



AGENDA

REGULAR MEETING OF THE HEMET CITY COUNCIL

February 11, 2014

6:00 p.m.

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

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.*

Call to Order

Roll Call

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

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.

1. Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representatives: City Manager Hill
Employee organization:
Hemet Non-Sworn Police Employees Association
Hemet Fire Fighters Association
Hemet Mid-Managers Association
Confidential Personnel
 2. Conference with Real Property Negotiators
Pursuant to Government Code section 54956.8
Property: APN: 456-050-013 and 022, Northwest corner of Sanderson and Stetson Avenues.
Agency negotiator: City Manager Hill
Negotiating parties: Stetson Crossing Partners, LLC
Under negotiation: Acquisition, Price and Terms
 3. Conference with Legal Counsel - Anticipated Litigation
One matter of significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3)
-

REGULAR SESSION

7:00 p.m.

City of Hemet City Council Chambers
450 E. Latham Avenue

Call to Order

Roll Call

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

Invocation

Pledge of Allegiance

City Attorney Closed Session Report

4. Conference with Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representatives: City Manager Hill
Employee organization:
Hemet Non-Sworn Police Employees Association
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Under negotiation: Acquisition, Price and Terms
 6. Conference with Legal Counsel - Anticipated Litigation
One matter of significant exposure to litigation pursuant to Government Code section
54956.9(d)(2) & (3)
-

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

7. **Approval of Minutes** – January 20, 2014
8. **Approval of Minutes** – January 28, 2014
9. **Receive and File** – Warrant Register
 - a. Warrant register dated January 23, 2014. Payroll for the period of January 6, 2014 to January 19, 2014 was \$590,398.28.
10. **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.
11. **Recommendation by Community Investment** – Mortgage Credit Certification Program sponsored by Riverside County Economic Development Agency
 - a. Adopt a resolution to participate in the Mortgage Credit Certification Program sponsored by the Riverside County Economic Development Agency; and
 - b. Authorize the City Manager to execute documents associated with participation in the Mortgage Credit Certification Program. **Resolution Bill No. 14-003**
12. **Recommendation by Community Development** - Zone Change (ZC 13-003) General Plan Consistency Zoning Program – Southwest Hemet Pre-Zoning Project
 - a. Adopt 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
13. **Recommendation by Engineering** – Installation of Banners across Florida Avenue
 - a. City of San Jacinto – Ramona Pageant/1st People’s Day. March 29th at the Estudillo Mansion
 - b. City of San Jacinto – Cinco de Mayo Celebration – Main Street Festival, May 3rd and 4th
 - c. City of San Jacinto – Fourth of July Parade
 - d. City of San Jacinto – Agricultural Festival – Estudillo Mansion, Sept. 26 – 28

14. **Recommendation by Engineering** – Award of Bid – Well No. 16 Rehabilitation, CIP 5597
 - a. Award bid to L.O. Lynch Quality Wells & Pump, Inc. for Well 16 Rehabilitation Project, CIP No. 5597 in the amount of \$73,527.00 (Seventy Three Thousand, Five Hundred Twenty Seven Dollars); and
 - b. Reject all other bids; and
 - c. Authorize the City Manager to enter into a construction contract for the improvements.
-

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.

15. **Appeal No. 13-002 – CUP No. 13-004 - Valero Gas Station Alcohol Sales** – Community Development Director Elliano
 - a. Open the continued public hearing from January 14, 2014, receive public comment and close the public hearing; and
 - b. Direct staff to take appeal request off-calendar until the applicant is available, and re-notice the public hearing for future date.
-

Discussion/Action Item

16. **Recommendation by Community Investment** – City Council Ad-Hoc Recommendation(s) for allocation of 2014-2015 Community Development Block Grant funds
 - a. Accept and approve the City Council Ad-Hoc Committee's recommendations for allocation of \$763,730 in 2014-2015 Community Development Block Grant (CDGB) funding.
-

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.

City Council Reports

17. 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)

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)
6. Disaster Planning Commission

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
-

Continued Closed Session

City Attorney Continued Closed Session Report

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.

Adjournment

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



#7

MINUTES

SPECIAL MEETING OF THE HEMET CITY COUNCIL

January 20, 2014

7:30 p.m.

City of Hemet Council Chambers
450 E. Latham Avenue

www.cityofhemet.org
Please silence all cell phones

Call to Order

Mayor Smith called the meeting to order at 7:32 p.m.

Roll Call

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

ABSENT: None

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

Communications from the Public

Gene Hikel, Hemet, distributed a powerpoint presentation to the City Council. Mr. Hikel expressed concern that the City Council approved to continue negotiations with CalFire in November with very little discussion. Previously Council Member Youssef stated that he would vote for the best service at the best price. Hemet Fire Department (HFD) provides necessary services. Their administration staff is not bloated but could be improved. They do need to have paramedics on their trucks. HFD does a good job meeting response times regardless of their high call volume. CalFire has a large administration of deputy chiefs and division chiefs that Hemet will pay for in the contract. CalFire has an EMD program, which both Citygate and CalFire indicated that Hemet does not need. However, Hemet will pay for this unnecessary service. Hemet budgeted the money to start a paramedic program this year and the community has indicated it would help. CalFire had a paramedic program in place. HFD and CalFire track response times differently. HFD provides flexibility in good times and in bad times. HFD has made cuts in staffing, as well as, concession in salary and benefits. Local control provides more opportunity for creative solutions. CalFire provides little flexibility. If Hemet can not pay, services will be reduced. Union concessions will not be made for Hemet financial problems. Table 5 of Citygate's report includes projected costs as calculated by experts. Mr. Hikel broke down the report by row. The difference in costs will be in the third year, due to one-time start-up costs in the first two years. Mr. Hikel expressed concern that if the City contracts with CalFire it will not be able to afford the contract in the future. Mr. Hikel asked why the City Council would give millions of dollars in fire vehicles and equipment to CalFire. Mr. Hikel also asked the City Council why they are ignoring the outpouring of support for HFD. In conclusion, if the City can afford CalFire, it can afford to keep and improve HFD. What is the best value a fire department that is flexible or a contracted fire department that is one price fits all.

Closed Session

Notice of Opportunity for Public Comment

There were no public comments presented at this time.

The City Council recessed to Closed Sessions at 7:50 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)
-

Reconvened at 8:56 p.m.

City Attorney Closed Session Report

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

Eric Vail, City Attorney, the City Council received a presentation for the City's labor negotiator and gave direction regarding the HFFA. There was no additional reportable action.

Adjournment

Adjourned at 8:57 p.m. to Tuesday, January 28, 2014 at 7:00 p.m.



8

MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

January 28, 2014

6:00 p.m.

City of Hemet Council Chambers
450 E. Latham Avenue

www.cityofhemet.org

Please silence all cell phones

Call to Order

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

Roll Call

PRESENT: Council Members Krupa, Wright and Mayor Smith

ABSENT: Council Member Youssef and Mayor Pro Tem Milne

Council Member Krupa moved and Council Member Wright seconded a motion to excuse Council Member Youssef and Mayor Pro Tem Milne. Motion carried 3-0.

Work Study

1. Update on Hemet ROCS Program – Community Development Director Elliano & Chief Brown

Deanna Elliano, Community Development Director, gave the City Council an update on Hemet ROCS "Restoring Our Community Strategy". The goals of ROCS are: enhance the safety and attractiveness of our community and improve the overall quality of life in the City; clean up neighborhoods and community blight; correct sub-standard housing conditions; reduce crime and the opportunity for crime; hold landlords accountable for their properties; foster community pride and cooperation; encourage re-investment in private properties within the city; and encourage new economic development & investment. Phase 1 has been completed with the adoption of 17 ordinances and programs to give staff the authority needed. 7 ordinances are related to crime prevention or criminal behavior. 6 ordinances are related to the prevention of community blight and sub-standard housing. 4 ordinances are related to appropriately zoning and regulating potentially objectionable land uses or operations. Phase 2 is the implementation efforts. The following programs have been initiated and implemented to date: Florida First – PD; prohibition of marijuana dispensaries; zoning standards for smoke shops, prohibition of hookah lounges; Shopping Cart Containment/Collection Program; ROCS right-of-way crew; increased graffiti abatement; alcoholic beverage sales regulation & enforcement; sex offender residency and location restrictions; parolee/probationer housing restrictions; group home standards and regulations and Mobile Home Park Inspection Program. Hemet ROCS partners are: Hemet Community Action Network; Hemet-San Jacinto Chamber of Commerce; Riverside County Fair Housing Council; Gang Task Force; County of Riverside; GSMOL; 4:12 Church and the California Apartment Association.

Council Member Youssef arrived at 6:08 p.m.

Ms. Elliano, the Hemet ROCS Code Compliance Volunteer Program was recently initiated. The following programs will begin this year: foreclosed property registration & inspection/enforcement; long-term board-up and unfinished construction pro-active enforcement; Rental Registration Program; re-activation of Crime Free Housing Program; chronic nuisance database system – PD; neighborhood outreach efforts & clean-ups and improvements to website & handouts. Chief Brown has submitted Hemet ROCS as a session topic for the upcoming League of Cities General Conference. The Hemet ROC's Task Force has inspected 1,148 residential units (apartments, mobile home parks and motels). Over 4,000 code violations were discovered. As of today, approximately 80% of the violations have been corrected. Including upgrades to properties, permits pulled for new facilities and construction, changes in ownership and management. The result of our efforts is a 44% reduction in calls for service at one targeted location on Yale Street.

Council Member Youssef, asked if the City has any leverage against Fanny Mae or Freddie Mac to maintain their homes.

Ms. Elliano, both Fannie Mae and Freddie Mac programs are exempt from the City's requirements.

Council Member Krupa, expressed concern with graffiti being covered with paint that doesn't match. Currently there is some located on Cornell and Florida.

The graffiti on public property is handled by City crews. Graffiti on private property is removed or covered by the property owners. Staff will contact the property owner.

Council Member Wright, confirmed that liens can be placed on bank owned property.

Ms. Elliano, fines can be issued, that become punitive. If the City has to clean up weeds or repair broken windows, liens are placed against the property to recover the costs.

Mayor Smith, complimented the non-visible screening on unfinished construction.

Ms. Elliano, noted that the non-visible screening is used mainly for dust control, it is required in the downtown area.

Dave Brown, Police Chief, the Department's goal continues to be the staffing. Randy Young has been assigned to the Hemet ROCS Task Force and the Quality of Life divisions. The biggest impact that we have seen has been on prostitution and human trafficking. We have had 30 arrests for prostitution and continue to put pressure on the two motels that continue to allow it. The department has seen a 44% reduction in calls for service at the Yale Street Apartments, this is huge for our police force. The Task Force efforts at the Crestwood Apartments resulted in numerous arrests. As a result, a group of the property owners are forming a Home Owners Association and getting on our team. I was inspired by staff to submit the Hemet ROCS Program as a possible session at the League's general meeting in September.

Mayor Smith, it is obvious that the program is working. The City Council knew it would take time to see improvement however I am pleased with the outcome thus far.

2. Update on "Project Hope" – Chief Brown

Chief Brown, this is the 2nd quarterly update, Project Hope has been in effect for 6 months. Project Hope includes a 5 point action plan: 1) enhance recruitment and retention of Police Officers and staffing goal; 2) partner with CHP to improve Florida Avenue and increase HPD productivity; 3) hire experienced temporary Investigators to fill the gap; 4) increase law enforcement and accountability through Task Force Operations; and 5) Quality of Life Survey and Strategic Plan. Chief Brown discussed each point in detail. The recent actions by the City

Council significantly improved the departments recruiting environment. The Department recently hired 2 lateral officers and have 12 experienced laterals in the process. Existing employees are retiring for the right reasons and when employees leave it creates an opportunity for advancements. Upcoming promotions: Lt. Eddie Pust, Sgt. Mike Mouat & Cpl. Mike Hall. The CHP Cooperative Agreement was very successful with 2,840 public contacts. That is 284,000 people talking about enforcement on Florida Avenue. This has been an excellent partnership. I would strongly recommend that the City Council consider another 6 month agreement with the CHP. Chief Brown gave the City Council an update on the Task Force Operations including: Hemet ROCS Task Force; relocation of Central P.A.C.T. to Hemet; Hemet San Jacinto Valley GTF; and potential partnership and membership in the Riverside County Anti-Human Trafficking. In July to December of 2013, the first six month of Project Hope, the departments enforcement activity increased by 3.1%. In that same period the department arrest activity increased by 14.4%. During that period property crime remained the same and the part 1 crimes were down 6.1%. This does not mean that we have won the war or the battle. Crime analysis will be out in October for 2013 and will show small one digit increase from 2012. However, we feel that we are headed in the right direction. Almost 3,000 customers completed the Quality of Life Survey either by phone or online. The final report will be completed in mid-February. The customer's surveyed are concerned about a wide variety of issues. The only thing that jumped out is the issue of panhandling, vagrancy, trespassing and loitering. The financial meltdown and great recession hit our community hard. While it is not OK to ignore the needs of the residents for public safety, it is not ok for our community to ignore the needs of the truly needy. It is not ok for us to allow our city parks and business district to be overrun by those who choose to blatantly ignore City and State laws and by those who choose to trespass, litter on and deface public and private property. This Council has heard from a number of residents or business owners near Weston Park on this issue. The Hemet Lawn Bowling Association has informed us that the club members are too afraid to use their facility in Weston Park and the Sun City Chapter quit attending. Starbucks at Palm & Florida has removed the chairs from their outside eating area because of the disrespect by non-customers. The Quality of Life survey that I will report on next month clearly indicates that people in our community are concerned, afraid and fed-up with aggressive panhandling and disregard for common courtesy. We need to help get the truly needy connected with the services that are available. I have decided to assign the part time experienced team of retirees to work with the city team and the stakeholders in the faith, business and non-profit communities to develop a long-term, sustainable strategy that will restore our community parks to the full use of all of our residents. Mark Richards a former Lt. with Hemet Police Department will be the Retiree Sgt. assigned to this team. It is imperative that we not approach this as a program designed to push needy people out of the parks, but that we work with our partners in non-profit, charitable, faith-based and government organizations to get people connected with the resources they need. We want to ensure that everyone who enjoys city parks abides by the same set of standards established under the law. Staff is recommending that the City Council authorize staff to negotiate a 6-month service agreement with the CHP and support the Department's strategic planning process.

Council Member Youssef, asked Chief Brown what is encouraging the lateral and entry level interest in Hemet PD.

Chief Brown, it appears to be the stability created by the City Council. The word is getting out that Hemet is a great place to live, work and raise a family. The department received a large number of entry level applications in the past week. It is imperative that we have a balance between entry level and lateral employees.

Council Member Krupa, pleased that you are going to look into our homeless. The City of Antioch has reported that their homeless population has increased from 200 to over 500. Other cities are struggling with the same issues. Council Member Krupa hosted a neighborhood BBQ on Sunday, the neighbors appreciated meeting the police officers and suggested that we do one every month.

Council Member Wright, encouraged by what we have seen so far. We didn't expect the concerns to be solved overnight, but am pleased with the great efforts.

Mayor Smith, you presented creative programs, that have turned out to be effective programs with great results. These programs are revitalizing the City. Mayor Smith spoke in favor of a 6-month agreement with the CHP.

The City Council recessed at 6:52 p.m. to the Regular Session

Closed Session

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)

Continued to the end of the Regular Session

REGULAR SESSION

7:00 p.m.

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

Call to Order

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

Roll Call

PRESENT: Council Members Krupa, Wright, Youssef and Mayor Smith

ABSENT: Mayor Pro Tem Milne

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

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

Invocation

Invocation was given by Krystyne Gray, Hemet-San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance was led by Council Member Youssef

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

Deanna Elliano, Community Development Director, introduced the Hemet ROCS Code Compliance Volunteers.

Jim Connell, former member of the CAC

Calvin Dale

Eva Gifford, former member of the CAC

Mona Groff, former member of the CAC

Annette Harris

Richard Jordan

Colleen Nielsen

David Platt

Joan Rainbolt

Barbara Rengstorf, Volunteer Coordinator

Colleen Swinhart

Arthur Swinhart

Mayor Smith, thank you, your efforts are making a difference in our Community.

Council Member Youssef, thanked the volunteers for their time and effort.

Council Member Krupa, there are 98 Police Volunteers, keep recruiting.

City Council Business 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.

Item No. 9 was removed from the Consent Calendar. **Council Member Youssef moved and Council Member Wright seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 4-0.**

Item No. 9

Eric Vail, City Attorney, staff intended to have this adopted tonight. Two requests for clarification were received from HMMS and HNSPEA. Staff will bring this item back for consideration on February 11, 2014.

Public Hearing

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**

Deanna Elliano, Community Development Director, this action is part of the General Plan Consistency Zoning Program. The subject property is located in unincorporated Riverside County within Hemet’s Sphere of Influence. Sphere of Influence is the probable physical boundaries and service area of a local government agency or the area anticipated to be annexed into the City at some point in the future. Pre-zoning establishes the zoning that would take effect if the property is annexed. The subject area is 940.63 acres with no development proposed at this time. The property is primarily undeveloped farmed or dry farmed in the past. An old rail line runs diagonally across the property, as well as Salt Creek Channel. There are two overlay areas: Multiple Species Habitat Conservation Pan (MSHCP) area and Hemet-Ryan airport Comprehensive Land Use Plan (ALUP). MSHCP does not affect the pre-zoning. ALUP establishes land use policies for areas within the Airport Influence Area. The Hemet General Plan requires all proposed zoning and pre-zoning must be consistent with the General Plan land use designations. The City is in the process of a city-wide effort to update the zoning map to be consistent with the General Plan. This is one component of that process. Existing City General Plan land use designations for the project are: Industrial, Mixed Use, Low Density Residential, and Open Space. A map displaying proposed land use designations for the subject property was displayed. A map displaying proposed pre-zoning

was displayed. The following subject property would be zoned: BP (Business Park); M-1 (Limited Manufacturing); SP-MU (Specific Plan-Mixed Use); OS (Open Space); SP-LDR (Specific Plan-LDR) and R1-7.2 (Single-family residential). Staff has been working with the property owners. The City owns some of the property, EMWD owns some, as well as RCTC. Staff is primarily working with the private property owners. Concurrence with the proposed pre-zoning has been received from the majority, the others have not commented. Two property owners within the ALUP area contributed financially to the cost of preparing the compatibility study, Benchmark Pacific and Mr. Ho. Several of the property owners are interested in annexation to the City and staff is setting up a meeting in February to discuss further. The Airport Land Use Commission (ALUC) has the authority to determine the compatibility of land use actions with the ALUP Influence Area. The 1992 Hemet-Ryan Airport Comprehensive Land Use Plan (ALUP) established land use policies to determine compatibility with the airport, depending upon location. The 1992 ALUP recognized as being out of date, and is currently being updated by the County. The Cal-Trans Division of Aeronautics Handbook is generally used statewide to provide more current airport compatibility guidance. The City had an Airport Land Use Compatibility Study prepared to assess the compatibility of ZC 13-003 with the ALUP. The study assessed compatibility with both the 1992 ALUP and the Aeronautics Handbook. At ALUC's January 9, 2014 meeting, the ALUC held a hearing and found ZC 13-003 consistent with the ALUP, based on the use of the SP designation and future land use review. A map displaying the ALUP's safety zones was displayed. The public hearing notice was sent to all property owners within 50 feet of the project area plus published in the PE. The Planning Commission held its public hearing on November 19, 2013. There were no comments presented in opposition. The Planning Commission unanimously recommended approval to the City Council. A letter of support was received. The proposed pre-zoning implement the vision outlined in the General Plan for a vibrant, economically strong West Hemet, with a blend of employment and housing opportunities. The timing allows for use of the CEQA analysis contained in the Final EIR prepared for the 2012 General Plan. The action completes one component of the annexation requirements required by LAFCO, enabling interested parties to move forward with potential annexation to the City. Pre-zoning is supported by the property owners. Staff is recommending that the City Council conduct the public hearing and introduce Ordinance Bill No. 13-052.

Council Member Krupa, asked when ALUP's updated plan will be approved.

Ms. Elliano, it has been determined that the proposed zoning will be consistent with the updated plan.

Council Member Youssed, does the fact that the property is in the ALUP safety zone effect the properties insurance.

Ms. Elliano, a navigation easement will be recorded against the property for noise. Where the traffic pattern is the safety concern the property is designated for industrial which meets the ALUP.

Mayor Smith declared the Public Hearing opened at 7:31 p.m.

There were no public comments presented at this time.

Mayor Smith declared the Public Hearing closed at 7:31 p.m.

Council Member Youssed moved and Council Member Krupa seconded a motion to introduce, read by title only and waive further reading Ordinance Bill No. 13-052. Motion carried 4-0.

The Ordinance was read by title only.

Communications from the Public

Deanna Kjorlien, Hemet, expressed concerns a year ago about the conditions in town at night. Ms. Kjorlien expressed concerns with the conditions during the day after the recent daytime armed robberies, purse snatching and officer involved shooting. Ms. Kjorlien suggested that the City Council spend more money to hire addition police officers. Ms. Kjorlien asked three questions. How much money was spent on the Fire RFP? When an RFP will be done for legal services? What is the magic number of police officers?

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

Council Member Krupa, attended the successful President's Gala.

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

Council Member Krupa, reported that RTA received funding from the new Freedom Grant. This will allow them to hire a Veteran to teach Veterans how to use public transportation. RTA ended the calendar year with a record in ridership, 9.1 million.

6. Watermaster Board

Council Member Krupa, announced that the City will be offering a free Business Assistance Training & Workshop on Thursday, February 6, 2014.

B. Council Member Wright

1. Park Commission
2. Planning Commission

Council Member Wright, attended the Planning Commission. The Planning Commission discussed temporary signage. This is a huge effort that will be heard by the Planning Commission one more time.

3. Indian Gaming Distribution Fund
4. Riverside County Habitat Conservation Agency (RCHCA)
5. Ramona Bowl Association

Council Member Wright, also attended the successful President's Gala.

C. Council Member Youssef

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

Council Member Youssef, will be traveling to Washington DC to speak about Hemet ROCS and meet with the Federal Legislators looking for funding for the program.

- 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)

Mayor Smith, will be attending RCTC's two-day workshop.

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 8th – March 12th

Wally Hill, City Manager, pleased to report that Mayor Smith will attend the March Conference and will be able to stay within the City Council's budget.

Continued Closed Session

Notice of Opportunity for Public Comment

There were no public comments presented at this time.
The City Council to Closed Session at 7:45 p.m.

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)

City Attorney Continued 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)

The City Council met with the City's labor negotiator. There was no additional reportable action.

Future Agenda Items

Left turn signals, northbound at Kirby/Stetson and Kirby/Florida
Youth Advisory Council for parks.

Adjournment

Adjourned at 8:06 p.m. to Tuesday, February 11, 2014 at 7:00 p.m.



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: February 11, 2014

RE: Warrant Register

The City of Hemet's warrant register dated January 23, 2014 is currently posted on the City's website in the Finance Department section, under *Financial Information*. Payroll for the period of January 6, 2014 to January 19, 2014 was \$590,398.28

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: February 11, 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. In response to a question raised by one of the bargaining groups, the policy was further clarified that the Tier Two contribution benefit is either in the amount specified in the amended policy, or the amount specified in the applicable MOU or Resolution. No additional objections or requests for clarification have 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



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>	<u>Percent paid by City (balance, if any, to be paid by Insured)</u>
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, or the amount specified in the applicable MOU or Resolution, 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: February 11, 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 March 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 March 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 March 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.



Staff Report

TO: Honorable Mayor and City Council

FROM: John Jansons, Director of Community Investment *JJ*

THROUGH: Wally Hill, City Manager *Wally Hill*

DATE: February 11, 2014

SUBJECT: Consideration of Resolution Bill No. 14-003 approving participation by the City of Hemet in the Mortgage Credit Certification Program sponsored by Riverside County Economic Development Agency.

RECOMMENDATION:

It is respectfully recommended that the City Council approve Resolution Bill No. 14-003 to participate in the Mortgage Credit Certification Program sponsored by the Riverside County Economic Development Agency and authorize the City Manager to execute documents associated with participation in the Mortgage Credit Certification Program.

BACKGROUND:

Riverside County Economic Development Agency (EDA) is sponsoring participation by local jurisdictions in a Mortgage Credit Certificate (MCC) program to aid in homeownership opportunities in Hemet and throughout Riverside County.

The City of Hemet is currently a participating jurisdiction in the MCC Program and is now being requested to reaffirm its participation in the MCC Program by adopting a Resolution of Participation as presented in Attachment No. 1, draft City Council Resolution Bill No.14-003.

A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability for an amount equal to 20% of the mortgage interest paid during the year on their primary mortgage loan. The advantages to the home buyer include:

- The home buyer's federal income tax liability is directly reduced by the amount of the tax credit;
- Home buyers can qualify more easily for their primary mortgage loan-lenders may factor in the tax credit when underwriting the loan application, which may allow the borrower to (i) qualify for a larger loan amount, or (ii) improve the borrower's qualifying debt ratios.
- If the amount of the MCC exceeds the homebuyer's tax liability, the unused portion of the credit can be carried forward to the next three years or until used, whichever comes first.

DISCUSSION / ANALYSIS:

There are three basic Homebuyer Eligibility Criteria used to determine a home buyer's eligibility for the MCC tax credits:

1. The borrower must be a first time Home Buyer defined as a person who has not had an ownership interest in improved-upon residential real property nor filed any mortgage or real estate related tax deductions during the most recent three (3) years.*
2. The borrower's annual income must fall within the program income limits as follows:
 - Max Income Outside Target Area ^a
 - Household w/ 1-2 persons: \$68,100
 - Household w/ 3+ persons: \$78,315
 - Max Income Inside Target Area
 - Household w/ 1-2 persons: \$81,720
 - Household w/ 3+ persons: \$95,340
3. The home being purchased must fall within the program purchase price limits as follows:
 - Max Home Purchase Price
 - Outside Target Area: \$461,538
 - Inside Target Area: \$564,103

The residence purchased in conjunction with an MCC must be the borrower's principal residence and may not be used as a business, rental or vacation home. The home may be a new or re-sale, detached or attached single-family home, condominium unit, a co-op unit, or a manufactured home on a permanent foundation. The home must be located in unincorporated County or within the City limits of participating cities.

The jurisdiction in which the home is located must be a participant in the County MCC program administered by the EDA. The MCC application process is as follows:

1. Borrowers must apply for a MCC through a Participating Lender.
2. The Participating Lender will perform an initial qualification and assist the borrower in completing the MCC submission forms.
3. Buyer makes offer on home and goes into escrow.
4. The Lender then submits the MCC application to the County.
5. The County reviews Borrower and property qualifications and, if they meet the program guidelines, issues a letter of commitment to the Lender.
6. The Commitment Letter must be issued prior to the close of the loan.
7. The loan must close within 60 days of the commitment.

^a Target Areas are census tracts designated by the Federal government to encourage investment.

8. Upon loan closing, the Lender submits the MCC Closing Package to the County and the County issues the MCC, with the Lender and borrower each receiving a copy.

9. The borrower may then claim the tax credit on their Federal Income Tax Returns.

10. Borrowers can realize the tax credit annually as a tax refund or adjust their W-4 withholding form to receive the benefit via an increased pay check.

The following table illustrates how an MCC may increase a borrower's "effective home buying power" with and without MCC:

	Without	With MCC
First Mortgage Amount	\$300,000	\$300,000
Mortgage Interest Rate	4%	4%
Monthly Mortgage (Principal & Interest Only)	\$1,432	\$1,432
MCC Rate	N/A	20%
Monthly Credit Amount	N/A	\$200
"Effective" Monthly Mortgage Payment	\$1,432	\$1,232
Annual Income Needed *	\$61,371	\$52,800

* Annual Income Needed is based on monthly Principal and Interest (P&I) not exceeding 28% of monthly income.

COORDINATION AND REVIEW:

This recommendation was prepared and coordinated with the Department of Community Investment: Housing Division, Community Development Department and Riverside County EDA.

FISCAL IMPACT:

There is no fiscal impact to the City General Fund or City Housing Funds.

ALTERNATIVE(S):

To not approve the recommendation would result in qualified homebuyers in Hemet not being able to participate in a program that would result in lower homeownership costs.

CONCLUSION:

It is respectfully recommended that the City Council approve Resolution Bill No.14-003 to participate in the Mortgage Credit Certification Program sponsored by the Riverside County Economic Development Agency and authorize the City Manager to execute documents associated with participation in the Mortgage Credit Certification Program.

Attachment: 1) draft City Council Resolution Bill No.14-003

Recommended by:



John Jansons
Community Investment Director

Attachment No. 1

Resolution Bill No. 14-003

Mortgage Credit Certificate Program

City Council
February 11, 2014



**CITY OF HEMET
Hemet, California**

RESOLUTION BILL NO. 14-003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HEMET, CALIFORNIA, PARTICIPATING WITH THE COUNTY OF
RIVERSIDE MORTGAGE CREDIT CERTIFICATE (MCC)
PROGRAM**

WHEREAS, the Tax Reform Act of 1986 established the Mortgage Credit Certificate Program ("MCC Program") as a means of assisting qualified individuals with the acquisition of new and existing single family housing; and

WHEREAS, pursuant to Division 31, Part 1, Chapter 3.5, Article 3.4 of the California Health and Safety Code Sections 50197 et seq, local issuers are authorized to issue Mortgage Credit Certificates ("Certificates") and administer MCC Program; and

WHEREAS, the Board of Supervisors of the County of Riverside adopted Resolution No 87-564 on December 22, 1987 establishing a Mortgage Credit Certificate Program; and

WHEREAS, the Board of Supervisors of the County of Riverside has authorized the Riverside County Economic Development Agency ("EDA") to administer the MCC Program pursuant to the applicable federal, state and local policies and procedures, and to enter into those agreements necessary for efficient administration of the MCC Program; and

WHEREAS, the County of Riverside ("County") will be applying to the California Debt Limit Allocation Committee ("CDLAC") for a mortgage credit certificate allocation on July 16, 2014 or thereabouts; and

WHEREAS, the City of Hemet wishes to participate in the MCC Program administered by the EDA in connection with mortgage loans it will make available for the acquisition of new and existing single-family housing in Riverside County; and

WHEREAS, the adoption of this resolution is necessary to include the City of Hemet as a participating unit of general government under County's MCC program; and

WHEREAS, the City of Hemet agrees to cooperate with the County of Riverside to undertake the MCC program within City jurisdiction to assist persons or households of limited income to purchase new and existing single family residences located in the city of Hemet; and

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WHEREAS, the City of Hemet, by adopting this Resolution, hereby gives notice of its election to participate in the Riverside County MCC program.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Hemet as follows:

The City of Hemet agrees:

1. to participate in the MCC Program administered by the EDA in connection with mortgage loans it will make available for the acquisition of new and existing single-family housing in Riverside County;

2. to assist the County of Riverside to market the MCC Program within the city's jurisdictional boundary by publishing a general public notice in the local newspaper at least twice a year.

PASSED, APPROVED AND ADOPTED by the City Council this 11th day of February, 2014.

Larry Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

1 State of California)
2 County of Riverside)
3 City of Hemet)

4 I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the
5 foregoing Resolution is the actual Resolution adopted by the City Council of the City of
6 Hemet and was passed at a regular meeting of the City Council on the 11th day of
7 February, 2014 by the following vote:

8 AYES:
9 NOES:
10 ABSTAIN:
11 ABSENT:

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Sarah McComas, City Clerk



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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 OFFICIAL 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 28th day of January, 2014.

APPROVED AND ADOPTED this 11th day of February, 2014.

Larry Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

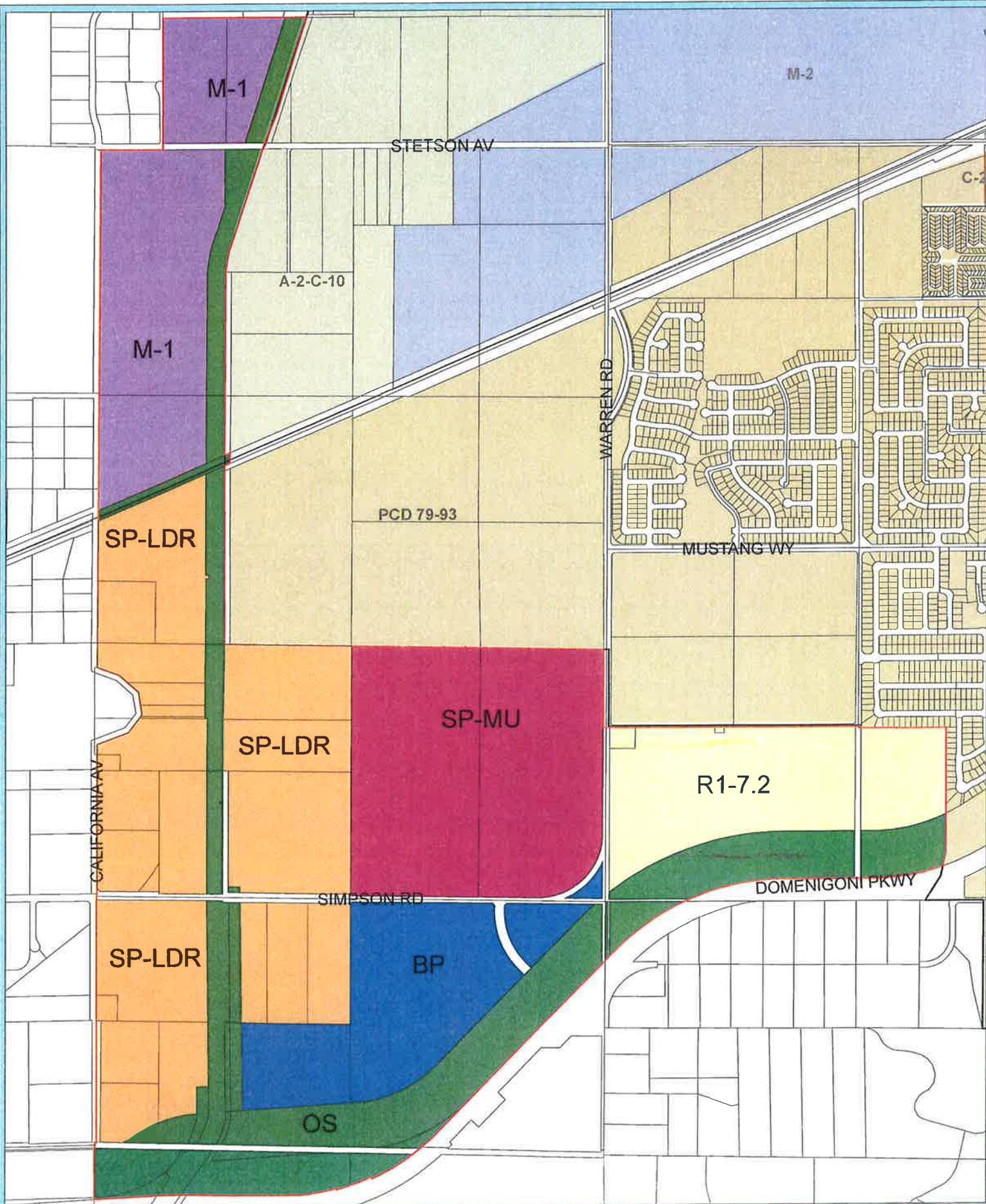
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State of California)
County of Riverside)
City of Hemet)

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance was introduced and first read on the 28th day of January, 2014, and had its second reading at the regular meeting of the Hemet City Council on the 11th day of February, 2013, and was passed by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sarah McComas, City Clerk



ZC 13-003 Southwest Area Pre - Zoning

Zoning Legend	
	Annexation Area Zoning
	Parcels
	Railroads
	Home
	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 reasonable effort has been made to verify the information provided on this map. The City of San Jose is not responsible for any errors or omissions. The City of San Jose is not responsible for any errors or omissions. The City of San Jose is not responsible for any errors or omissions. The City of San Jose is not responsible for any errors or omissions.

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

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° 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.

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 $89^{\circ} 54' 30''$ 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.

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 1 1/4-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° 39' 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 2659.26 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 86° 11' 00" E 1711.13 feet; thence
northeasterly 1113.69 feet along the arc of a tangent curve,
concave northwesterly, having a radius of 1525.85 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° 33' 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 $89^{\circ} 54' 30''$ 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.

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 88° 56' 00" East, 1,332.65 feet on the North line of said Section;
Thence South 0° 01' 30" West, 400.90 feet;
Thence North 89° 06' 30" West, 1,043.45 feet to a point on the center line of California Avenue;
Thence North 48° 00' 00" West, 69.80 feet on said center line;
Thence North 69° 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. 401390f 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° 03' West, on the Easterly line of said Northwest quarter, 769.80 feet;
Thence North 89° 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° 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° 06' 30" East 446.53 feet;
Thence North 10° 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° West 185.20 feet, on the center line of said 60 foot road;
Thence South 89° 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° 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° 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 ½ 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: (465-130-002-6)

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AN UNDIVIDED ½ 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

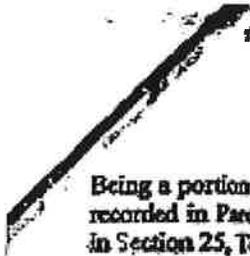
20. 465-130-009

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 AND 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 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 3 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 2440, 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.



Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Jorge Biagioni, Engineering Director/City Engineer;
Wally Hill, City Manager *Wally Hill*

DATE: February 11, 2014

RE: Installation of Banners across Florida Avenue

RECOMMENDED ACTION:

That the City Council approves the installation of the following listed banners.

BACKGROUND:

Ordinance No. 1598, adopted on March 23, 1998, amending Article XXXVII, Sections 90-1311 through 90-1317 inclusive of the Hemet Municipal Code relating to the Banner for Events within the City of Hemet and the San Jacinto Valley.

- A. City of San Jacinto – Ramona Pageant/1st People’s Day. The banner will go up at Florida and Kirby on March 24, 2014, and down on March 31, 2014, to make the public aware of the annual Ramona Pageant and 1st People’s Day Celebration taking place in the Estudillo Mansion on March 29th. The application and banner legend are attached.
- B. City of San Jacinto – Cinco de Mayo Celebration. The banner will go up at Florida and Kirby on April 21, 2014 and down on April 28, 2014 to make the public aware of the Cinco de Mayo Celebration and Main Street Festival taking place on May 3rd and 4th. The application and banner legend are attached.
- C. City of San Jacinto – Fourth of July Parade. The banner will go up at Florida and Kirby on June 26, 2014 and down on July 7, 2014 to make the public aware of the parade celebrating the 4th of July going from Walmart to Valleywide on July 4th. The application and banner legend are attached.
- D. City of San Jacinto – Agricultural Festival. The banner will go up at Florida and Kirby on September 15, 2014 and down on September 29, 2014 to make the public aware of their agricultural festival taking place at the Estudillo Mansion from September 26th to the 28th. The application and banner legend are attached.

ANALYSIS:

Ordinance No. 1598 states that “certain eligible events and festivals that are deemed to be of community-wide benefit may place banners, flags, or similar devices over public streets”.

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

This action is in compliance with Ordinance No. 1598, adopted on March 23, 1998.

FISCAL IMPACT:

No impact to the General Fund.

Respectfully submitted,

A handwritten signature in cursive script that reads "DeAnna Stelse".

DeAnna Stelse
Engineering Department

Attachment(s): Application and banner legend

City of Hemet

SPECIAL EVENT BANNER PERMIT INSTRUCTIONS

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN SECTIONS 90-1311 THROUGH 90-1316 OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER OVER HARVARD STREET IN THE CITY:

ORGANIZATION NAME: San Jacinto City
CONTACT PERSON: Stephany Borders PHONE NO. 951-660-4910
ADDRESS: 450 Terry Lane
CITY, STATE, ZIP CODE: Hemet CA 92344
EVENT: Ramona Pageant Parade 1st People's Day
EVENT DATE OR DATES: March 29
DESIRED START DATE: March 24 REMOVAL DATE: March 28 31
BANNER SIZE: 3' x 30

DESCRIPTION OF BANNER: **PLEASE ATTACH DRAWING OR PHOTOGRAPH**

INDEMNIFICATION: The above named organization agrees to protect, defend, indemnify and hold the City of Hemet harmless for such acts, omissions, liabilities and damages related to suspending any banner described in this application. The organization further agrees only to hire a City-authorized installer to install any banner, unless the City chooses to install the banner at its sole discretion.

SIGNATURE: Stephany Borders TITLE: event specialist
PRINTED NAME: Stephany Borders DATE: 1/13/13

THE FOLLOWING MUST BE ATTACHED:
DRAWING OR PHOTOGRAPH SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED. PROOF OF INSURANCE NAMING CITY OF HEMET.

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:
DeAnna Stelse - Engineering Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2360 Fax (951) 765-3878

DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS

Harvard Street: - Banner must be 3 feet wide and 25 or 30 feet long

Ramona Pageant Parade
March 29th 10:00 am
5 corners to Estudillo Mansion
1st People's Day Celebration
Estudillo Mansion
11 am - 5 pm

Lettering to be Black/Brown
and Red.

City of Hemet

SPECIAL EVENT BANNER PERMIT INSTRUCTIONS

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN SECTIONS 90-1311 THROUGH 90-1316 OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER OVER FLORIDA AVENUE IN THE CITY:

ORGANIZATION NAME: City of San Jacinto
CONTACT PERSON: Stephany Borders PHONE NO. 951-660-4910
ADDRESS: 450 Terry Lane
CITY, STATE, ZIP CODE: Hemet CA 92544
EVENT: Cinco De Mayo
EVENT DATE OR DATES: May 3rd - 4th
DESIRED START DATE: April 21st REMOVAL DATE: April 28th
BANNER SIZE: 3' x 30'
DESCRIPTION OF BANNER: **PLEASE ATTACH DRAWING OR PHOTOGRAPH**

INDEMNIFICATION: The above named organization agrees to protect, defend, indemnify and hold the City of Hemet and State of California harmless for such acts, omissions, liabilities and damages related to suspending any banner described in this application. The organization further agrees only to hire a City-authorized installer to install any banner, unless the City chooses to install the banner at its sole discretion.

SIGNATURE: Stephany Borders TITLE: Event Spec.
PRINTED NAME: Stephany Borders DATE: 11/5/17

THE FOLLOWING MUST BE ATTACHED:

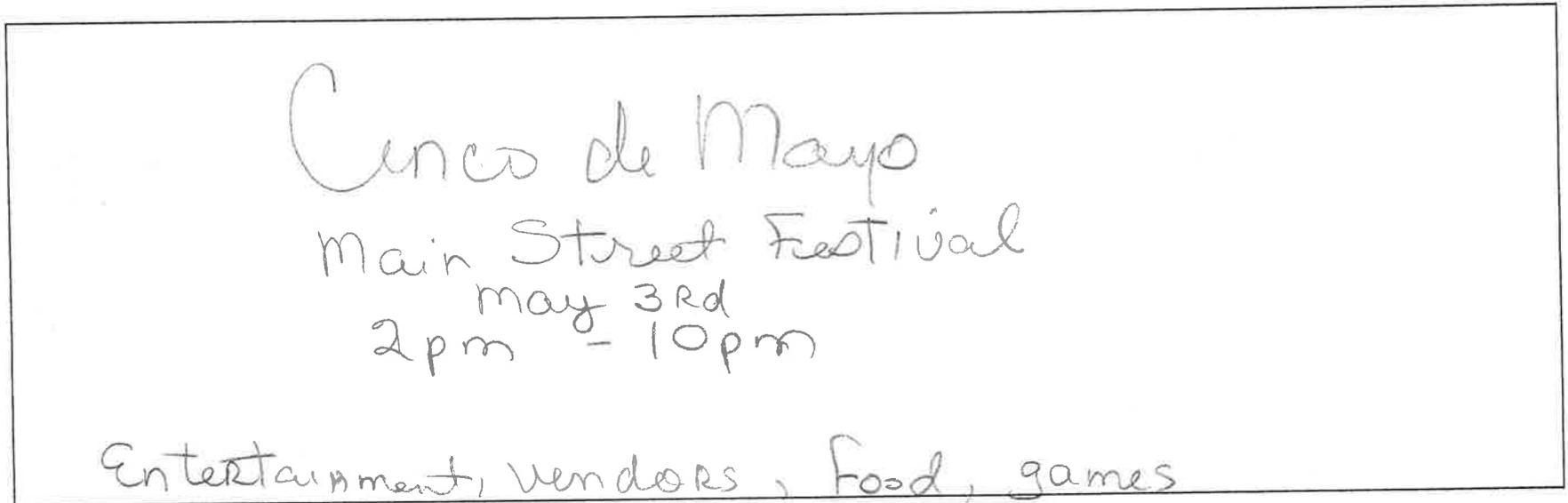
DRAWING OR PHOTOGRAPH SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED. PROOF OF INSURANCE NAMING CITY OF HEMET.

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:

DeAnna Stelse - Engineering Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2360 Fax (951) 765-3878

DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS

- Florida Avenue: - Banner must be 3 feet wide and 25 or 30 feet long
- Cannot have a business name unless part of event title
 - No advertisements, logos, slogans or jingles
 - No e-mail or physical addresses



White banner

Green, Red and orange lettering

City of Hemet

SPECIAL EVENT BANNER PERMIT INSTRUCTIONS

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN SECTIONS 90-1311 THROUGH 90-1316 OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER OVER FLORIDA AVENUE IN THE CITY:

ORGANIZATION NAME: City of San Jacinto
CONTACT PERSON: Stephany Borders PHONE NO. 951-660-4910
ADDRESS: 450 Terry Lane
CITY, STATE, ZIP CODE: Hemet CA 92544
EVENT: 4th of July Parade
EVENT DATE OR DATES: July 4th
DESIRED START DATE: June 26th REMOVAL DATE: July 7th
BANNER SIZE: 3 x 30

DESCRIPTION OF BANNER: **PLEASE ATTACH DRAWING OR PHOTOGRAPH**

INDEMNIFICATION: The above named organization agrees to protect, defend, indemnify and hold the City of Hemet and State of California harmless for such acts, omissions, liabilities and damages related to suspending any banner described in this application. The organization further agrees only to hire a City-authorized installer to install any banner, unless the City chooses to install the banner at its sole discretion.

SIGNATURE: Stephany Borders TITLE: Event Spec
PRINTED NAME: Stephany Borders DATE: 1/15/14

THE FOLLOWING MUST BE ATTACHED:

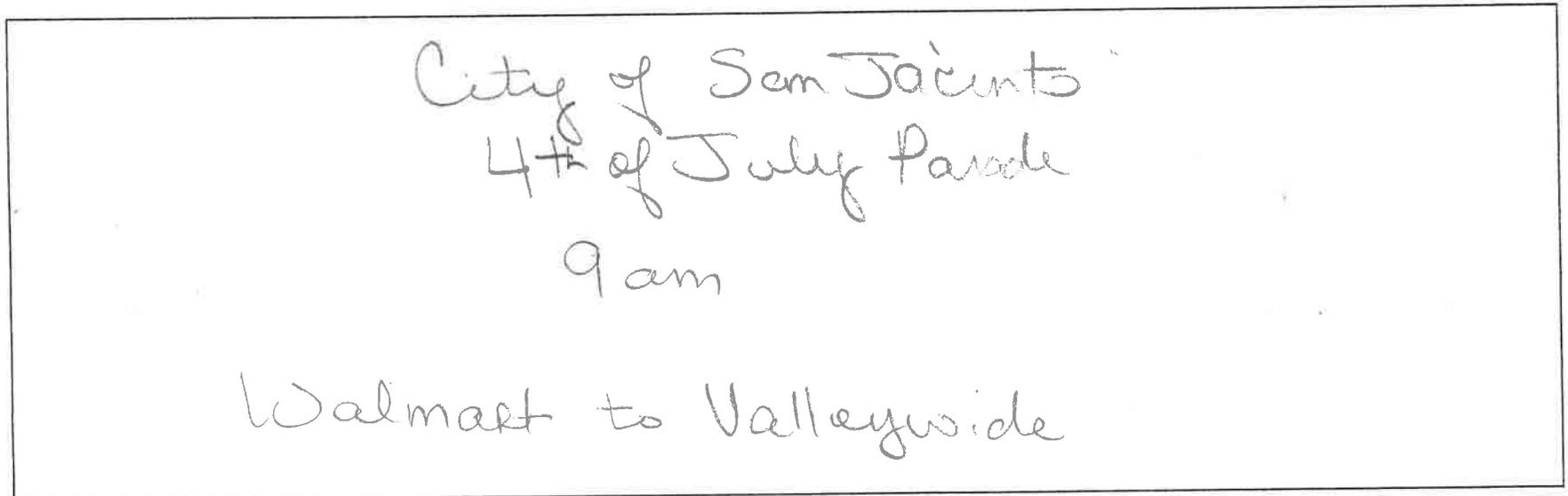
DRAWING OR PHOTOGRAPH SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED. PROOF OF INSURANCE NAMING CITY OF HEMET.

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:

DeAnna Stelse - Engineering Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2360 Fax (951) 765-3878

DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS

- Florida Avenue: - Banner must be 3 feet wide and 25 or 30 feet long
- Cannot have a business name unless part of event title
 - No advertisements, logos, slogans or jingles
 - No e-mail or physical addresses



Red and blue lettering
white background

City of Hemet

SPECIAL EVENT BANNER PERMIT INSTRUCTIONS

ISSUANCE OF THIS PERMIT IS SUBJECT TO ALL CONDITIONS IMPOSED IN SECTIONS 90-1311 THROUGH 90-1316 OF THE HEMET MUNICIPAL CODE.

PERMISSION IS REQUESTED TO PLACE A BANNER OVER FLORIDA AVENUE IN THE CITY:

ORGANIZATION NAME: City of San Jacinto
CONTACT PERSON: Stephanie Borders PHONE NO. 951-660-4910
ADDRESS: 450 Terry Lane
CITY, STATE, ZIP CODE: Hemet CA 92544
EVENT: Agricultural Festival
EVENT DATE OR DATES: Sept 26 - 29th
DESIRED START DATE: Sept 15th REMOVAL DATE: Sept 29th
BANNER SIZE: 3 x 30ft

DESCRIPTION OF BANNER: **PLEASE ATTACH DRAWING OR PHOTOGRAPH**

INDEMNIFICATION: The above named organization agrees to protect, defend, indemnify and hold the City of Hemet and State of California harmless for such acts, omissions, liabilities and damages related to suspending any banner described in this application. The organization further agrees only to hire a City-authorized installer to install any banner, unless the City chooses to install the banner at its sole discretion.

SIGNATURE: Stephanie Borders TITLE: event spec
PRINTED NAME: Stephanie Borders DATE: 1/15/14

THE FOLLOWING MUST BE ATTACHED:

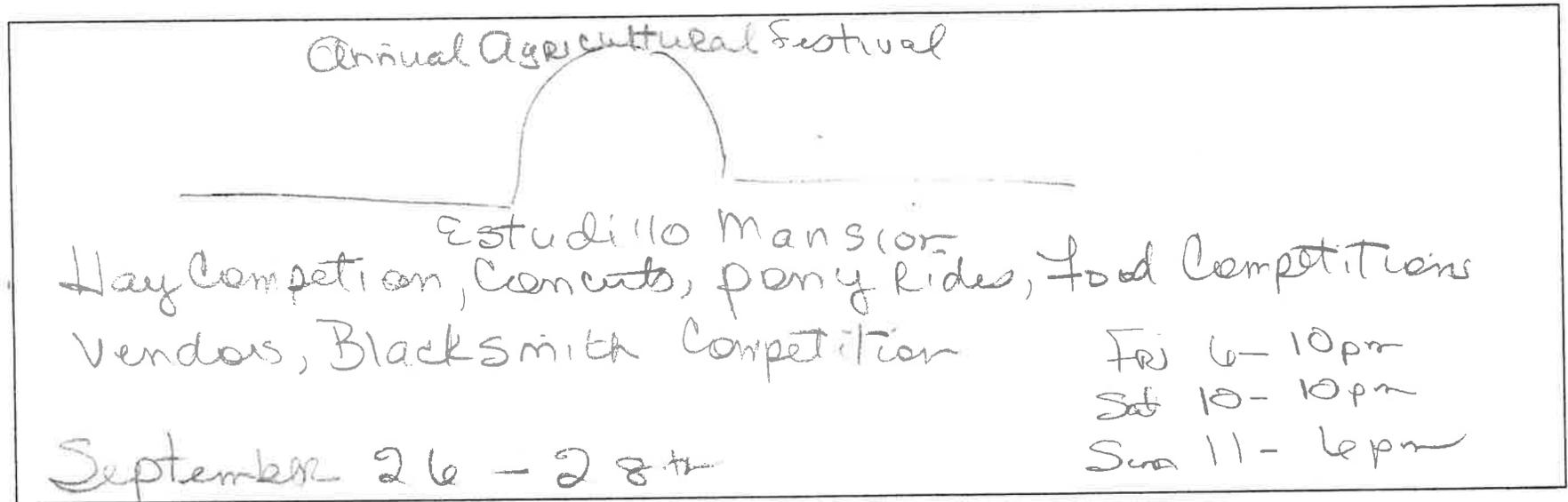
DRAWING OR PHOTOGRAPH SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS TO BE USED. PROOF OF INSURANCE NAMING CITY OF HEMET.

SUBMIT COMPLETED FORM AND REQUIRED ATTACHMENTS TO:

DeAnna Stelse - Engineering Department
510 E. Florida Ave.
Hemet CA 92543
(951) 765-2360 Fax (951) 765-3878

DRAWING SHOWING BANNER SIZE, DESIGN, WORDING AND COLORS

- Florida Avenue: - Banner must be 3 feet wide and 25 or 30 feet long
- Cannot have a business name unless part of event title
 - No advertisements, logos, slogans or jingles
 - No e-mail or physical addresses





Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Kris Jensen, Public Works Director Operations; Wally Hill, City Manager *Wally Hill* *KJ*

DATE: February 11, 2014

RE: Award of Bid to L.O. Lynch Quality Wells & Pump for Well 16 Rehabilitation Project; CIP No. 5597

RECOMMENDED ACTION:

It is respectfully recommended that the City Council:

- Award bid to L.O. Lynch Quality Wells & Pump, Inc. for the Well 16 Rehabilitation Project, CIP 5597 in the amount of \$73,527.00 (Seventy Three Thousand, Five Hundred Twenty Seven Dollars), and
- Reject all other bids; and
- Authorize the City Manager to enter into a construction contract for the improvements;

BACKGROUND:

City of Hemet Well No. 16, located on 2385 W. Stetson Avenue, was last rehabilitated in the fall of 2009. This is a submersible pump well design with a useful pump life expectancy of four to 6 years, at which point rehabilitation is typically needed. Scheduled rehabilitation of this well was originally planned for inclusion in the FY 14/15 budget. In September of 2013, the pump motor failed and staff immediately began discussing repair options.

Staff considered included moving to a vertical turbine motor (non-submersible design) which would require the construction of an above ground enclosure. Due to the cost, location and design time required for this option, staff decided, instead, to replace the well equipment with like equipment.

This well is a high production well of good quality water and is important for meeting water supply demands in warmer months. Staff is recommending this award of bid so the site work may commence in March, 2014, to have the site fully operational for the upcoming high demand periods in summer 2014.

PROJECT DESCRIPTION:

The project will dismantle the existing pumping system by removing the well casing, pump and motor. A new motor and pump will be installed and maintenance will be performed on the well casing, video inspection reports, disinfection of all miscellaneous appurtenances, bringing the well up to fully operational status.

ANALYSIS:

On Tuesday, February 4, 2014, the Purchasing Office received six (6), responsive, sealed bids. The three responsive lowest shown below

<i>L.O. Lynch Quality Wells & Pump , Inc. of San Jacinto, CA</i>	\$ 73,527.00
<i>Legend Pump, Inc. of San Bernardino, CA</i>	\$ 79,757.90
<i>Hidden Valley Pump Inc. of, Valley Center CA</i>	\$ 87,294.00

L.O. Lynch is the lowest, responsive bidder, L.O. Lynch is familiar with the City Production Well operations and has previously rehabilitated may City wells. Staff is recommending award of bid to L.O. Lynch of San Jacinto for this project. This project is Categorically Exempt under CEQA Section 15301, sub-section (b) existing facilities.

COORDINATION & REVIEW:

The project was circulated for Public Bidding purposes by publishing an advertisement in the Press Enterprise and the following contractor plan rooms: McGraw Hill, Reed Construction Data, iSqFt Planroom, Association of General Contractors and Bid America.

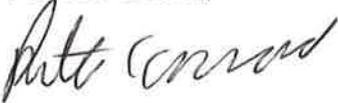
FISCAL IMPACT:

No General Fund Impact. Funding for this project is available through existing budgets in Water Fund No. 571-9000-2450 for a total estimated cost of \$73,527.00

Respectfully submitted,

Ron Proze 
Water/Wastewater Superintendent

Fiscal Review,


Rita Conrad
Deputy City Manager/Admin.
Services Director



AGENDA # 15

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: February 11, 2014

RE: **APPEAL NO. 13-002 (CONDITIONAL USE PERMIT NO. 13-004 – Valero Gas Station Alcohol Sales)** An appeal of the Planning Commission's denial of CUP 13-004 regarding the sale of alcoholic beverages at an existing Valero gas station mini-mart located at 1701 W. Florida Avenue. (This hearing was continued from the January 14, 2014 City Council Meeting).

RECOMMENDED ACTIONS:

That the City Council:

1. Open the public hearing, receive any public comment; and close the public hearing, and;
2. Direct staff to take the appeal request off-calendar until the applicant is available, and re-notice the public hearing for a future date.

BACKGROUND:

On October 15, 2013, the Planning Commission denied CUP 13-004, a request to sell beer and wine at an existing Valero gas station and mini-mart located at 1701 W. Florida Avenue. On October 22, 2013, the Applicant submitted a letter and the appropriate fee, requesting an appeal of the Planning Commission's decision. This item was originally scheduled at a public hearing for City Council consideration on December 10, 2013. A public hearing notice for Appeal No. 13-002 was advertised in the Press Enterprise and sent to surrounding property owners on November 27, 2013.

Prior to the December 10, 2013 hearing, staff received a letter from the Applicant (Nick Patel) via email, requesting an additional continuance to January 14, 2014 which the Council granted. The applicant subsequently requested another continuance of the January 14th public hearing to February 11, 2014, as he would be travelling abroad. On February 3, 2014, staff received a telephone call from Mr. Patel stating that he has been detained abroad and will not be available to attend the February 11, 2014 City Council meeting. Mr. Patel has requested that the Appeal for CUP 13-004 be continued off-calendar and will request a public hearing date upon his return to the United States. Mr. Patel's business partner has confirmed that the Applicant will bear the costs of re-noticing the public hearing for a future date.

Respectfully submitted,

Deanna Elliano
Deanna Elliano
Community Development Director

*Staff Report*

TO: Honorable Mayor and City Council

FROM: Carla Callahan, CDBG Coordinator
John Jansons, Director of Community Investment *jj*

THROUGH: Wally Hill, City Manager *Wally Hill*

DATE: February 11, 2014

SUBJECT: Consideration of City Council Ad-Hoc Committee Recommendation(s) for allocation of 2014-2015 Community Development Block Grant funds.

RECOMMENDATION:

It is respectfully recommended that the City Council accept and approve the City Council Ad Hoc Committee's recommended for allocation of \$763,730 in 2014-2015 Community Development Block Grant (CDBG) funding.

BACKGROUND:

The City of Hemet (City) is an entitlement city of the Community Development Block Grant (CDBG) program and as such, receives annual grants on a formula basis from U.S. Department of Housing and Urban Development (HUD). The purpose of CDBG is to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services, with maximum feasible priority given to activities which benefit low and moderate income persons. The City is responsible for developing its own programs and funding priorities within CDBG and HUD requirements, as well as monitoring sub-recipients of the funds awarded under this grant.

During this year's annual CDBG funding process the City received a total of twenty-one applications by the November 14, 2013 due date. These applications, totaling \$1,562,664, met the HUD established criteria for eligibility. On December 10, 2013 the City Council reactivated the Ad Hoc City Council Committee (Ad Hoc) comprised of Councilpersons Linda Krupa and Shellie Milne to review the eligible applications and provide funding recommendations for full council consideration. The Ad Hoc Committee members and staff met January 21, 2013 to review and discuss the 2014/15 CDBG applications. The funding recommendations presented in **Attachment 1**, are a result of these discussions and based on the anticipated City of Hemet 2014-2015 Program Year CDBG Allocation of \$763,730.

DISCUSSION:

In their recommendation, the Ad Hoc Committee directed 2014-2015 CDBG funding allocations toward activities that improve the quality of life in the City of Hemet, by renewing its support of

the "Hemet ROCS" (Restoring Our Community Strategy) and the Senior and Disabled Home Repair programs, and that provide the basis for economic growth.

The 2014-2015 Program Year CDBG allocation funding will be incorporated into the Annual Action Plan (AAP) draft. The Annual Action Plan is a short range (one year) planning document used to address the City's annual needs, goals and objectives by allocating funds to eligible activities recommended and approved for the 2014-2015 Program Year. The AAP draft will be available for 30 days for public review and comment period at city hall, the library, and on the City's website (www.cityofhemet.org) from March 9, 2014 through April 8, 2014. Before submitting the final AAP to HUD, a Public Hearing of the City Council to review the recommendation must occur and is tentatively scheduled for April 8, 2014.

COORDINATION AND REVIEW:

This recommendation was prepared and coordinated with the Office of the City Manager, Department of Community Investment, Finance Department, City Attorney's Office and the Ad Hoc City Council Committee participants.

FISCAL IMPACT:

Approval of the recommendation of the Ad Hoc Committee will advance the potential receipt of CDBG funds to benefit the City of Hemet and the community. The recommend action does not require any funding from the City's General Fund.

ALTERNATIVES:

The City Council may direct staff to revise the funding awards recommended by the Ad Hoc Committee.

CONCLUSION:

It is respectfully recommended that the City Council accept and approve the City Council Ad Hoc Committee's recommended for allocation of \$763,730 in 2014-2015 Community Development Block Grant (CDBG) funding.

ATTACHMENT:

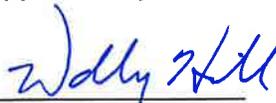
1. City Council Ad Hoc Committee 2014/15 CDBG Funding Recommendation.

Prepared by,



Carla Callahan,
CDBG Coordinator

Approved By:



Wally Hill,
City Manager

Reviewed by:



John Jansons,
Director Community Investment

ATTACHMENT 1

2014/15 CDBG Applications Received

Agency/Department	Activity	Activity Type	Requested \$	Eligible?	\$Recommended	P.S. 15% cap
City of Hemet - Community Development	Code Enforcement	Housing	\$180,000.00	Y	\$ 180,000.00	
City of Hemet - Community Investment	Crime Free Multi Family Housing Program	Public Service	\$50,000.00	Y	\$ 50,000.00	\$ 50,000.00
City of Hemet - Community Investment	Senior or Disabled Home Repair Program	Housing	\$150,000.00	Y	\$ 150,000.00	
City of Hemet - Public Works/Engineering	Gilbert Street ADA Ramps	Infrastructure	\$66,500.00	Y	\$ 66,500.00	
City of Hemet - Public Works/Engineering	Palm Ave Sidewalk Improvements	Infrastructure	\$207,000.00	Y		
City of Hemet - Public Works/Engineering	Gilbert Street Rehabilitation Administration	Infrastructure	\$60,000.00	Y		
City of Hemet - Public Works/Engineering	Downtown Sidewalk Infill Project	Infrastructure	\$103,000.00	Y		
City of Hemet - Public Works/Engineering	Carmalita Street Waterline Replacement	Infrastructure	\$230,000.00	Y		
City of Hemet - Public Works/Operations	LED Safety Lighting Retrofit	Public Facilities	\$102,700.00	Y	\$ 102,700.00	
		Total COH	\$1,149,200.00		\$ 549,200.00	
Assistance League of Hemacinto	Operation School Bell	Public Service	\$10,000.00	Y		
California Family Life Center	Kin Care	Public Service	\$25,000.00	Y		
Care-A-Van Transit	Care-A-Van Transit	Public Service	\$25,000.00	Y	\$ 25,000.00	\$ 25,000.00
Community Pantry	Emergency Food Services	Public Service	\$10,000.00	Y		
Community Pantry	Utility Assistance	Public Service	\$10,000.00	Y	\$ 10,000.00	\$ 10,000.00
Fair Housing Council of Riverside County, Inc.	Fair Housing and Landlord/Tenant Counseling	Public Service or Admin	\$27,000.00	Y*	\$ 27,000.00	\$ 27,000.00
					<i>*required element of CDBG</i>	
Habitat for Humanity Hemet/San Jacinto	354 N. Palm Ave Aand B, Hemet Ca	Housing	\$181,464.00	Y		
Hemet Hospice Volunteers, Inc.	Youth Bereavement and Happy Hearts Kids Camp	Public Service	\$65,000.00	Y		
Hemet Police Activities League	Hemet P.A.L. Free Afterschool Program	Public Service	\$40,000.00	Y		
Valley Restart Shelter	Emergency Shelter Support	Public Service	\$10,000.00	Y		
Valley-Wide Recreation	Youth Scholarship Program	Public Service	\$10,000.00	Y		
Youth for Truth International for Him	Million Dollar Youth Project	Capital Improvement	\$20,000.00	Y		
		Total Community Agencies	\$413,464.00			
City of Hemet - Community Investment	CDBG Administration (20% Cap)	Administration	\$ 152,000.00	0.199717	\$ 152,530.00	

Total Requests **\$1,714,664.00**

\$ 763,730.00 **\$ 112,000.00**

ATTACHMENT K

HOUSING ELEMENT CERTIFICATION FORM FOR APPLICATION FOR AN ALLOCATION OF QUALIFIED PRIVATE ACTIVITY BONDS FOR A SINGLE FAMILY HOUSING MORTGAGE CREDIT CERTIFICATE PROGRAM

Note: To be completed by each participating jurisdiction.

Certification of the City of Hemet, California (Participating Jurisdiction)

In connection with the following Qualified Private Activity Bond Application:

APPLICANT: County of Riverside Economic Development Agency for a Mortgage Credit Certificate Program.

The undersigned officer of the City of Hemet (Participating Jurisdiction) hereby certifies as follows:

1. I, Wally Hill (name), am the City Manager (Title) of the City of Hemet (Participating Jurisdiction); which is a participating jurisdiction of the proposed Single Family Housing Mortgage Credit Certificate program.

2. The proposed Single Family Housing Program is consistent with the adopted housing element for the City of Hemet (Participating Jurisdiction) in which the proposed program will operate, pursuant to Section 5267 of the California Debt Limit Allocation Committee Regulations.

Signature of Senior Official

Wally Hill

Print or Type Name

City Manager

Title

Date