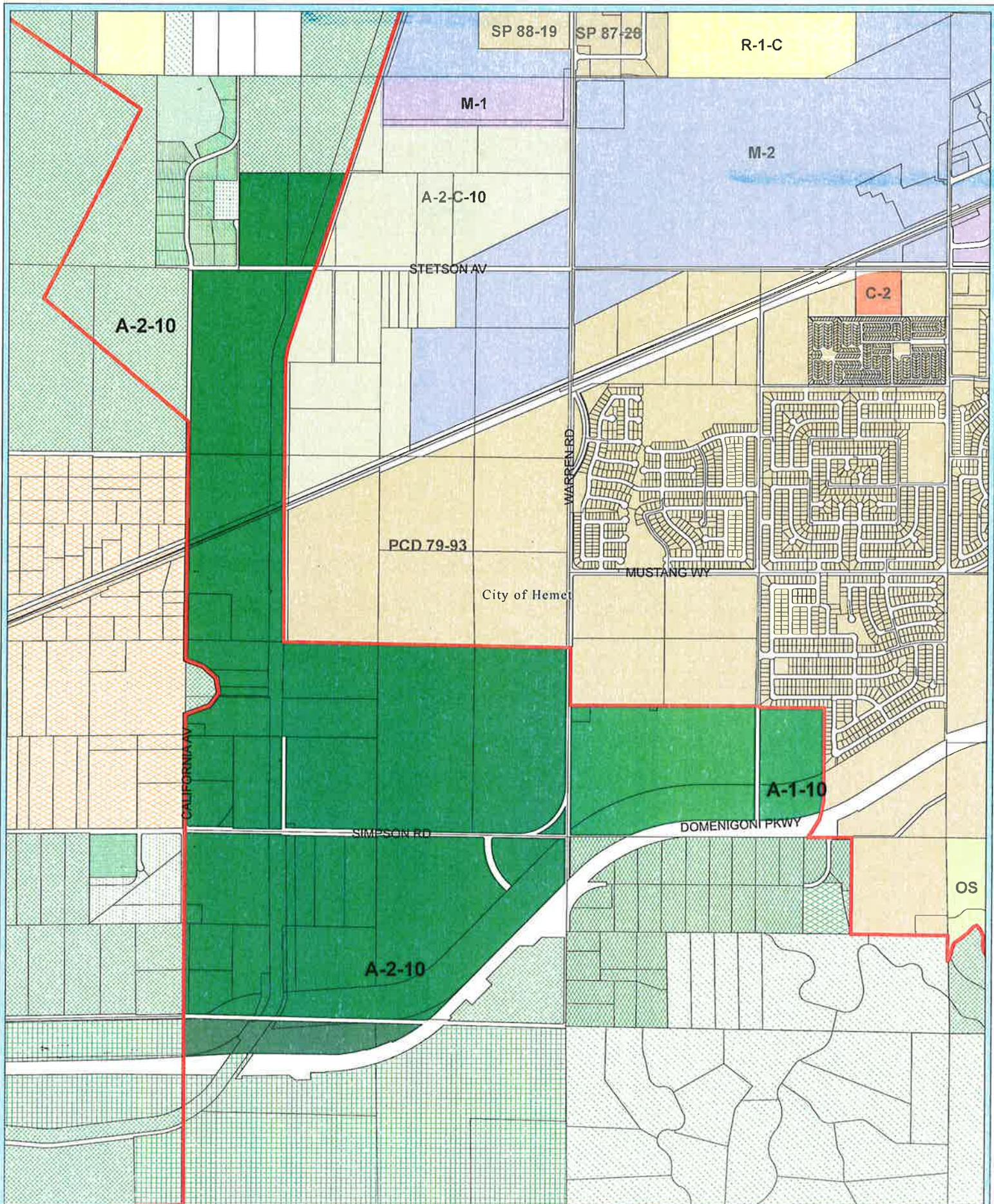
**ZC 13-003  
Southwest Area  
General Plan**

Land Use	
	Hillside Residential
	Rural Residential
	Low Density Residential
	Mixed Use
	Industrial
	Business Park
	Airport
	Open Space
	Annexation Area

Every reasonable effort has been made to ensure the accuracy of the data shown on this map. However, the City does not warrant the accuracy of the data shown on this map. The City is not responsible for any errors or omissions on this map. The City is not responsible for any damages or losses resulting from the use of this map. The City is not responsible for any claims or lawsuits filed against the City or its officials, employees, or agents, in any capacity, arising out of or from the use of this map. The City is not responsible for any claims or lawsuits filed against the City or its officials, employees, or agents, in any capacity, arising out of or from the use of this map. The City is not responsible for any claims or lawsuits filed against the City or its officials, employees, or agents, in any capacity, arising out of or from the use of this map.

# Attachment 6

ZC13-003  
Riverside County  
Zoning Map of  
Project Area



SP 88-19

SP 87-26

R-1-C

M-1

M-2

A-2-C-10

STETSON AV

A-2-10

C-2

PCD 79-93

WARREN RD

City of Hemet

MUSTANG WY

A-1-10

SIMPSON RD

DOMENIGONI PKWY

OS

A-2-10



0 1250 250 500 750 1000 Feet

1 inch = 333 feet



### ZC 13-003 Southwest Area County Zoning

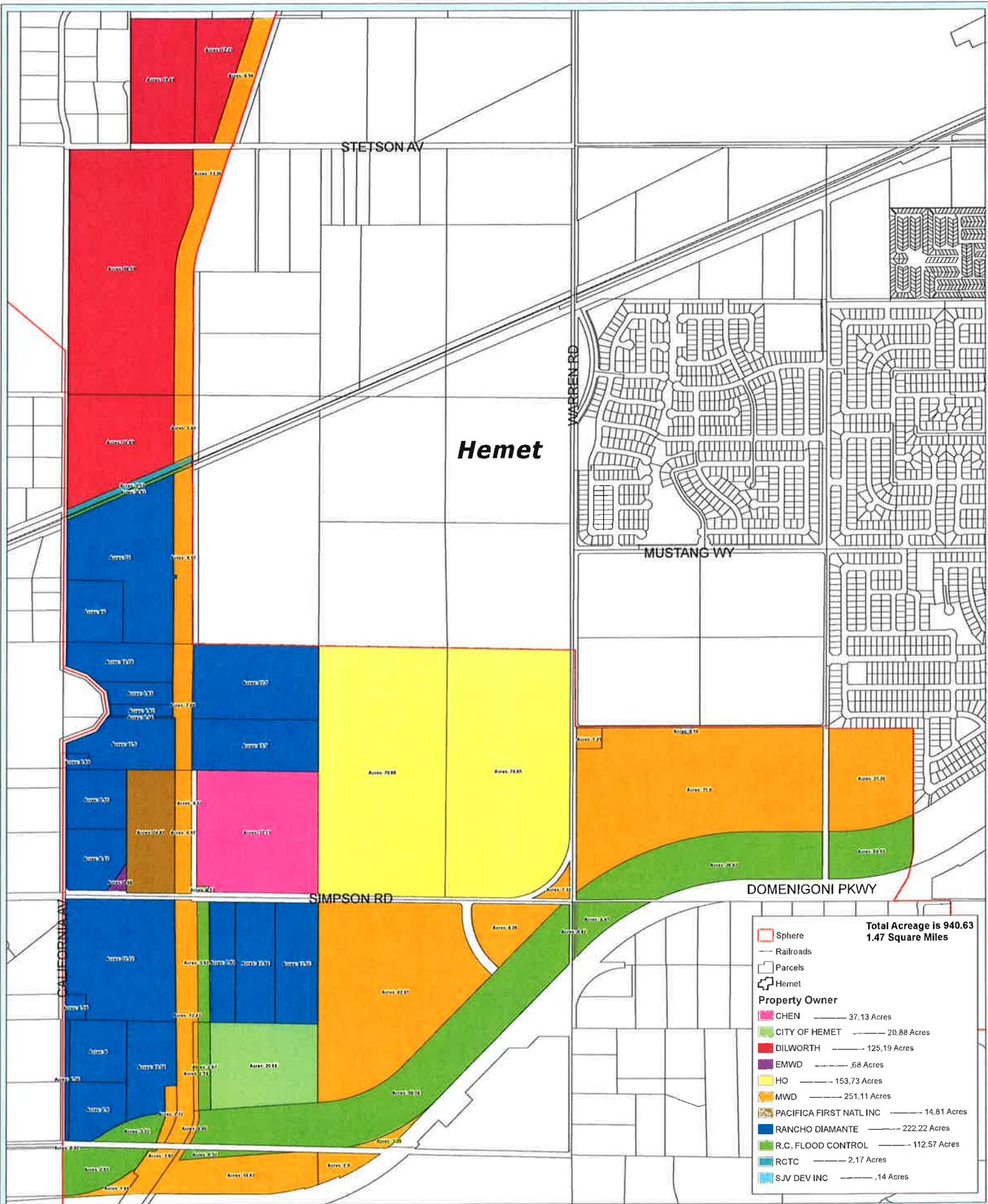
ZONING	
	CitySpheres
	Railroads
	Hemet
	ParcelAssessor
	A-1-10 Light Agriculture
	A-2-10 Heavy Agriculture

Every responsible effort has been made to make this information as accurate as possible. The City of Hemet, its staff, and the City Engineer are not liable for any errors or omissions. This information is provided for informational purposes only and should not be used as a basis for any legal action. The City of Hemet and its staff are not responsible for any errors or omissions. This information is provided for informational purposes only and should not be used as a basis for any legal action.

Author: Tomlin, Carter  
 Date: 09/15/2010  
 Source: City of Hemet, City Engineer

# Attachment 7

ZC13-003  
Ownership Map  
of Project Area



**ZC 13-003  
Southwest Area  
Ownership Map**

0 125 250 500 750 1000 Feet

1 inch = 250 feet



Every reasonable effort has been made to assure the information presented on this map is accurate. However, the City of Hemet does not warrant the accuracy of the information presented on this map. The City of Hemet is not responsible for any errors or omissions on this map. The City of Hemet is not responsible for any damages or liabilities that may result from the use of this map. The City of Hemet is not responsible for any damages or liabilities that may result from the use of this map.

Scale: 1 inch = 250 feet  
Source: County of Blaine, CA, et al.  
September 26, 2011  
© 2011 Hemet City of Hemet, CA

# Attachment 8

ZC13-003  
Hemet-Ryan Airport  
1992 Comprehensive  
Land Use Plan  
Safety Zone Map  
of Project Area

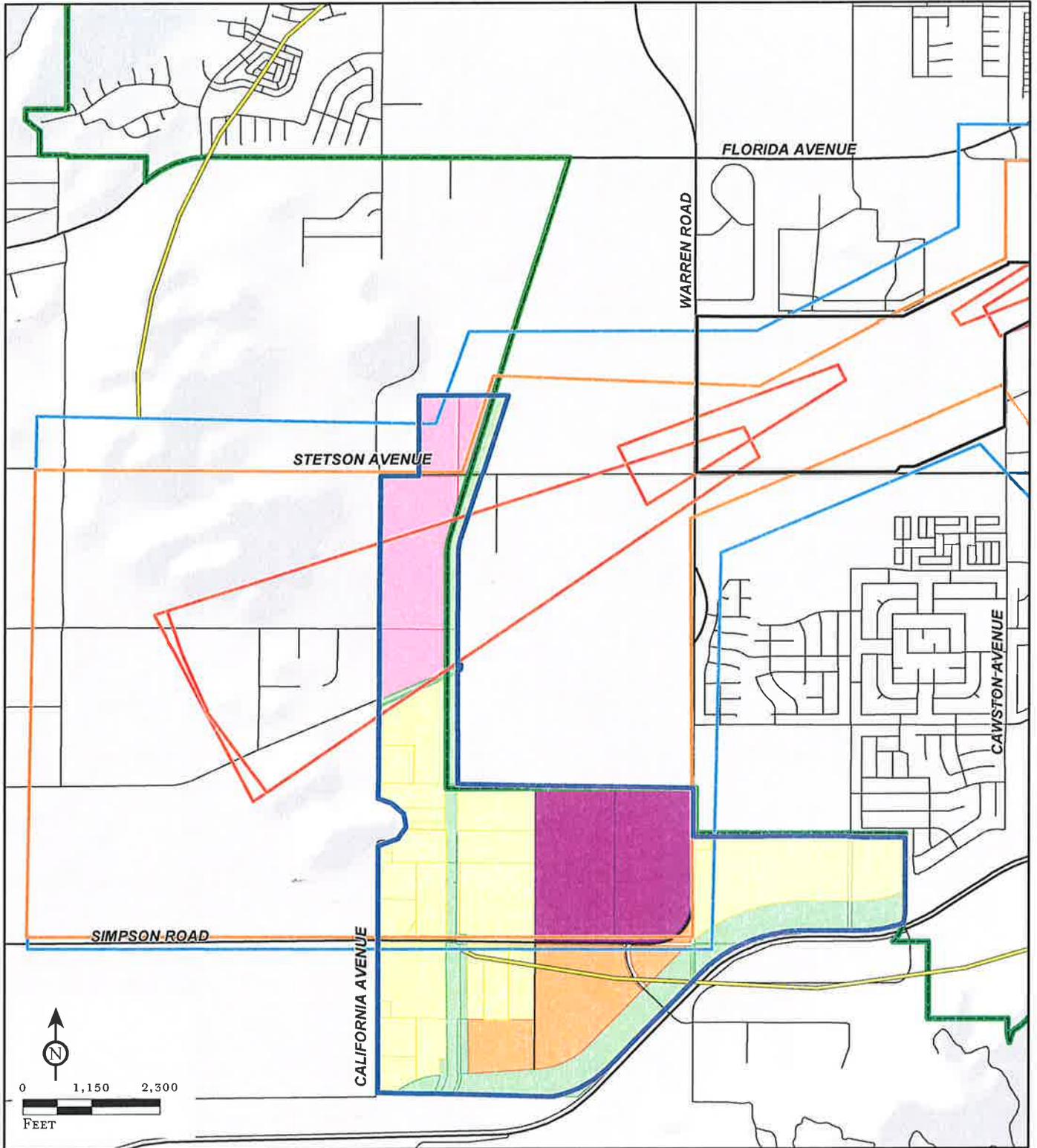


FIGURE 4

LSA		Airport Land Use Compatibility Zones		Southwest Pre-zoning	
	Project Boundary		Area I (Extreme Risk)		BP
	Airport Boundary		Area II (High Risk)		M-1
	City of Hemet		Area III (Moderate Risk)		OS
			Transition Area		R-1-7.2
					SP-MU

City of Hemet  
 Southwest Rezone Area  
 Airport Land Use Compatibility Study

CALUP Safety Zones with Zoning

SOURCE: Bing Aerial, 2010; Riverside County, 2011 & 2013; Mead & Hunt, 2008  
 I:\HET130\Reports\LU\_Compact\fig4\_SafetyZones\_Zoning.mxd (10/22/2013)

# Attachment 9

ZC13-003

Hemet-Ryan Airport  
California Handbook  
Safety Zone Map  
of Project Area

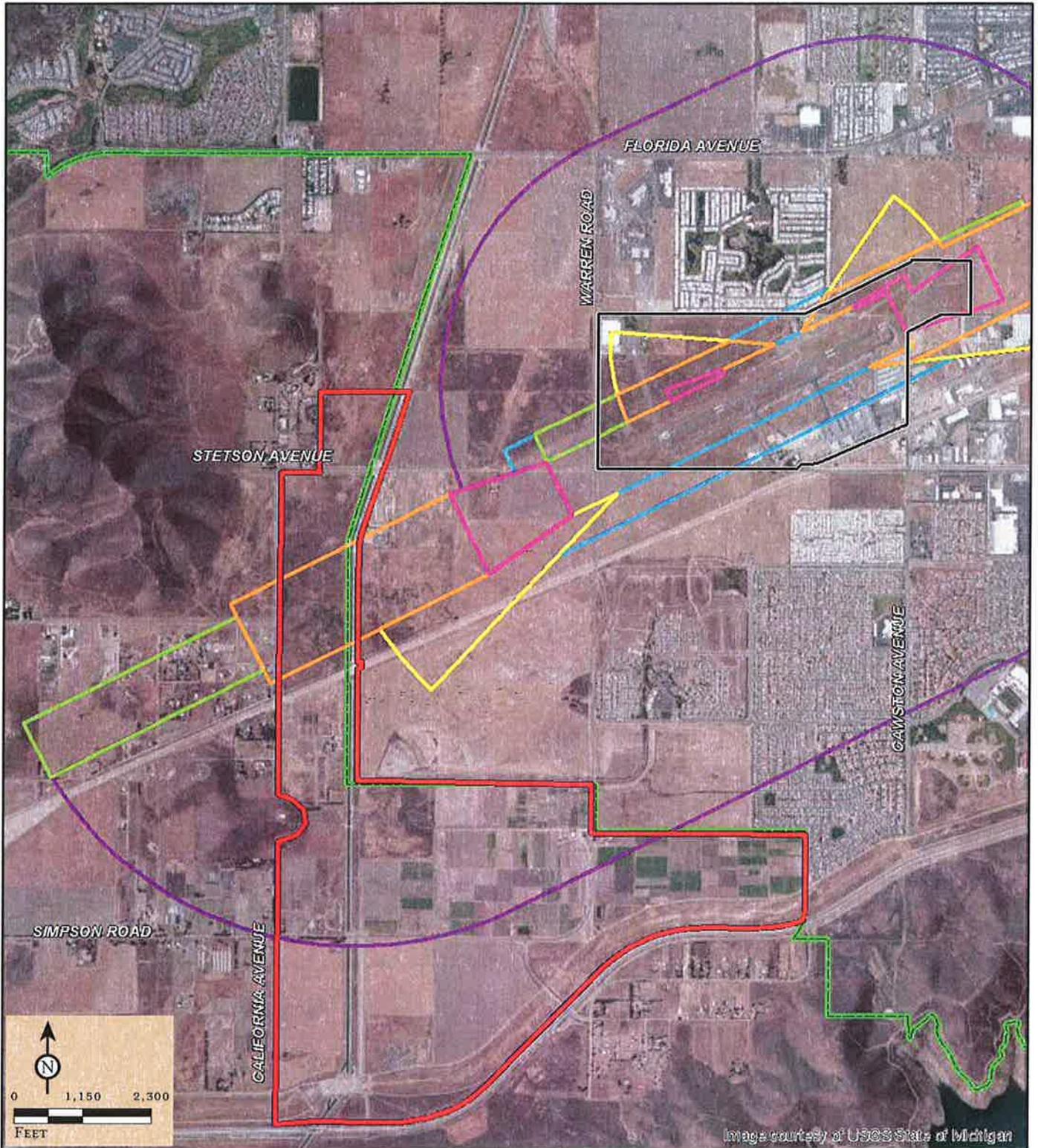


FIGURE 5

# LSA

- |                  |   |                                       |
|------------------|---|---------------------------------------|
| Project Boundary | <b>Safety Zones as seen in General Plan</b> | Zone 4: Outer Approach/Departure Zone |
| Airport Boundary | Zone 1: Runway Protection Zone              | Zone 5: Sideline Zone                 |
| City of Hemet    | Zone 2: Inner Approach/Departure Zone       | Zone 6: Traffic Pattern Zone          |
|                  | Zone 3: Inner Turning Zone                  |                                       |

City of Hemet  
 Southwest Rezone Area  
 Airport Land Use Compatibility Study

Safety Zones

SOURCE: Bing Aerial, 2010; Riverside County, 2011 & 2013; Mead & Hunt, 2008; City of Hemet General Plan, 2011  
 I:\HET1301\Reports\LU\_Compat\fig5\_StateSafetyZones.mxd (11/22/2013)

# Attachment 10

ZC13-003  
Letter of Consistency from  
the Riverside County  
Airport Land Use  
Commission



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR January 9, 2014

Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

Ms. Nancy Gutierrez, Contract Planner  
City of Hemet Planning Department  
445 E. Florida Avenue  
Hemet CA 92543

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1029HR13 (Part 2)  
Related File No.: City Case No. ZC 13-003 (Zone Change)  
APN: See Attached List.

Dear Ms. Gutierrez:

On January 9, 2014, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced zone change **CONSISTENT** with the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan.

**This determination is contingent upon the adoption of Zoning Ordinance Amendment No. 13-004 establishing the Specific Plan zone and including the modifications set forth in the document entitled "Exhibit A-Modified," a copy of which is attached hereto.**

STAFF

Director  
Ed Cooper

Russell Brady  
John Guerin  
Barbara Santos

This finding of consistency relates to airport land use compatibility issues only, and does not necessarily constitute an endorsement of the proposed zone change.

County Administrative Center  
4080 Lennon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

If you have any questions, please contact John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

[www.rcaluc.org](http://www.rcaluc.org)

  
Edward C. Cooper, Director

JJGJG:bks  
Attachment: Notice of Airport in Vicinity

cc: Deanna Elliano, City of Hemet Community Development Director  
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division  
ALUC Staff

RECEIVED

JAN 20 2014

Y:\ALUC\Hemet-Ryan\ZAP1029HR13\ZAP1029HR13Zone Chge.LTR.doc

PLANNING DEPT