



# MINUTES

## REGULAR MEETING OF THE HEMET CITY COUNCIL

June 10, 2014

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6:00 p.m.

City of Hemet Council Chambers  
450 E. Latham Avenue

[www.cityofhemet.org](http://www.cityofhemet.org)  
*Please silence all cell phones*

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### Call to Order

Mayor Smith called the meeting to order 6:04 p.m.

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### Roll Call

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

ABSENT: None

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### Closed Session

#### Notice of Opportunity for Public Comment

There were no public comments presented at this time.  
The City Council recessed to Closed Session at 6:04 p.m.

1. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representatives: City Manager Hill  
Employee organization:  
*Hemet Fire Fighters Association*  
*Service Employees International Union (SEIU) General Employees*
  2. Conference with Legal Counsel - Anticipated Litigation  
Two matters of significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3)
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### Work Study

*Discussion regarding this item, with possible direction to staff*

3. Discussion regarding the Preliminary FY 2014-15 Budget and Capital Improvement Plan – City Manager Hill

**Mayor Smith**, the City Council will dedicate an hour to the continued budget discussions and then schedule a special meeting to continue. Mayor Smith expressed concern with the timing of the Draft CIP. Mayor Smith asked if the CIP can be considered at a later date given the need to focus on the budget.

**Council Member Youssef**, elements of the CIP will be approved with the budget.

**Mayor Smith**, the Council previously discussed what they like about the budget. This is a difficult budget and needs to be discussed openly. First, I would like to talk about the City Council's budget. Is there any place that we can do more trimming? Mayor Smith asked about the line item for health care.

**Wally Hill, City Manager**, years ago the City Council eliminated the medical benefit for future Council Members. That line item is for 50% of the Executive Assistant that supports the City Council and funding for medical for one eligible Council Member. That amount will reduce in FY 2015-16.

**Mayor Smith**, asked about the PERS Pension costs for City Council. Mayor Smith confirmed that the City Council cannot opt out of PERS. Mayor Smith requested a detail of the internal services charges and explanation of the formula that is used. Mayor Smith recommended that the City Council make every effort possible to be as diligent as possible with their budget and lead by example.

**Mr. Hill**, the internal services charges are allocated out on a formula basis. Not a unique decision from each Department on how much support they will receive. Staff can provide you with the total budget for each internal services department and the method for allocating the costs out. The internal services department budgets were also reduced this fiscal year. The internal service departments are the City Attorney, Information Technology which includes your computers and telephones, liability insurance and Emergency Services through the Fire Department and Facility Maintenance.

**Mayor Pro Tem Milne**, the formula incurs all of these costs and is allocated by the percentage that each department uses.

**Mr. Hill**, the method uses a specific % based on either per employee or the square footage that you occupy. We can explain the method of allocating out the costs.

**Council Member Youssef**, suggested that the City Council discuss the City Manager's recommendations one at a time. First item is the recommendation to eliminate the Federal and State Lobbyists. We just approved these agreements. What is the dollar amount and what have those dollars produced for us?

**Mr. Hill**, the Federal Lobbyist is \$48,000 and the State is \$45,000. There is no way to quantify what they have done for the City.

**Council Member Youssef**, last year we were told by Ron Bradley that it was important to have a lobbyist. It is your opinion that they are not needed?

**Mr. Hill**, it is valuable to have lobbyist. The situation is that we have to make cuts, where else do you make them? All of the recommended cuts are needed and would not be considered if there was not a structural deficit.

**Council Member Youssef**, I think about Highway 79 one of the City's key projects. Council Member Wright campaigned on the need to have lobbyists.

**Council Member Wright**, during my campaign I was in favor of them and do feel that they are beneficial. However, their impact is driven by our strategic plan. In my tenure, the League has done more for us. We were not in a position to lead them. I agree that we should set the cost aside for the time being. Before we consider hiring another lobbyist we need to decide as a Council what we want to move forward on.

**Mayor Smith**, I'm not in favor of setting it aside. I went to Washington DC and met with 6 legislatures and was successful at getting Highway 79 on the list for possible Highway Trust Funds. Until then, no one had even heard about the project. It is a lot of money, but we went so many years without representation in DC. I am very disappointed in National League of Cities and do not see the value in continuing our membership. We need to have someone

advocate for us and Turch & Associates is the most well known advocate. I also agree with the elimination of the City's membership in the Conference of Mayor's. Gonzalves and Son the City's State lobbying firm is willing to reduce their rates. I do not feel that we are getting great representation from the League. Mayor Smith also feels that representation in Sacramento is important.

**Mayor Pro Tem Milne,** I would prefer the lobbyist over the League. Individual approach is better and we need to have the ability to keep poking and prodding our legislatures. I agree with the elimination of the NLC.

**Council Member Wright,** does not feel that we have gotten our bang for our buck from the federal lobbyist they are not the right ones for us. The City Council needs to know what direction to lead them in.

**Mayor Smith,** the City Council had items that were important to us and met with the lobbyists, one of them being crime suppression and our coordinated efforts with other law enforcement agencies. I was told that DOJ likes to fund multi agency projects. We are on the right track to receive potential funding.

**Council Member Krupa,** RCTC has a lobbyist and RTA uses Turch & Associates. Maybe the City can consider piggy backing with RCTC or RTA and go to Washington DC with them at least on transportation issues. Extra pressure from a larger group might be to our advantage.

**Mayor Smith,** that's a reasonable suggestion, if we decide to drop our lobbyist. I don't think that all of us need to go to DC but someone needs to represent us.

**Council Member Wright,** I have been on both sides and do see what lobbyist can do.

**Council Member Youssef,** the recommendation to eliminate the contract with Valley-Wide would result in the closure of the Simpson Center. Council Member Youssef asked if attempts have been made to work with Valley-Wide to renegotiate the contract.

**Mr. Hill,** I have had several conversations with Dean Wetter. Mr. Wetter feels that services can be maintained for \$150,000 per year. The current contract is \$287,000 per year.

**Dean Wetter, Valley-Wide,** I can't speak on behalf of the entire Board, however we believe there will be a savings at the end of the year of \$75,000 and are hoping to generate additional revenues to offset the expenditures.

**Mayor Smith,** many people in the community believe that the Simpson Center is an asset to our seniors. Thank you for your willingness to work with us.

**Council Member Youssef,** if there is a possibility to negotiate a lower contract with Valley-Wide I would like to consider that. I agree with the City Manager's recommendation unless a lower cost agreement can be reached.

**Council Member Krupa,** do we have any information on the impact on the residents. The number of services provided and the number of users. Are there additional revenue possibilities available to help offset the costs.

**Mr. Hill,** we do receive monthly reports from Valley-Wide on activities.

**Mr. Wetter,** Valley-Wide is part of the community. We are proud of our accomplishments of bringing back Echo Hills Golf Course and this partnership. When the YMCA took over the Simpson Center the seniors lost their home. When they closed their doors we partnered with the City and re-opened the Simpson Center with services that target the seniors. Today we serve over 4,200 seniors every month along with residents of all ages. Our desire is to offer the best services and lowest possible costs and pass on those savings to our community. We offer meal and nutrition programs, information and assistance, health, fitness and wellness programs, public benefits counseling, volunteers and civic engagement opportunities, social engagement opportunities and arts programs. Our special programs include health fairs,

senior lunch programs and blood drives. The Simpson Center is an established heating and cooling center. Our services include tax aid, senior depression groups, widow and widower support groups, Golden Smoothies, a polling place and the quilters. The halls are available for rent and used for graduations, bingo, weddings, special occasions, church functions, Hemet Police training and graduation. We will soon be brining on a Bingo program that will generate revenue. We offer classes for bridge groups, yoga, line dancing, and arts and crafts. We understand the difficulty the City faces and are once again willing to help. Our staff is ready to make necessary adjustments to time the expenses and increase the revenues to help keep the Simpson Center open. Average this year is 4,257 participants per month.

**Barbara Blackmore, Hemet**, resident of the community since 1994. I'm a registered nurse who provides home help services for seniors. Presently, I volunteer at the health fairs at the Simpson Center. They provide free information on nutrition and medication and do testing. This keeps seniors from getting isolated. This program does wonders and I spend a lot of time volunteering. The lunch program alone is a great benefit. Cooling center in the summer and many seniors go there instead of turning on their AC's.

**Pamela Sherrod, Hemet**, I teach a line dance class on Monday afternoons. 10 to 15 seniors attend each week. During that time there are 30 to 40 other seniors playing bridge. There are other classes offered including Taekwondo do and another line dancing class that has more attendees. The classes are priced for seniors and low income families. Ms. Sherrod recommended that the City Council continue their contract with Valley-Wide.

**Sue Bouk, Hemet**, I have been a yoga instructor 15 years and most of my classes are attended by seniors. I moved from the Valle Vista facility to the Simpson Center in May. This location is better serves the senior and low income communities. The number of activities available continues to increase. Ms. Bouk spoke in support of continuing the contract with Valley-Wide.

**Gigi St. John, Hemet**, representing the "Golden Smoothies" a local non-profit entertainment group that consists of 18 members between the ages of 50 to 90. We rehearse and perform the shows that we script and costume at the Simpson Center because of the amenities it has. This facility is used by a number of people daily. The Golden Smoothies feel that any action to close this down would be a huge mistake. Please consider the value of this facility to the residents.

**Jonathan Chapman, Hemet**, I am a yoga instructor at the Simpson Center. I can't believe that you would consider closing the community center without it you have no community. There have been discussions about outsourcing police and fire and the library is closed often, these services are your community. Mr. Chapman spoke in support of continuing the contract with Valley-Wide.

**Frank Gorman, Valley-Wide Board of Directors**, we are very proud of all of these programs at the Simpson Center. It started out slow, but continues to keep growing. This facility works great for Valley Wide and allows us a place to provide necessary services for the community. As a Board member I support what you do and we are willing to help.

**Mayor Smith**, if it is necessary to close this facility. Will the services that are being provided there be relocated?

**Mr. Gorman**, some of the programs can be moved to Valle Vista and Esplanade. However, you can't replace the energy that is derived from the downtown location. The seniors feel safe next to the Police Department.

**Council Member Youssef**, asked Mr. Gorman if there would be interest from Valley-Wide in purchasing the Simpson Center if the City considered selling it.

**Mr. Gorman**, the downed economy is hurting Valley-Wide also. I was happy to see that we could reduce our contract by \$70,000.

**Mayor Smith**, thanked Valley-Wide for their empathy and willingness to provide these services.

**Council Member Youssef**, no one wants to close the Simpson Center. Every recommended cut that we do not approve increases the structural deficit and possibly affects another department either this year or in a future budget year

**The City Council gave direction to staff to look into an opportunity to reduce the City's cost to operate the Simpson Center.**

**The City Council gave direction to staff to look into the possibility of selling the Simpson Center to a private party that can operate it.**

**Mayor Smith**, the California Highway Patrol agreement with the City Hemet is being recommended for elimination. I see this as a beneficial program. Mayor Smith asked for the revenue gap between what is generated and the cost of the contract.

**Mr. Kanarr**, the total for the contracts is roughly \$330,000 and the estimated revenue is \$70,000 to \$80,000 per year.

**Mayor Smith**, approximately a \$250,000 gap. The City Council and the Police Department was very excited about this program. Mayor Smith asked Chief Brown his feeling on the program at this time.

**Chief Brown**, we are still excited about the program and proud to be the first of its kind in the State. This agreement was truly cutting edge and an investment in the Project HOPE program. We have seen improvement in traffic safety on Florida Avenue due to the increased visibility. The contract with the CHP was proposed as a temporary program and stop gap.

**Mayor Smith**, if it is effective we should consider continuing it. For \$250,000 we are getting a seasoned officer, a vehicle and no continued liability. Mayor Smith asked if the scope of services can include other City streets.

**Chief Brown**, the local area Chief has been promoted to Fresno. I can have that conversation with them and the City Manager. The CHP asked us to reduce the current contract from 80 to 40 hours because of their staffing issues. The current contract goes through the end of August. Chief Brown will provide the City Council with a Project HOPE update in July.

**Council Member Wright**, I travel Florida Avenue daily and have noticed a reduction in their presence. I have started noticing them on Stetson Avenue lately.

**Chief Brown**, cutting their contract in half did make a difference. The CHP Officers on Stetson Avenue are the county cars and not paid for under our contract.

**Council Member Krupa**, asked Chief Brown if the contract resulted in better driving habits on Florida or a reduction in jay walking.

**Chief Brown**, there was a decrease in activity in the 2<sup>nd</sup> period of the contract.

**Mayor Pro Tem Milne**, expressed concern with the reduced presence on Florida Avenue. Not everything can be quantified by a hard number. The ability for your officers to respond to other things while the CHP is on Florida Avenue has to be worth something.

**Council Member Youssef**, asked Chief Brown how long he envisioned this program to continue.

**Chief Brown**, Project HOPE was proposed as an 18 month project. We are almost at the 12 month period which was proposed to be the re-evaluation point.

**Council Member Youssef**, asked Chief Brown about department staffing.

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**Chief Brown,** my goal has always been to get to budgeted staffing before I ever come back and ask for additional staffing. We are making progress with our list of 200 entry level candidates with the goal of sending 4 of them to the academy in July. We currently have 2 in the academy. Real difficulties dealing with laterals due to the State imposed retirement system. We have hired four lateral candidates since my last Project HOPE update.

**Council Member Youssef,** maybe this is a good recommendation. Chief Brown is in the process of hiring more officers. The ROCS Officers are doing great. It appears that the CHP is having a difficult time meeting the demand of the contract. A contract with CHP can be revisited in a year.

**Mayor Smith,** asked if the elimination of the agreement will reduce the time the ROCS Officers can spend on their tasks.

**Chief Brown,** the most valuable non tangible is the ability for officers to do other duties. That's the piece that will be missed the most.

**Mayor Smith,** expressed concern with the elimination of the agreement. No one wants to make these deep of cuts. However, if we don't, we have to cut something else or go into a deeper deficit. Mayor Smith also expressed concerned with suspending the vehicle replacement funding.

**Mr. Hill,** there is substantial reserves in vehicle replacement at this time. A decision has not been made on the Fire Department RFP. If the City Council chooses to outsource, future fire vehicles would be the responsibility of Riverside County. That is better deferred until that decision has been made.

**Mayor Smith,** at this time we will hear from the public comments.

**Tim Burke, SEIU Representative,** you have a proposed budget before that includes a number of assumptions including the expenditure of almost \$1 million dollars if you decide to contract out fire services. We agree that our City was in a dire financial situation. We believe that facts and statistical data will show that the City is not in crisis mode any longer. Due to the sacrifices made by the employees the City has rebuilt a solid financial foundation. Through negotiations the employees have worked collaboratively with the City agreeing on concessions including cuts in wages and benefits since 2008. The reserves in existence today were not built upon the sale of the refuse division alone. The proposed budget proposes the elimination of over 13 jobs from the General Fund. We support the elimination of the vacant positions, but not the 4 filled positions. These dedicated employees with families would be added to the unemployment line. Real people will be affected, not just numbers on a spreadsheet. They have stuck it out through these lean years, raised their families here, shop here and live here. The reserve is far above the recommended balance. The money proposed to tear down the potato shed could save the jobs of these employees. The work done by these dedicated employees does not go away, it just falls on the shoulders of other employees. The impact of your decisions will have long lasting impacts on these employees. Mr. Burke distributed a report regarding the City's reserves.

**Mr. Hill,** gave the City Council a brief explanation regarding the report presented by Mr. Burke.

**Mayor Smith,** at this time we will move to Council Reports. The City Council will work with staff to schedule a special meeting next week to continue budget discussions.

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## REGULAR SESSION

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

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### Call to Order

Mayor Smith called the meeting to order at 7:02 p.m.

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### Roll Call

PRESENT: Council Members Krupa, Wright and Youssef, Mayor Pro Tem Milne and Mayor Smith  
ABSENT: None

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### Invocation

Invocation was given by Megan Owens, Hemet-San Jacinto Interfaith Council

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### Pledge of Allegiance

Pledge of Allegiance was led by Eric Vail

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## 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 Fire Fighters Association*  
*Service Employees International Union (SEIU) General Employees*  
**Wally Hill, City Manager**, the City Council received a labor update from the City's Labor Negotiator. There was no addition reportable action.
5. Conference with Legal Counsel - Anticipated Litigation  
Two matters of significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3)  
**Wally Hill, City Manager**, the City Council received a briefing from the City Attorney's Office and gave direction to begin litigation if necessary. There was no addition reportable action.

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The City Council conducted the Public Hearings at this time.

## City Council Business Consent Calendar

6. **Receive and File** – Warrant Register
  - a. Warrant registers dated May 15, 2014 in the amount of \$1,326,227.24 and May 29, 2014 in the amount of \$1,224,278.63. Payroll for the period of May 12, 2014

to May 25, 2014 was \$663,483.70.

7. **Recommendation by City Clerk** – Resolution Calling November 4, 2014 Municipal Election
  - a. Adopt a resolution consolidating municipal election for November 4, 2014 and requesting the County of Riverside conduct the election.  
**Resolution No. 4573**
8. **Recommendation by City Clerk** – Adopting Regulations for Candidate’s Statement
  - a. Adopt a resolution adopting regulations for candidates for elective office, pertaining candidate’s statements and the costs incurred.  
**Resolution No. 4574**
9. **Recommendation by Public Works** - Purchase of a CNG Combination Vactor/Jetting Truck for the Storm Drain and Wastewater Divisions
  - a. Approve the purchase of a compress natural gas (CNG) fueled combination vactor/jetting truck from Plumbers Depot Inc. of Hawthorne in the amount of \$439,574.04; and
  - b. Authorize the City Manager to approve a Purchase Order in support of this purchase.
10. **Recommendation by IT** - Replacement of City Desktop Computers
  - a. Approve the purchase of 57 new desktop computers from Dell Computer Corporation and authorize the City Manager to approve purchase orders in support of this purchase.
11. **Recommendation by Fire** – Resolution authorizing the Removal of Weeds, Rubbish and Refuse upon Parkways or Private Property
  - a. Adopt a resolution declaring that weeds, rubbish, and refuse upon parkways or private property within the City as a hazardous condition and requires the abatement of weeds, rubbish and refuse on properties identified in Exhibit A. At the next regular City Council meeting scheduled for June 24, 2014, a Public Hearing will be set to hear protests and objections to the proposed removal of weeds, rubbish, and refuse. **Resolution No. 4575**

Item No. 10 was removed from the Consent Calendar. **Mayor Pro Tem Milne moved and Council Member Youssef seconded the motion to approve the remaining Consent Calendar items. Motion carried 5-0.**

Item No. 10

**Council Member Wright**, appreciates the fact that staff negotiated a substantial savings on the computers that have to be replace to the tune of \$13,000.

**Mayor Smith**, expressed concern about the three replacement computers for City Council Members that are not used.

**Scott Underwood, IT Supervisor**, one is for Council Member Wright, one is for the shared office and the third is possibly Congressman Ruiz’s Office.

**Mayor Smith**, expressed concern with City of Hemet residents paying for Congressman Ruiz’s computer and computers for Council Members that are being used.

**Mr. Underwood**, if we determine that is the case the computer will not be replaced.

**Council Member Youssef**, concurred that any computer still running Windows XM needs to be replaced.

**Mayor Smith**, we do need to keep up with technology on computers that are being used.

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

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## **Successor Agency Consent Calendar**

12. **Recommendation by Community Investment** – Amendment to Contract with RSG, Inc. and a new contract with RSG, Inc.
- a. Approve an amendment to the current contract for an amount not to exceed \$10,000; and
  - b. Authorize the City Manager and Executive Director to execute the contract amendment with RSG Inc.; and
  - c. Approve a new contract for Successor Agency professional services for FY 14-15 and FY 15-16 in an amount not to exceed \$75,000 per year (\$150,000 total); and
  - d. Authorize the City Manager and Executive Director to execute the new contract with RSG, Inc.

**Council Member Wright**, asked what services RSG, Inc. provides to the Oversight Board and where the money comes from.

**John Jansons, Community Investment Director**, RSG, Inc. provided professional services as the City's Redevelopment Consultants and now they are helping the City through the dissolution process. Monthly services, financial assistance to our staff, help us with our management and presentation to the oversight board.

**Council Member Wright**, asked if their services will end when the dissolution process is complete.

**Mr. Jansons**, after 2016 a Master Oversight Board will be created in Riverside County. It is unclear what staff support will be assigned to that effort. Their expertise and services will be necessary for the next 2 years. The Board meets every month to two months as we go through this process. The State Controller's Office sent an audit team to Hemet. RSG, Inc. and city staff worked collaboratively to get through that process. Part of the dissolution allows up to pay for Administrative Services for this process from the tax increments.

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

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## **Public Hearing**

13. **Environmental Impact Report (EA 14-001) for the Ramona Creek Project (Regent Properties)** – Deanna Elliano, Community Development Director
- a. Conduct a public hearing; and
  - b. Adopt a resolution certifying the Final EIR, and adopting Mitigation and Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations regarding the environmental effects of the Ramona Creek Specific Plan No. 12-001, General Plan Amendment No. 12-005, and

- Tentative Tract Map No. 36510 **Resolution No. 4576**; and
- c. Direct the Community Development Director to prepare the Notice of Determination (NOD) concerning certification of the EIR and within five (5) days of project approval, file and NOD with the Riverside County Clerk for posting the appropriate 30-day period.

**Deanna Elliano, Community Development Director**, thanked Ron Running, Project Manager. Ms. Elliano gave the City Council a powerpoint presentation regarding Ramona Creek Project Item Nos. 13 through 16. Before the City Council is Specific Plan 12-001, General Plan Amendment 12-005, Master Tentative Tract Map 36510 and Final Environmental Impact Report. A joint City Council and Planning Commission work study was conducted on August 14, 2012. Staff prepared the SP, Draft EIR, GPA and TTM. The Draft EIR was circulated from March 12 to May 5, 2014. Planning Commission hearings were conducted on April 1 and May 6, 2014. Riverside County Airport Land Use Commission review was conducted on May 8, 2014. The project is located at a gateway to Hemet with 208+ acres in a key location under single ownership. The General Plan Vision for the project is mixed use. A map showing the existing zoning and the proposed SP was displayed. Land Use mix is: Commercial (43 acres); Village Residential w/Mixed Use Overlay (19.5 acres); Village Residential (14.4 acres); MDR (18.7 acres); LMDR (43.7 acres); potential School; Open Space Corridor (23.8 acres); and Recreation (12.2 acres). The project vision shows a sense of community that includes: communal gathering places; open spaces; parks; trails; active retail, dining, and entertainment; plazas; water features; recreation spine; Ramona Creek corridor; and residential projects. The 535,788 to 760,035 square foot conceptual Commercial Mixed Use District could include: commercial and industrial; lifestyle amenities (active entry road, plaza and water feature); direct link to residential community; retail and entertainment; office or institutional uses; restaurants. Conceptual drawings of the Mixed Use District were displayed. Market study shows the demand for housing and retail. A graph was displayed showing the retail demand versus supply for the combined primary and secondary trade area. The residential will include a mixture of housing types. 788 – 1,077 units maximum. Lower density residential will be located on the north with higher density near mixed use district. Interconnected neighborhoods defined by open spaces. Options will be available for active adults. Potential 12 acre elementary school site overlay. A map of the potential school site was displayed. 37 acres of open space include a recreation spine with passive and active recreation. As well as, the flood control area that will assist with regional drainage solution and includes trails and picnic areas. The recreation spine linked to the mixed use area could include a community green with amphitheater and community center, sports courts, a ball field, open fields, play equipment, picnic areas and trails. The conceptual circulation/mobility plan was displayed. A map was displayed showing the location of the 3 traffic signals at Myers and Devonshire, "A" Street and Florida Avenue, and "B" Street and Devonshire. This will be the first project using the neighborhood electric plan per the 2030 General Plan. Proposed project phasing will be: Ramona Corridor; Recreation Spine; Commercial Area; Myers Phase; Village Mixed Use; Village Residential; MDR; LMDR; and School Overlay. The project includes the following sustainability features per Chapter 4 of the General Plan: pervious paving; bio-swales; recycled water; insulation from 75% recycled materials; Energy Star compliant appliances & fixtures; construction waste reduction. Conceptual design of the minor and major entry monuments along with a proposed location map was displayed. Conceptual residential buildings designs were displayed. Conceptual commercial building designs were displayed. The proposed General Plan Amendment (GPA 12-005) changes the northern 44

acres from Low density residential (2.1-5.0 du/ac) to Low-Medium Residential (5.1-8.0 du/ac) results in the option for 36 additional units for the property. The proposed amendment increases the number of dwelling units in Mixed Use #1 by 573. The proposed amendment decreases the commercial square footage in Mixed Use #1 by 130,000 square foot. GPA 12-005 also adds language to Table 2.3 of the GP to recognize changes in land use mix over time. A map showing the existing land uses was displayed. A map showing the proposed land uses was displayed. The proposed amendments to Table 2.3 of the General Plan were displayed. The project is consistent with the Goals and Policies of the General Plan. The project implements several of the provisions and elements of the new general plan. The proposed general plan amendment is a relatively minor adjustment to the Plan, and is within the anticipated development capacity analyzed in the General Plan EIR. Tentative Tract Map 36510 includes 37 large lots for future subdivision development. Lettered lots will create streets, common areas, open space, and drainage. TTM 36510 establishes the backbone infrastructure for the site. Environmental Impact Report (EIR) addresses the environmental impact associated with implementation of the project and establishes the CEQA clearance analysis for future development projects. Environmental topics analyzed in the EIR are: aesthetics; agricultural resources; air quality; biological resources; cultural resources; geology & soils; hazard & hazardous materials; hydrology and water quality; land use; noise; public service; traffic and utilities. Environmental Mitigation Process identifies environmental concerns and impacts. The developer is required to minimize or eliminate impacts and add mitigation measures as needed or feasible. Any remaining impacts are considered "significant and unavoidable". Project alternatives examined to see if impacts can be further reduced and still meet project objectives. Determination that the Project benefits outweigh the remaining project impacts is included in the Statement of Overriding Considerations. The Draft EIR was circulated for 45-day review on March 21, 2014 with an end date of May 5, 2014. Comments were received. The responses to public comments and the Final EIR were prepared. The Findings of Fact and Statement of Overriding Considerations were also prepared. Comments were received from: Riverside County ALUC; Southern California Edison; City of San Jacinto; Soboba Band; Pechanga Band; Hemet Unified School District; Riverside Transit Agency; and Riverside County Flood Control District. Comments were addressed in the Final EIR. The significant and unavoidable impacts that require a Statement of Overriding Considerations are: air quality (mobile emissions that occur throughout the South Coast Air Quality Basin) and traffic impacts (cumulative traffic impacts at various intersections – occurs both with and without the project that cannot be completely mitigated until funding is secured through build-out of the various projects, CIP and TUMF. The project benefits are: retail, jobs, sales tax and property tax; office and institutional uses; regional drainage solution; open space, recreation, design amenities; pedestrian, bike & NEV connectivity; variety of residential to respond to market; and new gateway for Hemet. The projects positive net fiscal impact is primarily from direct sales tax and property tax. The annual revenue/cost ratio of 2.05 demonstrates the project will have a very positive impact on the City's general fund. Total recurring revenues are \$2,342,828.00. Total recurring costs are \$1,140,928.00. Total annual recurring surplus is \$1,201,900.00. Total annual revenue/cost ratio is 2.05. Staff is recommending that the City Council open the public hearing and take testimony on the Ramona Creek project and Final EIR. Adopt Resolution Bill No. 14-017 certifying the Final EIR, adopting the Mitigation Monitoring & Reporting Program, adopting the Findings of Fact and Statement of Overriding Considerations for Significant Impacts. Approve the GPA 12-005. Adopt Ramona Creek Specific Plan (SP 12-001) and approve Tentative Tract Map (TTM

36510).

**Lenny Dunn, Regent Properties**, very glad to be here this has been a long road. Mr. Dunn complimented Ron Running, Deanna Elliano and Carole Kendrick all true professionals. All of the City Departments have helped us through the entitlement process. The community sees this project as a benefit. We are still in the beginning of the recovery period of this recession. This project sets itself apart and is critical to the healing of the City as well as the completion of Highway 79. We are anxious to complete this process and move forward with a Gateway to Hemet you will be proud of.

**Mayor Smith**, 2 or 3 years ago I saw conceptual drawings as a Planning Commissioner. This project is similar to the River in Rancho Mirage. The educational component would make a positive impact on this community. Thank you for coming to Hemet and working with the residents on the west end that will be impacted. You have demonstrated your willingness to be a part of the community.

**Council Member Youssef**, thanked staff and Regent. This is a successful private/public partnership. I am looking forward to moving this project along.

**Council Member Krupa**, the more I see the project the more I like it. Council Member Krupa asked Mr. Dunn to tell the City Council about the outreach efforts.

**Mr. Dunn**, we held meetings with the Community Awareness Committee for Four Seasons and their Board. The Board issued a letter of support for the project. We worked with Robin Lowe representing Hemet West. We meet with the owners of the Hemet Auto Mall businesses. We also met with the new owner of the Tres Cerritos West Project and other surrounding property owners.

**Council Member Wright**, attended the Planning Commission work study sessions. Council Member Wright thanked Regent Properties for the faith that they have in the community. I see this project as a small Victoria Gardens. Great meetings at ICSC and I'm sure there will more interest. Hemet is a good place to bring a business and get the support of the community. I too am looking forward to this project.

**Mayor Pro Tem Milne**, thank you for sticking with us. The density changes gave me some heartburn. The letters of support from the community is due to your outreach efforts. Thank you, Hemet is lucky to have you.

**Mayor Smith**, the vision of this project had to go beyond the borders of this City. It's obvious that you recognized the valley residents that will support this project. This project can be both a gateway to Hemet and a roadblock to keep residents shopping local.

**Mayor Smith declared the Public Hearing opened at 7:47 p.m.**

**Ann Smith, Hemet**, spoke in favor of the project. Regent did a spectacular project, I read it. I commend the City for pursuing it. Ms. Smith also recommended that the City Council consider a beautification contest for businesses along Florida Avenue.

**Mayor Smith declared the Public Hearing closed at 7:49 p.m.**

**Mayor Smith**, how much over and above does this project satisfy the City's Quimby Act requirement?

**Ms. Elliano**, the requirement is approximately 11 acres. There are 12.9 in the recreation spine and 23 acres in open space component.

**Mayor Smith**, thanked Regent for setting that up the retention basin with a recreational and decorative component. Is the creek or river circulated and pumped?

**Ms. Elliano**, the corridor will function in several ways. It will have some depressions that will retain water defined with slope areas in times of storms. It is all designed to gravity flow to the south portion of the project with a retention basin and water quality basin. Storm flows

will be metered out to not create downstream flooding and to help hydrate the vernal pools. The proposed harvest and reuse of the water, the over flow of water will be used for irrigation. Utilizing these options as well as the infiltration capacity of the entire corridor is a benefit.

**Mayor Smith**, hopes that the requirement to include pervious pavement is an open door for industry changes.

**Council Member Wright**, asked about the use of solar in the project.

**Ms. Elliano**, there are a number of provisions for solar with the commercial and options with the residential as well. The lighting and the signals would be LED.

**Mayor Smith**, asked about the addition of the Pechanga Indians in the final EIR.

**Ms. Elliano**, during the preparation of the Draft EIR the Soboba Band was included. During the comment period a letter was received from the Pechanga Band requesting to be included. Basically the Mitigation Monitoring can be done by the Soboba's or the Pechanga's. A disposition agreement will be done to determine which tribe will provide the monitoring.

**Mayor Pro Tem Milne**, asked for clarification in the difference between low and low medium density lot sizes.

**Ms. Elliano**, the project is all single family detached with an average low density lot size of 7,000 square foot. Low medium might have some 6,000 or 5,500 square foot lots.

**Council Member Youssef**, asked about a buffer between the commercial and the residential.

**Ms. Elliano**, there will be landscaping and a privacy wall on the residential side of "C" Street. Site development reviews will give us a closer look at the time. Ideally there will be such a demand for educational or office.

**Council Member Youssef**, I saw a letter from RTA requesting a bus stop in the project. However, there is one at Winco. Council Member Youssef asked if there is a need for an additional bus stop.

**Ms. Elliano**, the routes were identified in the EIR. We assumed that this would be a draw but the decision is left to RTA to determine where they want the bus stops and we try to accommodate them. The bus stop would include a bus bay with benches, decorations and a maintained set back.

**Council Member Krupa**, asked about the Area 10 and the timeframe that HUSD has to make a determination on the school site.

**Ms. Elliano**, when we get a map proposal for that the School District can come forward at that time and negotiation with the developer. The decision will have to be made prior to the recordation of that lot on the Master Map.

**Council Member Krupa**, asked if the completion of Highway 79 and the Metro Link help with the traffic and air quality concerns.

**Ms. Elliano**, yes that would take traffic off of the surface streets.

**Council Member Youssef moved and Council Member Krupa seconded a motion to approve this item as presented. Motion carried 5-0.**

14. **Ramona Creek General Plan Amendment No. 12-005 (Regent Properties) -**  
Community Development Director Elliano
  - a. Conduct a public hearing; and
  - b. Adopt a resolution approving the General Plan Amendment for 12-005 amending the land use designation for a 44.9± acre site located on the northwest corner of Devonshire Avenue and Myers Street from LDR to LMDR and adjusting the development mix in the West Florida Avenue Mixed Use Area No. 1 for the

Ramona Creek Project. **Resolution No. 4577**

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

15. **Ramona Creek Specific Plan No. 12-001 (Regent Properties)** – Community Development Director Elliano

- a. Conduct a public hearing; and
- b. Introduce, read by title only and waive further reading of an ordinance establishing the Ramona Creek Specific Plan on 208.9± acres located on the northwest corner of West Florida Avenue and Myers Street (APN 448-090-003) as the official zoning and development plan for the property.

**Ordinance Bill No. 14-018**

**Council Member Krupa moved and Council Member Youssef seconded a motion to approve this item as presented. Motion carried 5-0.**

The Ordinance was read by title only.

16. **Ramona Creek Tentative Tract Map No. 36510 (Regent Properties)** - Community Development Director Elliano

- a. Conduct a public hearing; and
- b. Adopt a resolution approving Tentative Tract Map No. 36510 to subdivide the site into 37 large numbered lots for future conveyance and development and 49 lettered lots, subject to finding and conditions of approval.

**Resolution No. 4578**

**Council Member Youssef moved and Mayor Pro Tem Milne seconded a motion to approve this item as revised. Motion carried 5-0.**

Recessed briefly at 8:02 p.m.

Reconvened at 8:13 p.m. conducted the Consent Calendar at this time.

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## **Communications from the Public**

**Melissa Diaz Hernandez, Hemet**, expressed concern with outsourcing City services. I don't think the residents understand what that means. The City would have had to pay extra from contractors for assistance during the recent windstorms instead all employees stepped up and helped. Ms. Hernandez noted that the City Council's obligation is to the residents.

**Lori VanArsdale, Ramona Bowl**, thanked the City Council for their continued sponsorship and help. Statistics show that the Ramona Pageant contributes to the City's tourism. 73.5% came from outside of our valley Tourist from 19 other states came to see Ramona this year. Along with tourist from 5 different Provinces of Canada. The regular snowbirds have to get back before their passports expire or the attendance would be greater. After Ramona, the Bowl is barraged with Graduations, the Memorial Day Service followed by all of the wonderful summer activities. This year we did a survey, the numbers are not complete but a report will be distributed to the City Council upon completion. Preliminary results show very high ratings for our pre-show, outdoor play, gift shop, concessions and or volunteers. There were 687 volunteers this season. The Board is working on a wish list of things that need to get done at the Bowl. The Bowl was the recipient of the Hemet-San Jacinto Chamber of Commerce's "Most Beautiful Business" award after the landscaping was redone. This summer we are proud to announce the return of "Zorro". The Summer Youth Program this year will present

“The Little Mermaid”. The Summer Concert series will be held every Thursday night in July. The City’s sponsorship helps us get out early in our marketing.

**Mayor Smith**, asked how the attendance compared historically.

**Ms. VanArsdale**, attendance this season was 6,100. Less groups in attendance this season with higher box seat sell outs. Most of the survey complaints were the temperature and the sound system which we are working on.

**Council Member Krupa**, asked who will be playing the Governor in Zorro this season.

**Ms. VanArsdale**, announced that there is currently a contest on the Bowl’s Facebook Page to cast votes for that position. Go online and vote for Chief Brown.

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## 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

**Council Member Krupa**, attended the successful Film Festival on Saturday and Sunday. A number of Hollywood celebrities attended. Next year they are planning on hosting all three days in Hemet. Over 100 films will be played in the valley between the theater, DVAC, the Bowl, the Library and the two Regal Theaters.

**Council Member Krupa**, attended the meeting at MWD on the waterbond issue. It is irritating that the Northern California communities are not metered considering all of our efforts.

**Council Member Krupa**, attended the Hemet CAN Planning Session at HUSD. They gave a report of the progress that Hemet CAN has made over the last two years and the program for the next year. A Riverside County Employee in attendance heard me say that it doesn’t help that the County will allow smoke shops next door. This employee is an advocate and will try to get Riverside County on board.

**Council Member Krupa**, attended the Ribbon Cutting for Highway 79. As always, Juan Perez does a great job for Hemet. Well attended ceremony.

#### B. Council Member Wright

1. Park Commission
2. Planning Commission

**Council Member Wright**, attended the Planning Commission meeting. A CUP for Buy, Sell and Loan was approved a relocation from Florida Avenue to Lyon Street. Workstudy on the Paseo Development on Santa Fe and Midway which created a lively discussion on mixed uses.

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

**Council Member Wright** attended the film festival also. Council Member Wright was disappointed in the attendance. The event was developed rather quickly with little marketing. It was an incredible event with key people here supporting it.

- 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

**Mayor Pro Tem Milne**, acknowledged the \$1,000 donation from Dollar General to the library.

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

**Mayor Pro Tem Milne**, attended the Highway 79 Ribbon Cutting.

**Mayor Pro Tem Milne**, attended the Stanford Street and Acacia Street Ribbon cutting

**Mayor Pro Tem Milne**, attended MSHCP their by-laws haven't been looked at since 1989. They have been re-worked and streamlined a little bit more.

**Mayor Pro Tem Milne**, invited by the City of Temecula to attend a ground breaking for a special needs only park. At that event the City of Hemet was again given kudos for our Special Needs Registry.

**Mayor Pro Tem Milne**, thanked the Public Works crews for the work that was completed on her street and praised the City's Vactor/Jetter truck.

- 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
  6. Hemet Community Activities

**Mayor Smith**, announced the coming of Horizon Solar, Tractor Supply Co., Hobby Lobby and Ramona Creek. Good things are happening in the Hemet.

**Mayor Smith**, monthly I attend a meeting with local Mayor's. Open forum. We are being watched by others on how we handle our meetings, handle ourselves and our issues.

- 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. Designation of Voting Delegate and Alternate for the League of California Cities Annual Conference, September 3 – 5, 2014 Los Angeles

**The City Council appointed Mayor Smith as the Delegate and Council Member Krupa as the Alternate.**

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### **Future Agenda Items**

There were no future agenda items requested at this time.

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### **Adjournment**

Adjourned at 10:04 p.m. to Tuesday, June 24, 2014 at 7:00 p.m.