AGENDA

REGULAR MEETING OF THE HEMET CITY COUNCIL

October 14, 2014

6:00 p.m.
City of Hemet Council Chambers **www.cityofhemet.org**
450 E. Latham Avenue *Please silence all cell phones*

**Notice: Members of the Public attending shall comply with the Council's adopted Rules of Decorum in Resolution No. 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:
   Service Employees International Union General Employees

2. Conference with Legal Counsel - Existing Litigation
   Pursuant to Government Code section 54956.9(d)(1)
   Name of case: Hemet Firefighters Association, et al. v. City of Hemet, et al.
   RSC Case No. RIC 1400175

3. Conference with Legal Counsel - Anticipated Litigation
   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
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   Service Employees International Union General Employees

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6. Conference with Legal Counsel - Anticipated Litigation
   Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3)

Presentation

7. Proclamation recognizing Gosch Auto Group's 50 years of dedicated service to our Community

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

8. **Receive and File** – Investment Portfolio as of June 2014

9. **Receive and File** – Warrant Registers
   a. Warrant registers dated October 2, 2014 in the amount of $1,611,062.67 and October 6, 2014 in the amount of $4,475,626.96. Payroll for the period of September 1, 2014 to September 14, 2014 was $589,942.66 and September 15, 2014 to September 28, 2014 was $677,191.80.

10. **Recommendation by Engineering** – Award of Bid for the Citywide Pavement Rehabilitation Project – FY 2014 - CIP No. 5589
    a. Award the contract to the lowest, responsive bidder, R.J. Noble Company for the FY 2014 – Citywide Pavement Rehabilitation Project CIP 5589 in the amount of $2,076,636 and reject all other bids; and
    b. Authorize the City Manager to enter into a construction contract for the improvements; and
    c. Establish budget in the amount of $2,076,636 in Measure A Fund No 222-5589-5500 for the cost of construction, $50,000 in Measure A Fund No. 222-5589-2710 for geotechnical testing and surveying and $160,000 in Measure A Fund 222-5551, various accounts, for salaries and benefits being the cost of design engineering, construction management, administration, construction engineering and inspection. Total cost of the project is estimated to be $2,286,636.

11. **Recommendation by Finance** – Third Amendment to Settlement Agreement
    a. Adopt a resolution approving the Third Amendment to Settlement Agreement with the County of Riverside and providing other matters relating thereto.
    Resolution Bill No. 14-068

12. **Recommendation by Information Technology** – Police Department Toughbook Laptop Refresh
    a. Approve the purchase of 51 new Toughbook Laptop computers from Howard Technology Solutions and authorize the City Manager to approve purchase orders in support of this purchase.

13. **Recommendation by Information Technology** – Police Department Multi-Band Portable Radios
    a. Approve the purchase of 25 new Harris Unity portable radios from Hi-Desert Communications and authorize the City Manager to approve purchase orders in support of this purchase.

Approval of Minutes

14. September 23, 2014

Successor Agency Consent Calendar

15. **Recommendation by Finance** – Third Amendment to Settlement Agreement
    a. Adopt a resolution approving the Third Amendment to Settlement Agreement with the County of Riverside and providing other matters relating thereto. **Resolution Bill No. 14-069**

16. **Issuance of Tax Allocation Refunding Bonds** –Deputy City Manager/Administrative Services Director Hurst
    a. Adopt a resolution confirming the issuance of tax allocation refunding bonds pursuant to an indenture of trust, approving preliminary and final official statements and providing other matters relating thereto. **Resolution Bill No. 14-070**

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.

17. **Comprehensive Fee Schedule** – Deputy City Manager/Administrative Services Director Hurst
    a. Continue open public hearing from September 23, 2014 to elicit public comment; and
    b. Introduce, read by title only and waive further reading of an ordinance amending Sections 2-379 and 2-380 of the Hemet Municipal Code regarding user fees **Ordinance Bill No. 14-066**; and
    c. Adopt a resolution adopting new and changed City fees for service per the Comprehensive Fee Schedule **Resolution Bill No. 14-067**; and
    d. Direct staff to amend the proposed ordinance and/or resolution, as needed.

18. **Appeal No. 14-002 for Denial of Conditional Use Permit No. 14-002 – ABC License Upgrade from a Type 20 License to Type 21 License at an existing gas station in Page Plaza at 1111 Sanderson Avenue** – Community Development Director Elliano

a. Deny the appeal and affirm the Planning Commission's denial of Conditional Use Permit No. 14-003 by adopting **Resolution Bill No. 14-065**

or

b. Conceptually grant the appeal, overturning the Planning Commission's denial of CUP 14-003, and continue the public hearing to a date certain, and direct staff and the City Attorney to return with a new Council Resolution for approval of Conditional Use Permit No. 14-003, subject to revise Findings and including appropriate Conditions of Approval and CEQA documentation.

Discussion/Action Item

19 . **Repealing portions of the Hemet Municipal Code related to Duties of the Park Commission and Traffic and Parking Commission** – City Manager Hill

a. Introduce, read by title only and waive further reading of an ordinance repealing Division 4 of Article IV of Chapter 2 (Park Commission) and Article II of Chapter 78 (Traffic and Parking Commission) of the Hemet Municipal Code, and vesting the duties of those commissions in the Public Works Director and City Engineer, respectively. **Ordinance Bill No. 14-062**

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

20. 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. Hemet Community Activities

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, October 28, 2014 at 7:00 p.m. for consideration of items placed on that agenda. The next regular meeting will be held November 18, 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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA
8

Staff Report

TO: Honorable Mayor and members of the City Council

FROM: Judith L. Oltman, City Treasurer

DATE: October 14, 2014

RE: Investment Portfolio as of June 2014

RECOMMENDED ACTION:

Receive and file.

ANALYSIS:
The summary statement of activity and balances of the Treasurer's Investment Portfolio for the month of June 2014 is forwarded herewith for your review. On 6/2/14 we purchased two Atlantic City GO Bonds: #5018 4 year $465,000 with a 2.25% yield and #5019 5 year $440,000 with a 2.65 yield. On 6/9/14 we purchased a Caterpillar Financial MTN #5020 $1,000,000 with a yield of 2.02%. On 6/6/14 we purchased a 5 year Negotiable CD NBT Bank #3178 for $247,000 at 1.8%. On 6/27/14 our FNMA #2251 was called.

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

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

Respectfully Submitted,

Judith L. Oltman

Judith L. Oltman
City Treasurer

attachment

CITY OF HEMET, CALIFORNIA
Monthly Report of Investment Activities

JUNE 2014

INVESTMENT CLASSIFICATIONS	MONTHLY ACTIVITY	CONSOLIDATED BALANCE
PORTFOLIO AS OF MAY	64,674,067.75	
CERTIFICATES OF DEPOSIT		
Placed this month	247,000.00	
Matured this month		
Balance		**6,940,000.00**
LOCAL AGENCY INVESTMENT FUND: City of Hemet		
Deposits		
Withdrawals		
Balance		**33,197,889.57**
LOCAL AGENCY INVESTMENT FUND: City of Hemet		
Deposits		
Withdrawals		
Balance		**1,879.48**
BANK OF NEW YORK MELLON Custodial Acct.		
Deposits	519,958.50	
Withdrawals	-2,242,696.69	
Balance		**560,948.69**
MONEY MARKET ACCTS.		
Deposits		
Withdrawals		
Balance		**200,000.00**
CITIBANK: Money Market Account		
Deposits	120,072.09	
Withdrawals	-200,000.00	
Balance		**957,792.65**
CITIBANK: Money Market Account 3		
Deposits	6,228,481.46	
Withdrawals	-3,699,142.50	
Balance		**7,294,229.83**
MUNICIPAL BONDS & NOTES		
Deposits	1,905,000.00	
Withdrawals		
Balance		**8,900,000.00**
GOVERNMENT AGENCIES		
2251 1.05% FNMA 6/27/17	-500,000.00	
2252 1.0% FNMA 8/21/17		**500,000.00**
2253 1.0% FNMA 11/29/17		**500,000.00**
2254 1.05 FHLB 1/17/18		**500,000.00**
2255 1.15% FNMA 2/28/18		**500,000.00**
2256 1.10% FHLMC 4/17/18		**500,000.00**
2257 1.15% FHLMC 4/25/18		**500,000.00**
2258 1.0% FNMA 4/30/18		**500,000.00**
2259 .70% FNMA 4/30/18		**500,000.00**
2260 1.0% FNMA 5/21/18		**500,000.00**
2261 1.17% FHLB 6/13/18		**500,000.00**
2262 1.40% FHLMC 6/26/18		**500,000.00**
2263 1.45% FHLB 6/27/18		**500,000.00**
2265 1.55% FHLMC 7/17/18		**500,000.00**
2266 1.93% FFCB 7/23/18		**500,000.00**
2270 2.28% FFCB 9/11/18		**500,000.00**
2274 1.81% FFCB 11/19/18		**500,000.00**
2275 2.0% FHLMC 1/16/19		**500,000.00**
2276 2.07% FHLB 4/15/19		**500,000.00**
PORTFOLIO BALANCE AS OF JUNE 2014	**67,052,740.61**	**67,052,740.22**

INTEREST EARNINGS	13-14 FISCAL YEAR-TO-DATE	
EARNINGS BALANCE AS JUNE 1, 2014		**327,497.05**
CERTIFICATES OF DEPOSIT INT.	3,966.68	
OTHER GOVERNMENT SECURITIES	15,175.00	
CITIBANK MONEY MARKET ACCOUNT	114.05	
CITIBANK MONEY MARKET ACCOUNT 3	978.72	
BANK OF NY MONEY MARKET ACCT.	18.54	
ACCRUED INTEREST	144,439.28	
LOCAL AGENCY INVESTMENT FUNDS		
City of Hemet Interest		
City of Hemet Interest		
Accrued Interest	18,311.14	
MONTHLY EARNINGS TOTAL	183,003.41	183,003.41
MEMO ONLY:		
MERCHANT BANK CHG.	-3,314.89	
LIBRARY CREDIT CARD FEES	-112.66	
ARMORED CAR	-405.49	
ASSET SEIZURE FUNDS	-3.21	
Charges as of June 1, 2014	-41,381.23	
	-45,217.48	
13-14 YEAR-TO-DATE INTEREST EARNINGS		**510,500.46**

CITY OF HEMET
Portfolio Management
Portfolio Summary
June 30, 2014

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit - Bank	2,723,000.00	2,754,852.26	2,723,000.00	4.06	1,462	505	1.408	1.428
Managed Pool Accounts	33,199,769.05	33,199,769.05	33,199,769.05	49.45	1	1	0.256	0.260
Passbook/Checking Accounts	9,012,971.17	9,012,971.17	9,012,971.17	13.42	1	1	0.412	0.418
Local Government Bonds	5,400,000.00	5,519,002.70	5,465,805.76	8.14	1,605	968	3.534	3.583
Medium Term Notes	3,500,000.00	3,516,135.00	3,523,263.82	5.25	1,777	1,615	1.747	1.771
Federal Agency Issues - Coupon	9,000,000.00	8,948,380.00	9,000,000.00	13.40	1,826	1,438	1.361	1.380
Negotiable CDs	4,217,000.00	4,236,430.81	4,217,000.00	6.28	1,654	1,108	1.348	1.367
Investments	**67,052,740.22**	**67,187,540.99**	**67,141,809.80**	**100.00%**	**632**	**447**	**0.886**	**0.898**
Cash and Accrued Interest								
Accrued Interest at Purchase		21,263.26	21,263.26					
Subtotal		21,263.26	21,263.26					
Total Cash and Investments	**67,052,740.22**	**67,208,804.25**	**67,163,073.06**		**632**	**447**	**0.886**	**0.898**

Total Earnings	June 30 Month Ending	Fiscal Year To Date	Fiscal Year Ending
Current Year	40,220.21	447,113.12	447,113.12
Average Daily Balance	**67,753,748.87**		
Effective Rate of Return	**0.72%**		

JUDITH L. OLTMAN, TREASURER

Reporting period 06/01/2014-06/30/2014

Run Date: 09/22/2014 - 14:45

Portfolio COFH
AP
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.5

CITY OF HEMET
Portfolio Management
Portfolio Details - Investments
June 30, 2014

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit - Bank												
02004MB51	3124	Ally Bank		07/30/2010	247,000.00	252,383.74	247,000.00	2.450		2.451	394	07/30/2015
02587DCK2	3138	AMERICAN EXPRESS CENTURIAN		08/25/2011	248,000.00	248,377.70	248,000.00	1.150		1.151	55	08/25/2014
06740KEX1	3146	BARCLAYS BANK DE		12/07/2011	247,000.00	253,705.73	247,000.00	1.900		1.902	890	12/07/2016
05568PYZ4	3130	BMW BANK OF NORTH AMERICA, UT		10/22/2010	248,000.00	249,051.15	248,000.00	1.550		1.551	113	10/22/2014
SYS3174	3174	BANK OF HEMET		09/06/2013	494,000.00	494,000.00	494,000.00	0.500		0.500	798	09/06/2016
SYS3144	3144	BANK OF THE WEST		10/12/2011	249,000.00	254,891.66	249,000.00	1.750		1.750	834	10/12/2016
SYS3136	3136	CIT BANK		08/24/2011	247,000.00	253,135.97	247,000.00	1.800		1.800	785	08/24/2016
SYS3134	3134	DISCOVER BANK		08/24/2011	248,000.00	248,000.00	248,000.00	1.050		1.050	55	08/25/2014
36160WVR7	3132	G.E. Capital Financial, Inc.		08/12/2011	247,000.00	253,306.31	247,000.00	1.850		1.850	773	08/12/2016
SYS3140	3140	GOLDMAN SACHS		08/31/2011	248,000.00	248,000.00	248,000.00	1.200		1.200	63	09/02/2014
		Subtotal and Average	**2,723,000.00**		**2,723,000.00**	**2,754,852.26**	**2,723,000.00**			**1.428**	**505**	
Managed Pool Accounts												
SYS1001	1001	LOCAL AGENCY INVESTMENT FUND			33,197,889.57	33,197,889.57	33,197,889.57	0.260		0.260	1	
SYS1002	1002	LOCAL AGENCY INVEST. FUND			1,879.48	1,879.48	1,879.48	0.260		0.260	1	
		Subtotal and Average	**33,199,769.05**		**33,199,769.05**	**33,199,769.05**	**33,199,769.05**			**0.260**	**1**	
Passbook/Checking Accounts												
SYS5009	5009	BANK OF NEW YORK			560,948.69	560,948.69	560,948.69			0.000	1	
SYS5001	5001	Citibank			957,792.65	957,792.65	957,792.65	0.450		0.450	1	
SYS5004	5004	CITIBANK3			7,294,229.83	7,294,229.83	7,294,229.83	0.450		0.450	1	
SYS5011	5011	RABOBANK		02/28/2013	200,000.00	200,000.00	200,000.00	0.260		0.260	1	
		Subtotal and Average	**9,531,910.85**		**9,012,971.17**	**9,012,971.17**	**9,012,971.17**			**0.418**	**1**	
Local Government Bonds												
048339SE6	5018	ATLANTIC CITY N.J.		06/02/2014	465,000.00	487,464.15	493,287.44	3.953	A	2.251	1,370	04/01/2018
048339SF3	5019	ATLANTIC CITY N.J		06/02/2014	440,000.00	462,800.80	471,238.23	4.253	A	2.651	1,735	04/01/2019
423542KL2	5006	HEMET UNIFIED SCHOOL DISTRICT		07/22/2010	2,000,000.00	2,045,600.00	1,995,952.78	5.375		5.609	365	07/01/2015
533020DC4	5012	CITY OF LINCOLN		03/02/2013	995,000.00	1,014,352.75	995,000.00	3.000		3.000	428	09/02/2015
650035J66	5015	NEW YORK STATE REVENUE BONDS		03/25/2014	500,000.00	502,945.00	498,883.28	2.000		2.050	1,718	03/15/2019
13063CKL3	5017	STATE OF CALIFORNIA		05/16/2014	1,000,000.00	1,005,840.00	1,011,444.03	2.250		2.000	1,765	05/01/2019
		Subtotal and Average	**5,434,108.51**		**5,400,000.00**	**5,519,002.70**	**5,465,805.76**			**3.583**	**968**	

CITY OF HEMET
Portfolio Management
Portfolio Details - Investments
June 30, 2014

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Medium Term Notes												
037833AQ3	5016	APPLE		05/15/2014	1,000,000.00	1,005,040.00	1,006,430.49	2.100		1.960	1,770	05/06/2019
14912L6B2	5020	CATERPILLAR		06/09/2014	1,000,000.00	1,002,560.00	1,003,743.68	2.100	A	2.020	1,804	06/09/2019
36962G7G3	5014	G.E. CAPITAL CORP.		03/14/2014	500,000.00	510,060.00	509,729.18	2.300		1.932	1,658	01/14/2019
68389XAN5	5010	ORACLE		03/28/2013	500,000.00	499,330.00	500,799.22	1.200		1.150	1,202	10/15/2017
94974BFG0	5013	WELLS FARGO		04/26/2013	500,000.00	499,145.00	502,561.25	1.500		1.350	1,295	01/16/2018
		Subtotal and Average	**3,255,793.78**		**3,500,000.00**	**3,516,135.00**	**3,523,263.82**			**1.771**	**1,615**	
Federal Agency Issues - Coupon												
3133ECV43	2266	FEDERAL FARM CREDIT BANKS		07/23/2013	500,000.00	500,500.00	500,000.00	1.930		1.930	1,483	07/23/2018
3133ECZB3	2270	FEDERAL FARM CREDIT BANKS		09/11/2013	500,000.00	501,575.00	500,000.00	2.280		2.280	1,533	09/11/2018
3133EDA51	2274	FEDERAL FARM CREDIT BANKS		11/19/2013	500,000.00	502,585.00	500,000.00	1.810		1.810	1,602	11/19/2018
313381MV4	2254	FEDERAL HOME LOAN BANK		01/17/2013	500,000.00	495,370.00	500,000.00	1.050		1.050	1,296	01/17/2018
313383GY1	2261	FEDERAL HOME LOAN BANK		06/13/2013	500,000.00	493,845.00	500,000.00	1.170		1.170	1,443	06/13/2018
313383JZ53	2263	FEDERAL HOME LOAN BANK		06/27/2013	500,000.00	496,710.00	500,000.00	1.450		1.450	1,457	06/27/2018
3130A1GQ5	2276	FEDERAL HOME LOAN BANK		04/15/2014	500,000.00	499,645.00	500,000.00	2.070		2.070	1,749	04/15/2019
3134G37C8	2256	FEDERAL HOME LOAN MTG ASSOC.		04/17/2013	500,000.00	496,845.00	500,000.00	1.100		1.100	1,386	04/17/2018
3134G37H7	2257	FEDERAL HOME LOAN MTG ASSOC.		04/25/2013	500,000.00	495,460.00	500,000.00	1.150		1.150	1,394	04/25/2018
3134G47G7	2262	FEDERAL HOME LOAN MTG ASSOC.		06/26/2013	500,000.00	496,925.00	500,000.00	1.400		1.400	1,456	06/26/2018
3134G4BG2	2265	FEDERAL HOME LOAN MTG ASSOC.		07/17/2013	500,000.00	499,165.00	500,000.00	1.550		1.550	1,477	07/17/2018
3134G4S74	2275	FEDERAL HOME LOAN MTG ASSOC.		01/16/2014	500,000.00	500,365.00	500,000.00	2.000		2.000	1,660	01/16/2019
3135G0NF6	2252	FEDERAL NTL MORTGAGE ASSOC.		08/21/2012	500,000.00	498,510.00	500,000.00	1.000		1.000	1,147	08/21/2017
3136G04U2	2253	FEDERAL NTL MORTGAGE ASSOC.		11/29/2012	500,000.00	495,995.00	500,000.00	1.000		1.000	1,247	11/29/2017
3135G0UN1	2255	FEDERAL NTL MORTGAGE ASSOC.		02/28/2013	500,000.00	497,480.00	500,000.00	1.150		1.146	1,338	02/28/2018
3135G0WN9	2258	FEDERAL NTL MORTGAGE ASSOC.		04/30/2013	500,000.00	491,375.00	500,000.00	1.000		1.000	1,399	04/30/2018
3136G1LB3	2259	FEDERAL NTL MORTGAGE ASSOC.		04/30/2013	500,000.00	494,275.00	500,000.00	0.750		0.740	1,399	04/30/2018
3135G0XG3	2260	FEDERAL NTL MORTGAGE ASSOC.		05/21/2013	500,000.00	491,755.00	500,000.00	1.000		1.000	1,420	05/21/2018
		Subtotal and Average	**9,433,333.33**		**9,000,000.00**	**8,948,380.00**	**9,000,000.00**			**1.380**	**1,438**	
Negotiable CDs												
02437PAG8	3173	AMERICAN NATIONAL BANK DALLAS		08/12/2013	248,000.00	248,000.00	248,000.00	1.250		1.251	1,138	08/12/2017
0606247B3	3176	BANK OF BARODA N.Y.		11/12/2013	248,000.00	248,000.00	248,000.00	2.150		2.151	1,596	11/13/2018
856284-E3-4	3147	BANK OF INDIA NEW YORK		04/27/2012	248,000.00	255,501.31	248,000.00	2.000		2.001	1,031	04/27/2017
17037TDV6	3169	CHOICE FINANCIAL GROUP		11/20/2012	248,000.00	246,680.34	248,000.00	1.000		1.001	1,238	11/20/2017
20033AAG13	3168	COMENITY CAPITAL BANK		10/25/2012	249,000.00	248,382.80	249,000.00	1.050		1.065	1,212	10/25/2017
20451PEN2	3175	COMPASS BANK		09/25/2013	247,000.00	252,514.28	247,000.00	2.000		2.001	1,547	09/25/2018

CITY OF HEMET
Portfolio Management
Portfolio Details - Investments
June 30, 2014

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Negotiable CDs												
20786AAL9	3177	CONNECTONE BANK N.J.		12/13/2013	247,000.00	250,329.78	247,000.00	1.850		1.851	1,626	12/13/2018
29976DNY2	3166	EVERBANK		10/15/2012	248,000.00	248,000.00	248,000.00	1.000		1.001	1,203	10/16/2017
373128DS3	3167	GEORGIA BANK AND TRUST		10/17/2012	249,000.00	247,977.98	249,000.00	1.000		1.014	1,204	10/17/2017
36159CRZ1	3126	GE Money Bank		07/30/2010	247,000.00	252,248.75	247,000.00	2.400		2.400	394	07/30/2015
48124JSB5	3171	JP MORGAN CHASE BANK		01/28/2013	248,000.00	248,000.00	248,000.00	0.850		0.850	1,307	01/28/2018
628779FJ4	3178	NBT BANK		06/06/2014	247,000.00	248,201.88	247,000.00	1.800		1.800	1,801	06/06/2019
7865803L2	3164	SAFRA NATIONAL BANK		09/27/2012	249,000.00	249,000.00	249,000.00	0.800		0.800	454	09/28/2015
795450NR2	3163	SALLIE MAE		07/25/2012	248,000.00	248,000.00	248,000.00	1.200		1.200	391	07/27/2015
84603M2W5	3165	SOVEREIGN BANK		10/03/2012	249,000.00	249,354.38	249,000.00	0.750		0.750	94	10/03/2014
909557CL2	3170	United Bankers' Bank		11/29/2012	249,000.00	248,239.31	249,000.00	1.100		1.115	1,247	11/29/2017
94986TMF1	3172	WELLS FARGO		03/28/2013	248,000.00	248,000.00	248,000.00	1.000		1.000	1,366	03/28/2018
		Subtotal and Average	**4,175,833.33**		**4,217,000.00**	**4,236,430.81**	**4,217,000.00**			**1.367**	**1,108**	
		Total and Average	**67,753,748.87**		**67,052,740.22**	**67,187,540.99**	**67,141,809.80**			**0.898**	**447**	

CITY OF HEMET
Portfolio Management
Portfolio Details - Cash
June 30, 2014

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity
		Average Balance	**0.00**	Accrued Interest at Purchase		21,263.26	21,263.26				**0**
				Subtotal		21,263.26	21,263.26				
	Total Cash and Investments		**67,753,748.87**		**67,052,740.22**	**67,208,804.25**	**67,163,073.06**			**0.898**	**447**

CITY OF HEMET
Received Interest
Sorted by Issuer
Received June 1, 2014 - June 30, 2014

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest Date Due	Interest Date Received	Interest Amount Due	Interest Amount Received	Interest Variance
BARCLAYS BANK DE	06740KEX1	3146	BCD	247,000.00	1.900	06/07/2014	06/10/2014	2,340.07	2,340.07	-
							Subtotal	**2,340.07**	**2,340.07**	
BANK OF HEMET	SYS3174	3174	BCD	494,000.00	0.500	06/06/2014	06/10/2014	209.78	209.78	-
							Subtotal	**209.78**	**209.78**	
BANK OF THE WEST	SYS3144	3144	BCD	249,000.00	1.750	06/12/2014	06/16/2014	370.09	370.09	-
							Subtotal	**370.09**	**370.09**	
COMENITY CAPITAL BANK	20033AAG13	3168	NC2	249,000.00	1.050	06/25/2014	06/26/2014	225.14	222.05	-3.09
							Subtotal	**225.14**	**222.05**	
CONNECTONE BANK N.J.	20786AAL9	3177	NC2	247,000.00	1.850	06/13/2014	06/16/2014	388.09	388.09	-
							Subtotal	**388.09**	**388.09**	
FEDERAL HOME LOAN BANK	313383GY1	2261	FAC	500,000.00	1.170	06/13/2014	06/16/2014	2,925.00	2,925.00	-
	313383JZ53	2263	FAC	500,000.00	1.450	06/27/2014	06/30/2014	3,625.00	3,625.00	-
							Subtotal	**6,550.00**	**6,550.00**	
FEDERAL HOME LOAN MTG ASSOC.	3134G47G7	2262	FAC	500,000.00	1.400	06/26/2014	06/30/2014	3,500.00	3,500.00	-
							Subtotal	**3,500.00**	**3,500.00**	
FEDERAL NTL MORTGAGE ASSOC.	3136G04U2	2253	FAC	500,000.00	1.000	05/29/2014	06/02/2014	2,500.00	2,500.00	-
	3136G0NY3	2251	FAC	0.00	1.050	06/27/2014	06/27/2014	2,625.00	2,625.00	-
							Subtotal	**5,125.00**	**5,125.00**	
GEORGIA BANK AND TRUST	373128DS3	3167	NC2	249,000.00	1.000	06/17/2014	06/18/2014	214.42	211.48	-2.94
							Subtotal	**214.42**	**211.48**	
United Bankers' Bank	909557CL2	3170	NC2	249,000.00	1.100	05/28/2014	06/02/2014	228.25	225.12	-3.13
							Subtotal	**228.25**	**225.12**	

CITY OF HEMET
Received Interest
Received June 1, 2014 - June 30, 2014

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest Date Due	Interest Date Received	Interest Amount Due	Interest Amount Received	Interest Variance
							Total	19,150.84	19,141.68	
							Total Cash Overpayment	0.00		
							Total Cash Shortfall	-9.16		

CITY OF HEMET
Received Interest
Received June 1, 2014 - June 30, 2014

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest Date Received	Interest Amount Received
Cash Accounts							
BANK OF NEW YORK	SYS5009	5009	PA1	560,948.69		06/02/2014	18.54
						Subtotal	**18.54**
Citibank	SYS5001	5001	PA1	956,820.88	0.450	06/30/2014	114.05
						Subtotal	**114.05**
CITIBANK3	SYS5004	5004	PA1	7,293,251.11	0.450	06/30/2014	978.72
						Subtotal	**978.72**
						Total	**1,111.31**

LIBRARY
Portfolio Management
Portfolio Summary
June 30, 2014

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Federal Agency Coupon Securities	1,000,000.00	993,973.10	1,000,000.00	100.00	1,826	1,338	1.060	1.075
Investments	**1,000,000.00**	**993,973.10**	**1,000,000.00**	**100.00%**	**1,826**	**1,338**	**1.060**	**1.075**

Total Earnings	June 30 Month Ending	Fiscal Year To Date	Fiscal Year Ending
Current Year	895.84	10,750.00	10,750.00
Average Daily Balance	**1,000,000.00**		
Effective Rate of Return	**1.09%**		

JUDITH L. OLTMAN, TREASURER

Reporting period 06/01/2014-06/30/2014

Run Date: 09/22/2014 - 14:59

Portfolio LIBR
CC
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.5

LIBRARY
Received Interest
Sorted by Issuer
Received June 1, 2014 - June 30, 2014

Issuer	CUSIP	Investment #	Security Type	Par Value	Current Rate	Interest				
						Date Due	Date Received	Amount Due	Amount Received	Variance
FEDERAL HOME LOAN BANK	313383AW1	3304	FAC	500,000.00	1.150	06/13/2014	06/13/2014	2,875.00	2,875.00	-
							Subtotal	**2,875.00**	**2,875.00**	
							Total	**2,875.00**	**2,875.00**	
						Total Cash Overpayment		**0.00**		
						Total Cash Shortfall		**0.00**		

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

www.treasurer.ca.gov/pmia-laif
July 22, 2014

HEMET

TREASURER
445 EAST FLORIDA AVENUE
HEMET, CA 92543-4209

PMIA Average Monthly Yields

Account Number:
65-33-006

Tran Type Definitions

June 2014 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	1,879.48
Total Withdrawal:	0.00	Ending Balance:	1,879.48

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

www.treasurer.ca.gov/pmia-laif
July 22, 2014

CITY OF HEMET

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

PMIA Average Monthly Yields

Account Number:
98-33-362

Tran Type Definitions

June 2014 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	33,197,889.57
Total Withdrawal:	0.00	Ending Balance:	33,197,889.57

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

Date	Activity		103852000 788-1508 Bond	103852001 788-1508 Prepayment	103852002 Special	103852003 788-1510 Escrow	103852004 788-1502 Cost of	103852005 788-1506 Reserve	TOTAL
3/31/2014	Interest								0.00
	Transfer funds		(259,046.25)						(259,046.25)
	City of Hemet								0.00
	Debt Service								0.00
	Khov prepay (31 lots)								0.00
	Trust fees								0.00
	BALANCE	0.00	0.00	2,656,601.78	(0.00)	0.00	0.00	466,136.25	3,122,738.03
4/30/2014	Interest								0.00
	Transfer funds								0.00
	City of Hemet								0.00
	Debt Service								0.00
	Khov prepay (31 lots)								0.00
	Trust fees								0.00
	BALANCE	0.00	0.00	2,656,601.78	(0.00)	0.00	0.00	466,136.25	3,122,738.03
5/30/2014	Interest								0.00
	Transfer funds								0.00
	City of Hemet								0.00
	Debt Service								0.00
	Khov prepay (31 lots)								0.00
	Trust fees								0.00
	BALANCE	0.00	0.00	2,656,601.78	(0.00)	0.00	0.00	466,136.25	3,122,738.03
6/30/2014	Interest								0.00
	Transfer funds			345,869.88					345,869.88
	City of Hemet								0.00
	Debt Service								0.00
	Khov prepay (31 lots)								0.00
	Trust fees								0.00
	BALANCE	0.00	0.00	3,002,471.66	(0.00)	0.00	0.00	466,136.25	3,468,607.91

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

Date	Activity	98510818 496-1504 Interest Fund	98510819 Principal Fund	Sinking Fund	98510816 496-1506 Reserve Fund	98510815 Redemption Fund	98510817 389-1502 Cost of Issuance	RDA 389-1503 Acquisition Fund	TOTAL All Accounts
2/28/2014	Interest				6.49				6.49
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	0.35	0.32	0.00	477,100.93	0.00	(0.00)	0.00	477,101.60
3/31/2014	Interest				5.86				5.86
	Interfund transfer	37.89			(37.89)				0.00
	Debt Service from City of Hemet	156,930.13							156,930.13
	Debt Service Pmt	(156,962.51)							(156,962.51)
	BALANCE	5.86	0.32	0.00	477,068.90	0.00	(0.00)	0.00	477,075.08
4/30/2014	Interest	0.90			6.49				7.39
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	6.76	0.32	0.00	477,075.39	0.00	(0.00)	0.00	477,082.47
5/31/2014	Interest				6.28				6.28
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	6.76	0.32	0.00	477,081.67	0.00	(0.00)	0.00	477,088.75
6/30/2014	Interest				6.49				6.49
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Pmt								0.00
	BALANCE	6.76	0.32	0.00	477,088.16	0.00	(0.00)	0.00	477,095.24

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

Date	Activity	98510810 496-1502 Interest Fund	98510811 Principal Fund	98510812 Sinking Fund	98510813 496-1503 Reserve Fund	98510814 Redemption Fund	98510815 390-1502 Cost of Issuance	RDA 390-1503 Acquisition Fund	TOTAL All Accounts
4/30/2014	Interest	0.90			8.26				9.16
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	8.36	0.66	0.00	607,186.86	0.00	0.00	(0.00)	607,195.88
5/31/2014	Interest				8.00				8.00
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	8.36	0.66	0.00	607,194.86	0.00	0.00	(0.00)	607,203.88
6/30/2014	Interest				8.26				8.26
	Interfund transfer								0.00
	Debt Service from City of Hemet								0.00
	Debt Service Payment								0.00
	BALANCE	8.36	0.66	0.00	607,203.12	0.00	0.00	(0.00)	607,212.14

AGENDA # 9

Staff Report

TO: Honorable Mayor and Members of the City Council

FROM: Jessica A. Hurst, DCM/Administrative Services Director;
Wally Hill, City Manager

DATE: October 14, 2014

RE: Warrant Register

The City of Hemet's warrant registers dated October 2, 2014 in the amount of $1,611,062.67 and October 6, 2014 in the amount of $4,475,626.96 are currently posted on the City's website in the Finance Department section, under *Financial Information*. Payroll for the period of September 1, 2014 to September 14, 2014 was $589,942.66 and September 15, 2014 to September 28, 2014 was $677,191.80.

CLAIMS VOUCHER APPROVAL

"I, Jessica A. Hurst, 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,

Jessica A. Hurst
Deputy City Manager/Administrative Services Director

JAH: mh

CITY OF HEMET
VOUCHER/WARRANT REGISTER
FOR ALL PERIODS

CLAIMS VOUCHER APPROVAL

I, JESSICA A. HURST, 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.

JESSICA A. HURST
DCM/ADMINISTRATIVE SERVICES DIRECTOR

AGENDA # 10

Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

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

DATE: October 14, 2014

RE: Award of Bid for the Citywide Pavement Rehabilitation Project – FY 2014
C.I.P. No. 5589

RECOMMENDED ACTION:

That the City Council award the contract to the lowest, responsive bidder, R.J. Noble Company for the FY 2014 - Citywide Pavement Rehabilitation Project CIP 5589 in the amount of $2,076,636 and reject all other bids;

Authorize the City Manager to enter into a construction contract for the improvements;

Establish budget in the amount of $2,076,636 in Measure A Fund No. 222-5589-5500 for the cost of construction, $50,000 in Measure A Fund No.222-5589-2710 for geotechnical testing and surveying and $160,000 in Measure A Fund 222-5551, various accounts, for salaries and benefits being the cost of design engineering, construction management, administration, construction engineering and inspection. Total cost of the project is estimated to be $2,286,636.

BACKGROUND:

The City of Hemet receives Measure A funds annually to pay for capital improvement with the improvements to local streets and road projects.

PROJECT DESCRIPTION:

The project will remove the existing failed pavement and construct new asphalt pavement on 12 street segments at various locations throughout the city. The pavement treatment varies with the type of roadways, construct curb and gutter, ADA access ramps and replace traffic loops, as shown on the attached Exhibit "A".

ANALYSIS:

On September 11, 2014 the Purchasing offices received six (6), responsive, sealed bids, with the three lowest shown below; (See attached Exhibit B for all Bid Results).

R.J. Noble Company of Orange, CA	$ 2,076,636
Matich Corporation of San Bernardino, CA	$ 2,094,760
Cooley Construction, Inc. of Hesperia, CA	$ 2,160,440

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.

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

The project is categorically exempt from CEQA under section 15301 (b) existing facilities, and it was included in the adopted Five Year CIP for street rehabilitation.

FISCAL IMPACT:

No General Fund Impact. The construction of the project, inspection, geotechnical engineering, surveying and project administration will be funded by Measure A funding for a total estimated cost of $2,286,636.

Respectfully submitted,

for Victor Moriz, P.E.
Principal Engineer

Fiscal Review:

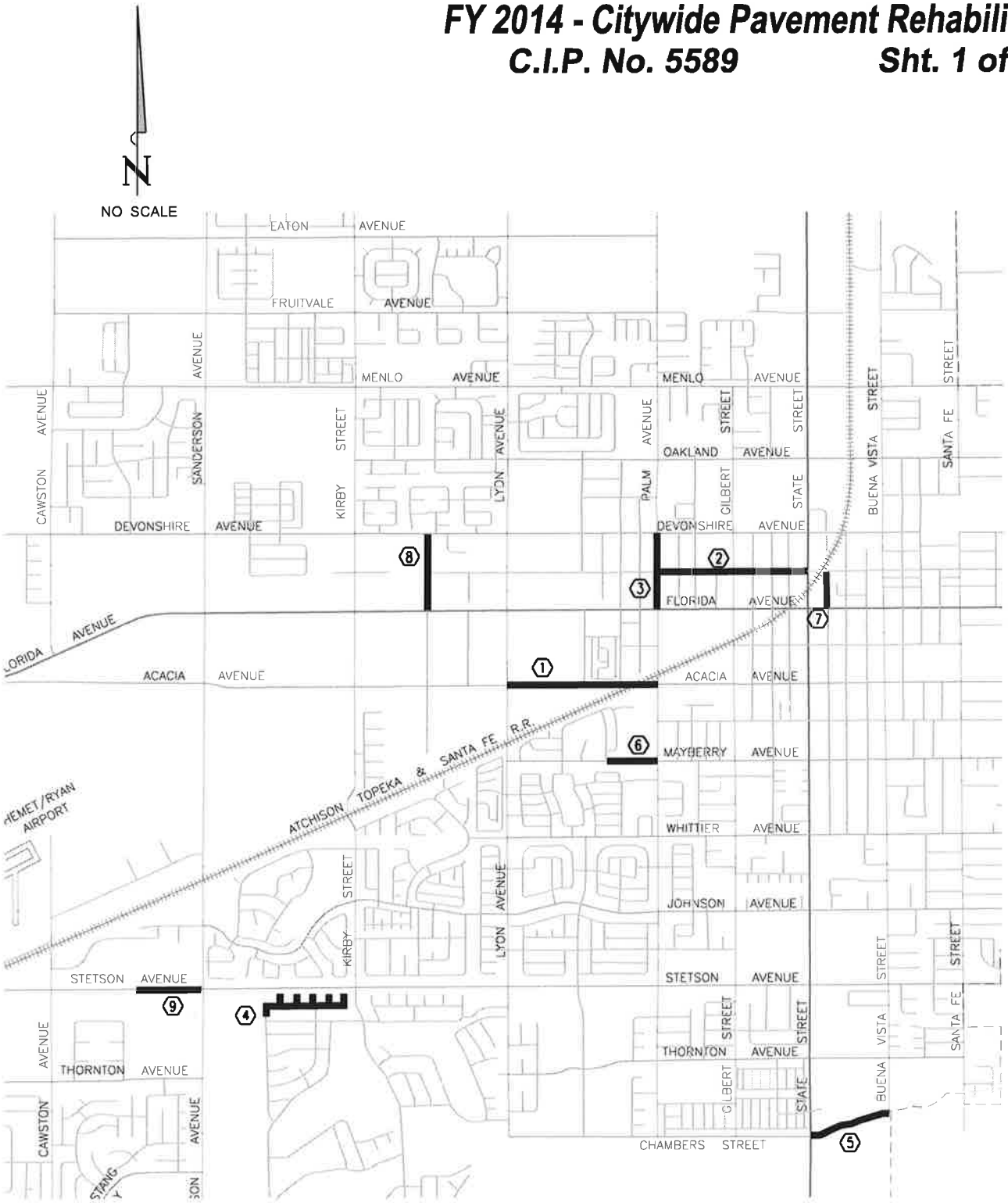
Jessica Hurst
Deputy CM/Admin. Services Director

Attachment(s): Exhibit "A" Plan View
Exhibit "B" Bid Results

EXHIBIT "A"

FY 2014 - Citywide Pavement Rehabilitaion

C.I.P. No. 5589 Sht. 1 of 2



STREET SEGMENTS

1. Acacia Ave.
2. Latham Ave.
3. Palm Ave.
4. 7 Hills/Chamise Way, Ribbonwood Ct., Buttonwood Ct., Checkerberry Ct., Carrotwood Ct. and Chamise Ct.
5. Chambers St.
6. Mayberry Ave.
7. N. Harvard St.
8. Gilmore St.
9. Stetson Ave.

City of Hemet

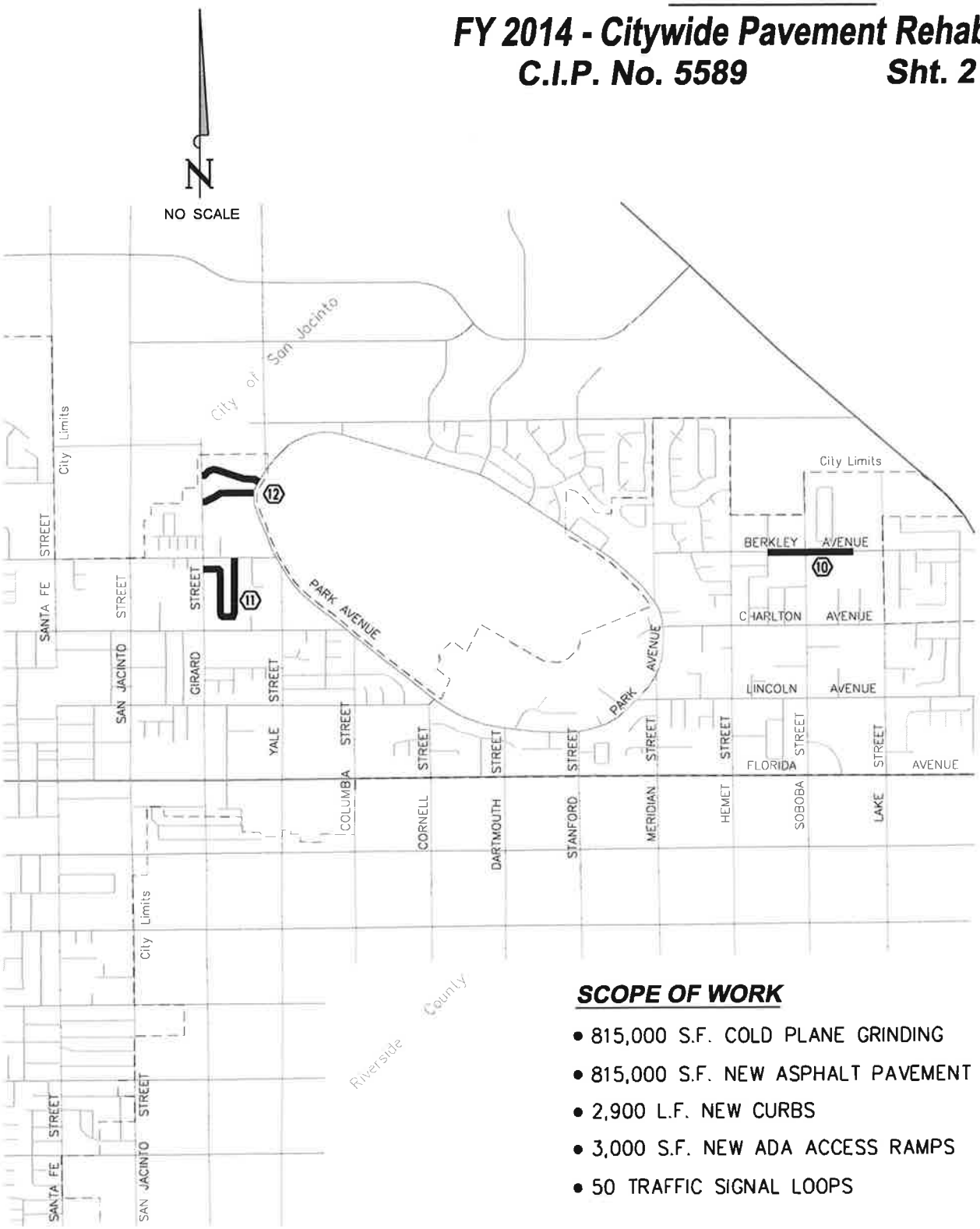
ENGINEERING DIVISION

510 E. FLORIDA AVENUE
HEMET, CA 92543
(951) 765-2360

EXHIBIT "A"

FY 2014 - Citywide Pavement Rehabilitaion

C.I.P. No. 5589 Sht. 2 of 2



SCOPE OF WORK

- 815,000 S.F. COLD PLANE GRINDING
- 815,000 S.F. NEW ASPHALT PAVEMENT
- 2,900 L.F. NEW CURBS
- 3,000 S.F. NEW ADA ACCESS RAMPS
- 50 TRAFFIC SIGNAL LOOPS

STREET SEGMENTS

(10) Berkley Ave.

(11) Kerilyn Ln., Brady Ln., Brian St. and James Way

(12) Cajon Dr. & Terrace Dr.

City of Hemet

ENGINEERING DIVISION

510 E. FLORIDA AVENUE
HEMET, CA 92543
(951) 765-2360

City of Hemet - Engineering Division
510 E. Florida Avenue, Hemet, CA 92543
Project Name: Citywide Pavement Rehabilitation Project ***CIP No. 5589***

EXHIBIT "B"

Bid Opening Date: Sept. 11, 2014
Time: 2:00 P.M. Sht. 1 of 2

			R.J. Noble Company		Matich Corporation		Cooley Construction, Inc.	
Item No. & Description	**Unit**	**Quantity**	**Unit Bid**	**Total Bid**	**Unit Bid**	**Total Bid**	**Unit Bid**	**Total Bid**
1. Mobilization/demobilization	L.S.	1	$ 80,000.00	$ 80,000.00	$ 158,500.00	$ 158,500.00	$ 77,000.00	$ 77,000.00
2. Min. 3" cold mill grind	S.F.	231,000	$ 0.33	$ 76,230.00	$ 0.21	$ 48,510.00	$ 0.30	$ 69,300.00
3. Min. 4" cold mill grind	S.F.	476,700	$ 0.38	$ 181,146.00	$ 0.24	$ 114,408.00	$ 0.31	$ 147,777.00
4. F/I 2" AC Base	TONS	5,900	$ 67.00	$ 395,300.00	$ 63.00	$ 371,700.00	$ 73.00	$ 430,700.00
5. F/I 2" AC Overlay	TONS	6,020	$ 67.00	$ 403,340.00	$ 67.00	$ 403,340.00	$ 76.00	$ 457,520.00
6. F/I 3" AC Pavement	TONS	6,220	$ 67.00	$ 416,740.00	$ 67.00	$ 416,740.00	$ 72.00	$ 447,840.00
7. Smooth Pavm't Joint Trans.	L.F.	4,030	$ 3.00	$ 12,090.00	$ 1.00	$ 4,030.00	$ 4.70	$ 18,941.00
8. Sawcut ex. AC Pavm't	L.F.	1,450	$ 2.80	$ 4,060.00	$ 1.50	$ 2,175.00	$ 2.60	$ 3,770.00
9. R/D ex. AC Pavm't	S.F.	30,250	$ 0.48	$ 14,520.00	$ 0.40	$ 12,100.00	$ 0.48	$ 14,520.00
10. Uncl. Rdwy. Excavation 9"	S.F.	37,300	$ 0.80	$ 29,840.00	$ 0.45	$ 16,785.00	$ 0.36	$ 13,428.00
11. Uncl. Rdwy. Excavation 12"	S.F.	11,690	$ 1.50	$ 17,535.00	$ 1.00	$ 11,690.00	$ 1.18	$ 13,794.20
12. R/Scrfy AC/sbgrd 12"m & 95%	S.F.	57,700	$ 0.74	$ 42,698.00	$ 0.35	$ 20,195.00	$ 0.52	$ 30,004.00
13. Scrfy 12" to 21"m & 95%	S.F.	37,300	$ 0.31	$ 11,563.00	$ 0.25	$ 9,325.00	$ 0.58	$ 21,634.00
14. Construct 6" C&G	L.F.	1,000	$ 24.00	$ 24,000.00	$ 24.00	$ 24,000.00	$ 19.70	$ 19,700.00
15. Construct 8" C&G	L.F.	1,750	$ 24.00	$ 42,000.00	$ 21.00	$ 36,750.00	$ 19.30	$ 33,775.00
16. Construct 8" AC Dike	L.F.	200	$ 31.00	$ 6,200.00	$ 24.00	$ 4,800.00	$ 20.60	$ 4,120.00
17. F/I 6" CAB	TONS	1,500	$ 26.00	$ 39,000.00	$ 23.00	$ 34,500.00	$ 27.60	$ 41,400.00
18. F/I 8" CAB	TONS	750	$ 26.00	$ 19,500.00	$ 24.00	$ 18,000.00	$ 26.60	$ 19,950.00
19. R/D ex. Ramp & Hardscape	S.F.	2,970	$ 4.70	$ 13,959.00	$ 3.00	$ 8,910.00	$ 2.10	$ 6,237.00
20. Construct Access Ramp	EA.	3	$ 3,000.00	$ 9,000.00	$ 2,800.00	$ 8,400.00	$ 5,200.00	$ 15,600.00
21. R/D Driveway & Regrade	S.F.	4,100	$ 5.00	$ 20,500.00	$ 5.00	$ 20,500.00	$ 2.67	$ 10,947.00
22. Construct Driveway Approach	S.F.	4,900	$ 5.25	$ 25,725.00	$ 5.50	$ 26,950.00	$ 5.10	$ 24,990.00
23. R/D ex. Brick Pavers	S.F.	1,000	$ 10.50	$ 10,500.00	$ 8.00	$ 8,000.00	$ 2.50	$ 2,500.00
24. Construct Decorative Xwalk	S.F.	1,000	$ 26.00	$ 26,000.00	$ 17.00	$ 17,000.00	$ 18.70	$ 18,700.00
25. F/I Traffic Loops	EA.	50	$ 260.00	$ 13,000.00	$ 260.00	$ 13,000.00	$ 317.00	$ 15,850.00
26. Striping	L.S.	1	$ 21,000.00	$ 21,000.00	$ 21,000.00	$ 21,000.00	$ 21,700.00	$ 21,700.00
27. Adjust ex. vault	EA.	10	$ 2,400.00	$ 24,000.00	$ 2,500.00	$ 25,000.00	$ 1,480.00	$ 14,800.00
28. Adjust ex. water/gas cap	EA.	120	$ 150.00	$ 18,000.00	$ 450.00	$ 54,000.00	$ 370.00	$ 44,400.00
29. Adjust ex. manhole	EA.	60	$ 675.00	$ 40,500.00	$ 625.00	$ 37,500.00	$ 1,270.00	$ 76,200.00
30. R/D ex. shrub/tree	EA.	4	$ 500.00	$ 2,000.00	$ 2,000.00	$ 8,000.00	$ 510.00	$ 2,040.00
31. Relocate ex. mailbox	EA.	15	$ 215.00	$ 3,225.00	$ 450.00	$ 6,750.00	$ 146.00	$ 2,190.00
32. Relocate ex. street name sign	EA.	1	$ 215.00	$ 215.00	$ 200.00	$ 200.00	$ 263.00	$ 263.00
33. Relocate ex. Verizon rsr/vlt	EA.	2	$ 500.00	$ 1,000.00	$ 1.00	$ 2.00	$ 525.00	$ 1,050.00
34. Construct AC slot-patch	S.F.	350	$ 15.00	$ 5,250.00	$ 20.00	$ 7,000.00	$ 14.00	$ 4,900.00
35. Traffic Control Plan	L.S.	1	$ 20,000.00	$ 20,000.00	$ 110,000.00	$ 110,000.00	$ 25,000.00	$ 25,000.00
36. SWPPP	L.S.	1	$ 7,000.00	$ 7,000.00	$ 15,000.00	$ 15,000.00	$ 7,900.00	$ 7,900.00
				$ 2,076,636.00		**$ 2,094,760.00**		**$ 2,160,440.20**

City of Hemet - Engineering Division

510 E. Florida Avenue, Hemet, CA 92543
Project Name: Citywide Pavement Rehabilitation Project ***CIP No. 5589***

EXHIBIT "B"

Bid Opening Date: Sept. 11, 2014
Time: 2:00 P.M. Sht. 2 of 2

Item No. & Description	Unit	Quantity	All American Asphalt Unit Bid	All American Asphalt Total Bid	Griffith Company Unit Bid	Griffith Company Total Bid	Hardy & Harper, Inc. Unit Bid	Hardy & Harper, Inc. Total Bid
1. Mobilization/demobilization	L.S.	1	$ 42,000.00	$ 42,000.00	$ 245,600.00	$ 245,600.00	$ 229,583.00	$ 229,583.00
2. Min. 3" cold mill grind	S.F.	231,000	$ 0.18	$ 41,580.00	$ 0.30	$ 69,300.00	$ 0.23	$ 53,130.00
3. Min. 4" cold mill grind	S.F.	476,700	$ 0.18	$ 85,806.00	$ 0.30	$ 143,010.00	$ 0.26	$ 123,942.00
4. F/I 2" AC Base	TONS	5,900	$ 70.00	$ 413,000.00	$ 71.00	$ 418,900.00	$ 70.00	$ 413,000.00
5. F/I 2" AC Overlay	TONS	6,020	$ 70.00	$ 421,400.00	$ 70.00	$ 421,400.00	$ 70.00	$ 421,400.00
6. F/I 3" AC Pavement	TONS	6,220	$ 70.00	$ 435,400.00	$ 70.00	$ 435,400.00	$ 70.00	$ 435,400.00
7. Smooth Pavm't Joint Trans.	L.F.	4,030	$ 2.90	$ 11,687.00	$ 0.40	$ 1,612.00	$ 3.00	$ 12,090.00
8. Sawcut ex. AC Pavm't	L.F.	1,450	$ 3.80	$ 5,510.00	$ 3.80	$ 5,510.00	$ 2.00	$ 2,900.00
9. R/D ex. AC Pavm't	S.F.	30,250	$ 0.38	$ 11,495.00	$ 0.70	$ 21,175.00	$ 2.00	$ 60,500.00
10. Uncl. Rdwy. Excavation 9"	S.F.	37,300	$ 1.75	$ 65,275.00	$ 0.90	$ 33,570.00	$ 1.25	$ 46,625.00
11. Uncl. Rdwy. Excavation 12"	S.F.	11,690	$ 1.60	$ 18,704.00	$ 1.40	$ 16,366.00	$ 2.00	$ 23,380.00
12. R/Scrfy AC/sbgrd 12"m & 95%	S.F.	57,700	$ 0.36	$ 20,772.00	$ 0.80	$ 46,160.00	$ 0.25	$ 14,425.00
13. Scrfy 12" to 21"m & 95%	S.F.	37,300	$ 0.31	$ 11,563.00	$ 0.20	$ 7,460.00	$ 0.50	$ 18,650.00
14. Construct 6" C&G	L.F.	1,000	$ 49.00	$ 49,000.00	$ 26.00	$ 26,000.00	$ 24.00	$ 24,000.00
15. Construct 8" C&G	L.F.	1,750	$ 49.00	$ 85,750.00	$ 26.00	$ 45,500.00	$ 24.00	$ 42,000.00
16. Construct 8" AC Dike	L.F.	200	$ 26.00	$ 5,200.00	$ 3.00	$ 600.00	$ 15.00	$ 3,000.00
17. F/I 6" CAB	TONS	1,500	$ 30.00	$ 45,000.00	$ 19.00	$ 28,500.00	$ 50.00	$ 75,000.00
18. F/I 8" CAB	TONS	750	$ 37.00	$ 27,750.00	$ 19.00	$ 14,250.00	$ 50.00	$ 37,500.00
19. R/D ex. Ramp & Hardscape	S.F.	2,970	$ 6.00	$ 17,820.00	$ 0.50	$ 1,485.00	$ 2.50	$ 7,425.00
20. Construct Access Ramp	EA.	3	$ 5,000.00	$ 15,000.00	$ 5,000.00	$ 15,000.00	$ 2,000.00	$ 6,000.00
21. R/D Driveway & Regrade	S.F.	4,100	$ 3.58	$ 14,678.00	$ 0.70	$ 2,870.00	$ 2.50	$ 10,250.00
22. Construct Driveway Approach	S.F.	4,900	$ 9.80	$ 48,020.00	$ 5.75	$ 28,175.00	$ 7.00	$ 34,300.00
23. R/D ex. Brick Pavers	S.F.	1,000	$ 15.00	$ 15,000.00	$ 2.50	$ 2,500.00	$ 3.00	$ 3,000.00
24. Construct Decorative Xwalk	S.F.	1,000	$ 17.00	$ 17,000.00	$ 21.00	$ 21,000.00	$ 30.00	$ 30,000.00
25. F/I Traffic Loops	EA.	50	$ 267.00	$ 13,350.00	$ 280.00	$ 14,000.00	$ 300.00	$ 15,000.00
26. Striping	L.S.	1	$ 20,500.00	$ 20,500.00	$ 50,000.00	$ 50,000.00	$ 24,000.00	$ 24,000.00
27. Adjust ex. vault	EA.	10	$ 1,500.00	$ 15,000.00	$ 203.00	$ 2,030.00	$ 2,500.00	$ 25,000.00
28. Adjust ex. water/gas cap	EA.	120	$ 575.00	$ 69,000.00	$ 275.00	$ 33,000.00	$ 200.00	$ 24,000.00
29. Adjust ex. manhole	EA.	60	$ 682.00	$ 40,920.00	$ 450.00	$ 27,000.00	$ 600.00	$ 36,000.00
30. R/D ex. shrub/tree	EA.	4	$ 1,575.00	$ 6,300.00	$ 500.00	$ 2,000.00	$ 3,500.00	$ 14,000.00
31. Relocate ex. mailbox	EA.	15	$ 538.00	$ 8,070.00	$ 45.00	$ 675.00	$ 500.00	$ 7,500.00
32. Relocate ex. street name sign	EA.	1	$ 209.00	$ 209.00	$ 200.00	$ 200.00	$ 500.00	$ 500.00
33. Relocate ex. Verizon rsr/vlt	EA.	2	$ 2,100.00	$ 4,200.00	$ 1.00	$ 2.00	$ 500.00	$ 1,000.00
34. Construct AC slot-patch	S.F.	350	$ 20.00	$ 7,000.00	$ 5.00	$ 1,750.00	$ 10.00	$ 3,500.00
35. Traffic Control Plan	L.S.	1	$ 10,400.00	$ 10,400.00	$ 50,000.00	$ 50,000.00	$ 6,000.00	$ 6,000.00
36. SWPPP	L.S.	1	$ 62,000.00	$ 62,000.00	$ 6,500.00	$ 6,500.00	$ 140,000.00	$ 140,000.00
				$ 2,181,359.00		**$ 2,238,500.00**		**$ 2,424,000.00**

AGENDA # 11

Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Jessica A. Hurst, Deputy City Manager/Administrative Services Director
Wally Hill, City Manager

DATE: October 14, 2014

RE: Approval of the Third Amendment to Settlement Agreement

RECOMMENDED ACTION:
The City Council consider Resolution No. 14-068 approving the Third Amendment to Settlement Agreement with the County of Riverside and providing other matters relating thereto.

BACKGROUND:
In November 1983, the County of Riverside (County), the former Redevelopment Agency of the City of Hemet (Former Agency) and the City of Hemet (City) executed a "Settlement and General Release and Cooperative Agreement between the County, the Former Agency and the City (Settlement Agreement) to resolve and settle a lawsuit filed by the County objecting to the financial impact of the Hemet Project Area (Project) and to provide for "mutual aid and assistance in the redevelopment of certain areas of City and County through the construction, operation and maintenance of County facilities, structures, equipment and apparatus."

The Settlement Agreement allowed the Former Agency to retain a portion of the County's share of tax increment from the Project and established a $14,500,000 limit (County Cap) on the total County share of tax increment that the Former Agency could retain.

This Settlement Agreement was subsequently amended on the following dates:

- July 28, 1998 – for a potential increase in the County Cap with respect to proposed bonds to be issued by the Former Agency (First Amendment) to finance the acquisition and construction of a new public library; and

- April 1, 2002 - to subordinate the County pass through payment to the debt service on the Subordinate Tax Allocation Bonds 1999 Series A (1999 Bonds) and Tax Allocation Bonds 2002 Series A (2002 Bonds) to enhance the credit quality of the 2002 Bonds (Second Amendment).

Assembly Bill No. 1X 26 (AB 1X 26), adopted on December 29, 2011, dissolved redevelopment agencies and established successor agencies and oversight boards to assist in the wind down of the former redevelopment agencies. Successor agencies have assumed the duties and obligations of former redevelopment agencies, which include the obligations of the Former Agency with respect to the Settlement Agreement and the outstanding 1999 and 2002 Bonds. On June 27, 2012, Assembly Bill 1484 (AB 1484) was enacted to clarify and amend AB 1X 26. The addition of

Section 34177.5 of the Health and Safety Code per AB 1484 allows for the refinancing of certain redevelopment agency obligations to achieve debt service savings.

The Successor Agency has been working with the County's financing team since July 2014 to structure the issuance of the Refunding Bonds through the Riverside County Public Financing Authority ("Authority"), prepare the form of key legal documents and reports required by AB 1X 26 and AB 1484, and secure approval of the bond refunding pursuant to Health and Safety Code Section 34180(b).

On August 26th 2014, the Successor Agency approved Resolution No. 4596 approving certain documents and actions to authorize the refunding of the 1999 and 2002 Bonds (Refunding Bonds). On August 27, 2014, the Oversight Board approved Resolution No. 2014-06 approving the Successor Agency's actions and documents. The State Department of Finance is currently reviewing the refunding plan and approval is expected in early November. Final approval and bond sale by the Authority is expected to occur in December 2014.

The Successor Agency has notified the County of the need to subordinate the pass through obligation to the Refunding Bonds in order to permit the issuance and enhance the credit quality of the bond issue. The Successor Agency has requested that the County consider such subordination as the issuance of the Refunding Bonds will result in debt service savings that will accrue to the benefit of the City, County and other taxing entities.

ANALYSIS:

The refunding of bonds will reduce net interest expense, benefitting the taxing entities, including the City, which will receive a greater amount of property tax revenue. The City will receive approximately 14% of the savings. Under current market conditions, total present value savings from the Refunding Bonds are estimated at approximately $1.7 million. The Refunding Bonds will be secured by a pledge of tax increment from the Project along with other excess funds in the Successor Agency's Redevelopment Property Tax Trust Fund.

Under the existing pass through agreement the County is entitled to receive 100% of its share of tax increment. The subordination of future payments and any prior payments still owed is key to the credit quality and potential refunding savings on the bonds. County pass through payments are currently subordinated to the debt service payments for the existing 1999 Bonds and 2002 Bonds. A new amendment is required due to the issuance of Refunding Bonds not subject to the Settlement Agreement. Approval by the Successor Agency will require subsequent approval by the Oversight Board.

COORDINATION AND REVIEW:

This recommendation was prepared and coordinated with the City Attorney's Office, the City Manager and the Finance Department.

FISCAL IMPACT:

Savings resulting from the refinancing of bonds are estimated at $1.7 million in present value dollars and over $2 million in total dollars over the course of the remaining term of the bonds. The City will receive approximately 14% of these savings, or approximately $238,000 over the term of the Refunding Bonds.

There are no costs to the City General Fund, whether the Refunding Bonds are sold by the Authority or by the Successor Agency.

ALTERNATIVE(S):
The City Council may choose not to approve the Third Amendment to the Settlement Agreement with the County of Riverside. This alternative could negatively affect the credit rating of the bonds, reducing the cost savings and ultimately the revenue to the City and other taxing entities.

CONCLUSION:
Staff recommends the City Council adopt proposed Resolution Bill No. 14-068 approving the Third Amendment to Settlement Agreement with the County of Riverside and providing other matters relating thereto in order to subordinate the obligation of the Successor Agency to pass through tax increment to the County and thereby maximize the savings effects of the tax allocation refunding bonds.

Respectfully submitted by:

Jessica A. Hurst
DCM/Administrative Services Director

Approved by:

Wally Hill
City Manager

Attachments: Third Amendment to Settlement and General Release and Cooperative Agreement
Resolution Bill No. 14-068

THIRD AMENDMENT TO
SETTLEMENT AND GENERAL RELEASE
AND COOPERATIVE AGREEMENT BETWEEN
THE COUNTY OF RIVERSIDE,
THE REDEVELOPMENT AGENCY OF THE CITY OF HEMET
AND THE CITY OF HEMET

Parties and Date

This Third Amendment to Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet (Third Amendment) is entered into as of the ____ day of _____, 2014, by the COUNTY OF RIVERSIDE, a public body corporate and politic (County), the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HEMET, a public entity (Successor Agency) and the CITY OF HEMET, a municipal corporation (City).

RECITALS

WHEREAS, the Redevelopment Agency of the City of Hemet (Former Agency) has, pursuant to the California Community Redevelopment Law (Health and Safety Code §33000 et seq) (Redevelopment Law), formed a redevelopment project known as the Hemet Redevelopment Project (Project) pursuant to Ordinance No. 906 adopted by the City Council of the City on July 13, 1982; and

WHEREAS, in November 1983, the County, the Former Agency and the City executed that certain "Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet" (Settlement Agreement); and

WHEREAS, the County, the Former Agency and the City entered into the Settlement Agreement for the purpose of resolving and settling a lawsuit filed by the County objecting to the financial impact of the Project and to provide for "mutual aid and assistance in the redevelopment of certain areas of City and County through the construction, operation and maintenance of County facilities, structures, equipment and apparatus"; and

WHEREAS, among other things, the Settlement Agreement provided for the retention by the Former Agency of a portion of the County Share of Tax Increment (as defined in the Settlement Agreement) attributable to the area of the Project; and

WHEREAS, the Settlement Agreement also established a $14,500,000 "cap" (County Cap) on the total County Share of Tax Increment permitted to be retained by the Former Agency; and

WHEREAS, the County, the City and the Former Agency entered into a First Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 28th day of July, 1998 (First Amendment), relating to a potential increase in the County Cap with respect to proposed bonds to be issued by the Former Agency; and

WHEREAS, the Redevelopment Agency issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project Subordinate Tax Allocation Bonds, 1999 Series A (1999 Bonds) in the aggregate principal amount of $9,510,000 for the purpose of financing the acquisition and construction of a new public library of benefit to the citizens of the City and the County (Public Library); and

WHEREAS, the Redevelopment Agency also issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project, Tax Allocation Bonds, 2002 Series A (2002 Bonds) in an aggregate principal amount of $7,500,000 for the purpose of financing the completion of the acquisition and construction of the Public Library; and

WHEREAS, the County, the City and the Former Agency entered into a Second Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 1st day of April, 2002 (Second Amendment), in order to subordinate the obligation of the Former Agency to pass through the County Share of Tax Increment to the County to the payment by the Former Agency of debt service on the 1999 Bonds and the 2002 Bonds for the purpose of enhancing the credit quality of the 2002 Bonds; and

WHEREAS, by implementation of California Assembly Bill X1 26 (Dissolution Act), which amended provisions of the Redevelopment Law and the California Supreme Court's decision in California Redevelopment Association v. Matosantos, the Former Agency was dissolved on February 1, 2012, and on February 1, 2012, the Successor Agency, in accordance with and pursuant to the Dissolution Act, assumed the duties and obligations of the Former Agency, including, without limitation, the obligations of the Former Agency with respect to the Settlement Agreement and the outstanding 1999 Bonds and 2002 Bonds and related documents to which the Former Agency was a party; and

WHEREAS, Section 34177.5(a)(1) of the Dissolution Act authorizes the Successor Agency to issue bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (Refunding Law) for the purpose of achieving debt service savings within the parameters set forth in said Section 34177.5; and

WHEREAS, the Successor Agency has determined that it will achieve debt service savings within such parameters by the issuance pursuant to the Redevelopment Law, the Dissolution Act and the Refunding Law of its Successor Agency to the Hemet Redevelopment Agency Hemet Redevelopment Project Tax Allocation Refunding Bonds, Series 2014 (2014 Bonds) in order to refund the outstanding 1999 Bonds and 2002 Bonds; and

WHEREAS, the Successor Agency has notified the County and the City of the need again to subordinate the obligation of the Successor Agency to pass through Tax Increment to the County in order to permit the issuance and enhance the credit quality of the 2014 Bonds and has requested that the County consider such subordination, it being understood that the issuance of the 2014 Bonds will provide funds to refund the 1999 Bonds and the 2002 Bonds and will result in debt service savings that will accrue to the benefit of the County and other taxing entities.

Definitions

Except as otherwise set forth herein, capitalized terms shall have the meaning set forth in the Settlement Agreement.

Operative Provisions

Section 1. Recitals. The above recitals are true and correct.

Section 2. Amendments. The County, the City and the Successor Agency hereby agree that the Settlement Agreement shall be amended as follows:

a. *County Subordination*. The County, the City and the Successor Agency hereby agree that debt service with respect to the 2014 Bonds issued in an aggregate principal amount not to exceed $_____, shall be senior to the obligation of the Successor Agency to pass through Tax Increment (as defined in the Settlement Agreement) to the County, notwithstanding the County Cap or any other provision of the Settlement Agreement, as amended.

b. *Pass-Through Obligation*. The County, the City and the Successor Agency hereby agree that the Successor Agency's obligation to pass through Tax Increment to the County is not reduced or eliminated by the subordination provided for in Section 2.a. of this Third Amendment (Subordination). The Successor Agency shall pass through Tax Increment to the County, at such time as Tax Increment is available for such purpose, in accordance with the Settlement Agreement, subject only to the Subordination. In the event the County receives less Tax Increment from the Successor Agency; by operation of the Subordination; the amount of the difference shall accrue interest at the same rate and in the same manner as the County of Riverside investment pool until repaid in full to the County by the Successor Agency. The Successor Agency agrees to repay the County said amounts at such time as Tax Increment is available for such repayment, subject to the Subordination.

Section 3. Applicability of the Settlement Agreement. Except as otherwise expressly provided in this Third Amendment, the provisions of the Settlement Agreement, as amended by the First Amendment and the Second Amendment, are hereby ratified, approved and confirmed.

Section 4. Execution in Several Counterparts. This Third Amendment may be executed in any number of counterparts, and each of such counterparts shall for all purposes be deemed to be an original, and all such counterparts shall together constitute but one and the same instrument.

Section 5. Governing Law. This Third Amendment shall be governed by and construed in accordance with the laws of the State of California. In addition, the County, the City and the Successor Agency hereby agree that the provisions of the Redevelopment Law and the Dissolution Act governing the Settlement Agreement prior to execution of this Third Amendment shall continue to govern after execution of this Third Amendment.

Section 6. Incorporation By Reference. The County, the City and the Successor Agency hereby agree that the amendments contained in this Third Amendment are incorporated by this reference thereto into the Settlement Agreement, as amended by the First Amendment and the Second Amendment, to produce a conformed amended and restated Settlement Agreement which shall serve as the sole operative Settlement Agreement. The amendment contained herein shall be effective upon the execution of this Third Amendment.

Section 7. Interpretation. In the event of any conflict between the provisions of the Settlement Agreement, as amended, and the provisions of this Third Amendment, the provisions of this Third Amendment shall control.

Section 8, Severability. If any provision of this Third Amendment shall be held invalid, the remaining provisions shall maintain their full force and effect.

IN WITNESS WHEREOF, the Successor Agency, the City and the County have executed this Third Amendment by duly authorized representatives, all as of the date set forth above.

CITY OF HEMET

By: _____
Mayor

Attest:

By: _____
City Clerk

SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY

By: _____
Mayor

Attest:

By: _____
Secretary

COUNTY OF RIVERSIDE

By: _____
Chairman, Board of Supervisors

Attest:

By: _____
Clerk of the Board

CITY OF HEMET
Hemet, California
RESOLUTION BILL NO. 14-068

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET APPROVING THIRD AMENDMENT TO SETTLEMENT AGREEMENT AND PROVIDING OTHER MATTERS RELATING THERETO

WHEREAS, the Redevelopment Agency of the City of Hemet (Former Agency) has, pursuant to the California Community Redevelopment Law (Health and Safety Code §33000 et seq) (Redevelopment Law), formed a redevelopment project known as the Hemet Redevelopment Project (Project) pursuant to Ordinance No. 906 adopted by the City Council of the City of Hemet (City) on July 13, 1982; and

WHEREAS, in November 1983, the County of Riverside (County), the Former Agency and the City executed that certain "Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet" (Settlement Agreement); and

WHEREAS, the County, the Former Agency and the City entered into the Settlement Agreement for the purpose of resolving and settling a lawsuit filed by the County objecting to the financial impact of the Project and to provide for "mutual aid and assistance in the redevelopment of certain areas of City and County through the construction, operation and maintenance of County facilities, structures, equipment and apparatus"; and

WHEREAS, among other things, the Settlement Agreement provided for the retention by the Former Agency of a portion of the County Share of Tax Increment (as defined in the Settlement Agreement) attributable to the area of the Project; and

WHEREAS, the Settlement Agreement also established a $14,500,000 "cap" (County Cap) on the total County Share of Tax Increment permitted to be retained by the Former Agency; and

WHEREAS, the County, the City and the Former Agency entered into a First Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 28th day of July, 1998 (First Amendment), relating to a potential increase in the County Cap with respect to proposed bonds to be issued by the Former Agency; and

WHEREAS, the Redevelopment Agency issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project Subordinate Tax Allocation Bonds, 1999 Series A (1999 Bonds) in the aggregate principal amount of $9,510,000 for the purpose of financing the acquisition and construction of a new public library of benefit to the citizens of the City and the County (Public Library); and

WHEREAS, the Redevelopment Agency also issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project, Tax Allocation Bonds, 2002 Series A (2002

Bonds) in an aggregate principal amount of $7,500,000 for the purpose of financing the completion of the acquisition and construction of the Public Library; and

WHEREAS, the County, the City and the Former Agency entered into a Second Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 1st day of April, 2002 (Second Amendment), in order to subordinate the obligation of the Former Agency to pass through the County Share of Tax Increment to the County to the payment by the Former Agency of debt service on the 1999 Bonds and the 2002 Bonds for the purpose of enhancing the credit quality of the 2002 Bonds; and

WHEREAS, by implementation of California Assembly Bill X1 26 (Dissolution Act), which amended provisions of the Redevelopment Law and the California Supreme Court's decision in California Redevelopment Association v. Matosantos, the Former Agency was dissolved on February 1, 2012, and on February 1, 2012, the Successor Agency, in accordance with and pursuant to the Dissolution Act, assumed the duties and obligations of the Former Agency, including, without limitation, the obligations of the Former Agency with respect to the Settlement Agreement and the outstanding 1999 Bonds and 2002 Bonds and related documents to which the Former Agency was a party; and

WHEREAS, Section 34177.5(a)(1) of the Dissolution Act authorizes the Successor Agency to issue bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (Refunding Law) for the purpose of achieving debt service savings within the parameters set forth in said Section 34177.5; and

WHEREAS, the Successor Agency has determined that it will achieve debt service savings within such parameters by the issuance pursuant to the Redevelopment Law, the Dissolution Act and the Refunding Law of its Successor Agency to the Hemet Redevelopment Agency Hemet Redevelopment Project Tax Allocation Refunding Bonds, Series 2014 (2014 Bonds) in order to refund the outstanding 1999 Bonds and 2002 Bonds; and

WHEREAS, the Successor Agency has notified the County and the City of the need again to subordinate the obligation of the Successor Agency to pass through Tax Increment to the County in order to permit the issuance of and to enhance the credit quality of the 2014 Bonds and has requested that the County consider such subordination, it being understood that the issuance of the 2014 Bonds will provide funds to refund the 1999 Bonds and the 2002 Bonds and will result in debt service savings that will accrue to the benefit of the County and other taxing entities; and

WHEREAS, the Successor Agency desires that such subordination be implemented as provided in the Third Amendment to Settlement and General Release and Cooperative Agreement between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet (Third Amendment), as of the date of the Indenture of Trust of the 2014 Bonds, by and among the City, the County and the Successor Agency, the form of which is on file with the City Clerk, as secretary of the Successor Agency; and

WHEREAS, the City Council with the aid of its staff has reviewed the Third Amendment and desires to approve the Third Amendment;

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

1. Approval of Third Amendment. The City Council hereby approves the Third Amendment providing for the subordination of the payment by the Successor Agency of Tax Increment to the County to the payment of debt service on the 2014 Bonds. Each of the Mayor, the City Manager, the Deputy City Manager and Director of Administrative Services or the Community Investment Officer of the City of Hemet (Authorized Officer), is hereby authorized and directed to execute and deliver, and the City Clerk, is hereby authorized and directed to attest to, the Third Amendment for and in the name and on behalf of the City, in substantially the form on file with the City Clerk, with such changes therein, deletions therefrom and additions thereto as the Authorized Officer executing the same shall approve, such approval to be conclusively evidenced by the execution and delivery of the Third Amendment. The City Council hereby authorizes the delivery and performance of the Third Amendment.

2. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Hemet held on this 14th day of October, 2014.

Larry Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 14th day of October, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Sarah McComas, City Clerk

AGENDA # 12

Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Jessica Hurst, Deputy City Manager/Administrative Services Director
Wally Hill, City Manager

DATE: October 14, 2014

RE: Police Department Toughbook Laptop Refresh

RECOMMENDED ACTION:

It is respectfully requested that the Mayor and City Council approve the purchase of 51 new Toughbook Laptop computers from Howard Technology Solutions and authorize the City Manager to approve purchase orders in support of this purchase.

BENEFIT OF RECOMMENDATION:

- Removes non-Windows 7 compatible Laptop computers from the City's network.
- Mitigates the risk associated with continued use of Windows XP.
- Decreases maintenance costs / increases staff productivity.

BACKGROUND:

During the past ten years, the City has used Panasonic Toughbook laptops in mobile applications throughout the City. These laptops, designed for use in harsh environments, have proven to be very reliable. They have continually exceeded their average 5 year lifetime expectancy, delivering an excellent return on the City's investment.

In recent years, funding challenges have made computer replacement a low priority. After 12 years of service, Microsoft officially ended its support of Windows XP on April 8, 2014. In doing so, Microsoft no longer provides patches and updates that resolve usability and security issues that may arise.

While several City Departments utilize Panasonic Toughbook laptops for mobile use, the majority are used by the Hemet Police Department. New Department of Justice requirements call for the use of software that is supported by a vendor that includes security updates.

In the past, Toughbook laptops purchased by the City were done so with current needs in mind. Future use or requirements, extending well past their expected lifecycle, could not be forecasted. Due to the age of the laptops, new parts would be very difficult to locate. The City would not see

a return on investment by attempting to upgrade these laptop computers with "new-old stock" or refurbished parts.

In order to mitigate the security risk these 51 Windows XP laptops pose, the City of Hemet Information Technology (IT) Division recommends these computers be replaced as soon as possible.

PROJECT DESCRIPTION:

Purchase 51 Panasonic Toughbook laptops to replace existing, non-upgradable ruggedized laptop computers.

The 51 computers will be of comparable specifications. All computers will have a 2.7 Gigahertz Intel i5 Quad Core Processor, 8 Gigabytes of memory and 500 Gigabytes of internal hard drive storage space as well as a 3-year hardware warranty. This will easily accommodate Windows 7 and Windows 8 in the future.

As replacement laptop computers, all current software licensing will transfer to the new computers. This includes Microsoft Office 2010 and Trend Micro OfficeScan antivirus software.

These replacement computers will be allocated for the following use:

- Police Patrol (Total : 48)
- Engineering (Total : 1)
- Police Task Force (Total : 1)
- Fleet Maintenance (Total : 1)

Upon delivery, replacement of these computers will take approximately 6 weeks for IT staff to complete. Existing laptops not capable of running Windows 7 will be pulled from service and the hard drives destroyed.

ANALYSIS:

The City of Hemet has used Panasonic Toughbook laptops for mobile computing for 10 years with great success. In reviewing the best product to replace current laptops, staff sought peer recommendations, including best practices of other government IT Departments who are part of the MISAC (Municipal Information Systems Association of California) group. MISAC serves as an advisory body to the League of California Cities and to the Government Technology conference.

Cities that are replacing a high quantity of laptop computers to migrate away from Windows XP tend to stay with their current computer vendor. At this time, the majority of cities are still using Panasonic ruggedized laptops in their mobile environment.

The continued cost of computer replacement over the next 5 years is part of the Citywide Desktop/Laptop Refresh Capital Improvement Project. Replacing desktop computers at regular intervals reduces maintenance costs and increases employee productivity. It also ensures that computer hardware is not outpaced by today's cutting edge software technology.

COORDINATION & REVIEW:

The City of Hemet Information Technology Division met with the City of Hemet Procurement Administrator regarding this purchase. To obtain best value in price, quality, and warranty, we recommend purchase through the US Communities Government Purchasing Alliance. This is a

national governmental purchasing cooperative that offers competitively bid and awarded contracts. The organization leverages the total purchasing power of participating public agencies to receive larger volume discount from suppliers. The resulting agreements allow the city to pay less for computers and reduce administrative costs.

Municipal Code Section 2-329 allows "the purchasing agent may participate in a cooperative purchasing agreement for the procurement of any supplies or equipment with any federal, state, county or local government agency when that agency has made their purchases in a competitive manner. The purchasing agent may participate in a cooperative purchasing agreement when the city can obtain supplies or equipment at a purchase price lower than that which the city can obtain through its normal purchasing procedures. In those instances where it is determined that purchasing through the federal, state, county or local government agencies will result in savings to the city, the purchasing agent is authorized to make such purchases

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

The City Council has indicated the importance of technology in managing operations efficiently in the face of budget reductions and reduced manpower throughout the City. Regular refreshment of technology ensures that the City can adhere to constantly evolving security standards set by the Department of Justice / Federal Bureau of Investigation Criminal Justice Information Services (DOJ/CJIS), Payment Card Industry Data Security Standards (PCI DSS) and Health Insurance Portability and Accountability Act (HIPPA.)

This purchase is part of the City of Hemet Capital Improvement Project for FY 2014/2015 under 'PD Radios & Laptop/Toughbook Refresh.' This project, funded through Fund 680 (Information Technology) in the FY 14/15 budget, replaces a total of 74 non Windows 7 compliant laptops. This initial purchase will cover 51 ruggedized Panasonic Toughbook laptops. The remaining 23 laptops will be purchased separately, as they are for indoor office use and will not be the same make or model.

FISCAL IMPACT:

Funding for this purchase is budgeted in Fund 680 (Information Technology) account 680-1930-2270. The total cost is $180,182.

Respectfully submitted,

Scott Underwood
IT Operations/Network Systems
Supervisor

Fiscal Review:

Jessica Hurst
Deputy City Manager/
Administrative Services Director

Attachment(s): Insight Public Sector Quote #21691009

Insight PUBLIC SECTOR

Insight Public Sector SLED
6820 S HARL AVE
TEMPE AZ 85283-4318
Tel: 800-467-4448

SOLD-TO PARTY

City of Hemet
445 E FLORIDA AVE
HEMET CA 92543-4209
USA

SHIP-TO ADDRESS

City of Hemet
445 E FLORIDA AVE
HEMET CA 92543-4209
USA

Quotation

Quotation Number 216091009

Creation Date 30-SEP-2014

PO Number :

PO Release :

Customer No. : 10383010

Sales Rep : Peter Lonson

Email : plonson@insight.com

Telephone : 800-467-4448

Sales Rep 2 : Heather Duggan

Email : hduggan@insight.com

Telephone : 800-467-4448 X 5949

We deliver according to the following terms:

Payment Terms : Net 30 days
Ship Via : Insight Assigned Carrier / Ground
Terms of Delivery : FOB DESTINATION
Currency : USD

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities. Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process lasts less than five minutes.

Material	Description	Quantity	Unit Price	Extended Price
CF-31WFMAXLM	Panasonic Toughbook 31 - 13.1" - Core i5 3340M - Windows 7 Pro / 8 Pro downgrade - 8 GB RAM - 500 GB HDD	51	3,268.50	166,693.50

U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400001195 (RQ09-997736-42B))

EWR Fee: 3.00/EA

Insight PUBLIC SECTOR

Quotation Number/ Creation Date

216091009 / 30-SEP-2014

Product Subtotal	**166,693.50**
EWR	**153.00**
Tax	**13,335.48**
Total	**180,181.98**

Lease & Financing options available from Insight Global Finance for your equipment & software acquisitions. Contact your Insight account executive for a quote.

Thank you for considering Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Peter Lonson
800-467-4448
plonson@insight.com
Fax: 480-760-6821
Heather Duggan
800-467-4448 Ex 5949
hduggan@insight.com
Fax: 480-760-7598

Insight PUBLIC SECTOR

Quotation Number/ Creation Date

216091009 / 30-SEP-2014

U.S. Communities IT Products, Services and Solutions Contract No. 4400001195 (RQ09-997736-42B)

Insight Public Sector (IPS) is proud to be a contract holder for the U.S. Communities Technology Products and Technology Services/Solutions Contract.

This competitively solicited contract is available to participating agencies of the U.S. Communities Government Purchasing Alliance. U.S. Communities assists local and state government agencies, school districts (K-12), higher education, and nonprofits in reducing the cost of purchased goods by pooling the purchasing power of public agencies nationwide. This is an optional use program with no minimum volume requirements and no cost to agencies to participate.

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities. Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process lasts less than five minutes.

Thanks for choosing Insight!

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

Subject to IPS Terms & Conditions online unless purchase is being made pursuant to a separate written agreement in which case the terms and conditions of the separate written agreement shall govern.
https://www.ips.insight.com/us/en/terms-conditions/terms-of-sale-products.html

Insight PUBLIC SECTOR

ips.insight.com | 1.800.INSIGHT

Official Contract
U.S. Communities Technology Products/ Equipment and Technology Services/Solutions
Contract Number
4400001195 (RQ09-997736-42B)
Start Date
May 1, 2009
Current End Date
April 30, 2016
Competitively solicited through Fairfax County, VA (Lead Agency)

EMPOWERING YOUR MISSION THROUGH TECHNOLOGY

You face stiff challenges in delivering on your mission to the public. Budget pressures heighten the importance of cutting costs and finding the right price; staff limitations hinder your ability to maintain service levels and properly research purchases.

Insight Public Sector – in partnership with U.S. Communities – simplifies the procurement, implementation and management of the technologies your organization needs. By taking advantage of Insight's competitively-solicited U.S. Communities Contract for Technology Products/Equipment and Services/Solutions, you're assured of Insight's best available price on our full portfolio of products and solutions.

As a contract holder with the ability to sell both technology products and IT services and solutions, Insight is uniquely positioned to help you realize efficiencies and streamline costs while delivering IT solutions to end users and constituents. Here's how:

- **Mobility Solution:** Put your Organization on the Right Path. Insight brings a holistic and best practices approach to help you take control of the dynamic mobile world.
- **Office Productivity Solutions:** Advance your Organization, Improve your Processes. Insight can help you from Identifying areas of improvement to seamlessly getting you up and running.
- **Unified Communications and Collaboration Solutions:** Work Better, Faster and More Efficiently. Insight can help provide a seamless, intuitive flow between your work and the people you need to connect with to get the work done.
- **Network Solutions:** Ensure Your Network Meets Today's Challenges. Insight can design and deploy secure real-time network infrastructures built with long-term goals in mind.
- **Data Center Solutions:** Planning, Process and Vision. Insights combination of technology partners and industry expertise allows us to listen to your needs and create scalable solutions.
- **Virtualization Solutions:** Business Beyond the Hardware. Insight's wide network of technology partners and in-house expertise gives us the tools to move you into the virtual world, with tangible results.
- **Data Protection Solutions:** Making Security Efficient, and Efficiency Secure. Insight's broad range of technology partners and depth of networking expertise can offer you solutions that enhance security, without compromising efficiency. You can move forward with peace of mind.

To learn more ways Insight can help you deliver on your mission to the public, contact us at 1.800.546.0578 or at USCommunities@insight.com. Or visit us online at www.ips.insight.com/uscommunities.

U.S. Communities and You

Public sector agencies like yours save on technology by leveraging the aggregated purchasing power of Insight's competitively-solicited U.S. Communities contract. But there's more to U.S. Communities than savings. Here are some key advantages of participating in U.S. Communities:

- **Time and Cost Savings:** With U.S. Communities, there are no user fees. Plus you gain access to the lowest available government pricing without shopping around, so you can focus resources on other priorities, programs and services.
- **Competitive Solicitation:** U.S. Communities contracts meet most government agency "piggybacking" requirements, while eliminating duplication of efforts by countless agencies buying the same products.
- **Aggregated Purchasing Power:** By combining the purchasing power, U.S. Communities enables you to leverage economies of scale with no minimum purchase requirements – regardless of the size of your agency.

Overcome Budget Limitations with Leasing

Insight provides flexible and convenient ways to manage your technology and keep pace with innovation through leasing. We have a dedicated finance team that can help to ensure a seamless ordering process. With one-stop convenience to help you:

- Stretch Your Budget
- Avoid Technological Obsolescense
- Conserve Capital
- Upgrade on Demand
- Finance Hardware, Software & Services
- Gain Tax Advantages
- Reduce Up-Front Costs

Insight Public Sector in Action

Recently, IPS was called in to assist the City of Avondale (AZ) with their aging data storage system and power consumption issues. The city's IT environment was running out of storage space and drawing power at 96-98% of capacity. Insight proposed and supervised the deployment of a FlexPod Data Center solution that could work with their core IT systems while streamlining their computer, storage and network environments. Insight used the special pricing, available under the U.S. Communities contract, to help Avondale acquire the components necessary for the FlexPod solution. Deploying the FlexPod eliminated the need for certain SAN solutions, saving the city $30,000 a year in maintenance fees, while decreasing their used storage space by 40% and reducing their overall power draw by more than 50%.

U.S. COMMUNITIES™
GOVERNMENT PURCHASING ALLIANCE

About Insight Public Sector

Insight Public Sector is proud to have served as a trusted technology advisor to public entities for more than 20 years. Insight offers hardware and software from the world's leading manufacturers and publishers, in addition to advanced IT services and solutions. Our mission is simple: to assist state, local and federal government agencies, educational institutions, public safety entities and nonprofit organizations in leveraging technology to cost-effectively deliver on their mission to the public.

About U.S. Communities

The U.S. Communities Government Purchasing Alliance (U.S. Communities) partners with public agencies to find solutions that benefit procurement professionals. Simply put, U.S. Communities was founded by public agencies for public agencies. U.S. Communities goes beyond providing outstanding contracts. Together with their supplier partners, they are committed to offering comprehensive business solutions that help agencies maximize cost-control while also improving operational efficiencies and performance. U.S. Communities takes great pride in not only providing resources, but also in serving as a resource, with innovative offerings including an online shopping portal, educational webinars and trainings, and a green purchasing program. U.S. Communities is the gold standard when it comes to honest and effective public procurement, as well as partnerships dedicated to providing best-in-class procurement solutions.

To learn more about U.S. Communities visit www.uscommunities.org.

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Insight PUBLIC SECTOR

AGENDA # 13

Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Jessica Hurst, Deputy City Manager/Administrative Services Director
Wally Hill, City Manager

DATE: October 14, 2014

RE: Purchase of Police Department Multi-Band Portable Radios.

RECOMMENDED ACTION:

It is respectfully requested that the Mayor and City Council approve the purchase of 25 new Harris Unity portable radios from Hi-Desert Communications and authorize the City Manager to approve purchase orders in support of this purchase.

BENEFIT OF RECOMMENDATION:

- Places handheld radios capable of communicating with all surrounding public safety agencies in the hands of officers in the field.
- Backwards compatibility with our current radio system.
- Compatible with the Riverside County's Public Safety Enterprise Communication System (PSEC) radio system.
- Compatible with the Eastern Riverside County Interoperable Communications Authority (ERICA) radio system.

BACKGROUND:

On March 27, 2012 Council approved the purchase of a Public Safety Interoperable Radio System for $163,746.18. This fixed system provides our Police Dispatch Center the ability to patch a multitude of different radio systems and dedicated interoperability channels to our current system for enhanced communications. This system has been placed into operation to support special operations communications.

Again in October 23, 2012, City Council approved a Consultant Services Agreement between Motorola and the City of Hemet for the purchase of 40 new handheld radios. This grant funded purchase has provided the Police Department (PD) current model radios, capable of current use as well as any future use utilizing digitally encrypted communications. By making this purchase, PD was able to also remove all non-narrowband compliant portable radios from service to meet Federal Communications Commission (FCC) rules and regulations.

Riverside County Interoperable Communications Authority (ERICA) are Motorola-based systems, both groups have been performing tests with the Harris Unity multi-band portable radios. It has been determined that these systems (in their present configuration) are compatible with the Harris Unity multi-band radios.

The City of Riverside and City of Murrieta have performed testing with the Harris Unity radios by adding both PSEC & ERICA regional systems into the same single radio with success. Several regional multi-agency law enforcement teams are currently using the Harris Unity portable radios for daily operations.

COORDINATION & REVIEW:

The City of Hemet Information Technology Division requested quotes from Harris Corporation as well as existing Harris vendors known to the City. Three quotes were received: one based on dealer price, one based on current Western States Contracting Alliance (WSCA) contract pricing, and another based on special Los Angeles County Harris pricing. Of the three quotes, the Los Angeles County Harris pricing was the lowest. This quote provided a savings to the City of $4,206 over WSCA contract pricing.

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

The City Council has indicated the importance of technology in managing operations efficiently in the face of budget reductions and reduced manpower throughout the City. Council has also expressed the importance in supporting public safety operations. This project provides communications technology that can grow beyond current needs and meets the requirements for use with surrounding regional radio systems.

This purchase is part of the City of Hemet Capital Improvement Project for FY 2014/2015 under 'PD Radios & Laptop/Toughbook Refresh.' This project is funded through Fund 680 (Information Technology) in the FY 14/15 budget.

FISCAL IMPACT:

Funding for this purchase is budgeted in the FY 2014/2015 budget under Fund 680 (Information Technology), account 680-1930-2270. The total cost is $151,935.10

Respectfully submitted,

Scott Underwood
IT Operations / Network Systems
Supervisor

Fiscal Review:

Jessica Hurst
Deputy City Manager/
Administrative Services Director

Attachment(s): Hi-Desert Communications Proposal #5131401.

Hi-Desert Communications

A Division of CAZCOM, Inc.

17181 Jasmine Street – Victorville, CA 92395

(760) 243-2332 - FAX (760) 243-0886

TO: Hemet Police Department

ATTN: Scott Underwood
PHONE: 951-765-2300
PROPOSAL: 5131401

Approximate Delivery: 3 Weeks ARO

ITEM	QTY	MODEL	DESCRIPTION	EACH	EXTENDED
			UNITY QUAD BAND PORTABLE RADIO		
1	25	XP-100F	HARRIS UNITY 136-870 MHz Quad Band Portable Radio (List $4,010.00)	$ 2,887.20	$ 72,180.00
2	25	XPPL4B	P25 Trunking (Includes P25 Conventional) Feature Package (List $1,500.00)	$ 1,080.00	$ 27,000.00
3	25	XPPL4C	P25 Encryption Package (List $695.00)	$ 500.40	$ 12,510.00
4	25	XPPL4F	P25 Phase II TDMA (List $250.00)	$ 180.00	$ 4,500.00
5	25	XPPL5L	OTAR (Over the Air Re-Keying) (List $695.00)	$ 500.40	$ 12,510.00
6	25	XPPA3A	Li-Polymer Battery (List $140.00)	$ 100.80	$ 2,520.00
7	25	XPNC8C	6" UNITY Radio Antenna (List $100.00)	$ 72.00	$ 1,800.00
8	25	XPCH4A	Single Unit Desk Charger (List $140.00)	$ 100.80	$ 2,520.00
			OPTIONS		
9	25	XPAE4B	Speaker Microphone with Emergency Button (List $175.00)	$ 126.00	$ 3,150.00
10	25	XPHC3F	Leather Carry Case (List $60.00)	$ 43.20	$ 1,080.00
11	25	XPHC3L	Metal Belt Clip (List $25.00)	$ 18.00	$ 450.00

Equipment Sub-Total	$ 140,220.00
Sales Tax	$ 11,217.60
Sub-Total	$ 151,437.60
Cable Fabrication	
Programming	
Base Station Installations	
Shipping/Handling	$ 497.50
TOTAL	$ 151,935.10
Payment with Order	
Balance Due on Delivery	$ 151,935.10

Presented By: C.A."Ski" Zwarkowski
Title: General Manager
Date: 10/10/2014
Phone: 760-243-2332 Ext.112

PRICING ON THIS QUOTATION IS IAW THE LOS ANGELES AND RIVERSIDE COUNTY HARRIS PRICING AGREEMENT

Title: _____
Date: _____

HARRIS®
assuredcommunications®

#14

MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

September 23, 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 and Wright, Mayor Pro Tem Milne and Mayor Smith

ABSENT: Council Member Youssef

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

Work Study

Discussion regarding this item, with possible direction to staff

1. WRCOG Update – Rick Bishop, WRCOG

Rick Bishop, WRCOG, gave the City Council a powerpoint presentation updating them on the activities for WRCOG. The issues that cities and counties face such as, growth, housing education, water, air quality, energy, economy and transportation do not have political boundaries. A benefit of WRCOG is that we have no definite list of what we do allowing us the flexibility to do what our local elected directors want to do.

Council Member Youssef arrived at 6:04 p.m.

That flexibility has resulted in a diverse array of activities: transportation; alternative fuels and infrastructure; legislative networking; energy retrofit and water conservation financing; electricity rate restructuring; interregional partnerships; solid waste; and SCAG and AQMD coordination. Mr. Bishop explained the programs administered by WRCOG. Western Riverside County Clean Cities Coalition helps jurisdictions acquire alternative fuel vehicles and infrastructure. The program was recognized by the Department of Energy as one of the nation's top performers. WRCOG's Advancing the Choice Expo has featured some great Keynote Speakers. The HERO program is the leading energy efficient financing program in the nation. Since January 2012, 18,000 applications have been approved for a financing amount of $667,000,000 + and over 10,000 projects completed. In Hemet, 707 applications have been approved, $15 million in funding and 374 projects. The California HERO program has 162 cities and counties and counting as associate members. Riverside County Water Task Force Administration assists with water issues that affect our region. TUMF is the largest multi-jurisdictional fee program in the U.S. with nearly $4 billion for transportation and transit improvements. The Sustainability Framework responds to Executive Committee/TAC worksop

identified priority issues for potential future WRCOG involvement with a focus on economic development issues such as: education/higher education; environment/energy; healthcare; water/wastewater; and transportation. Western Riverside County Climate Action Plan is preparing a plan to inventory GHG emissions, establish emission reduction targets and provide GHG emission reduction strategies. Western Riverside jurisdiction is leading the way in creating energy efficiencies. WRCOG seeks niches that serve member agency interests and is the sounding board for ideas. We stay true to the mission by respecting local control and providing regional perspective. We provide cost effective solutions. Mr. Bishop thanked the City Council for their continued support and participation.

Mayor Smith, thanked Mr. Bishop. The TUMF program is a great example of the executive members working cohesively to benefit the region. The HERO program is beyond its vision with the increasing number of associate members. The General Assembly has gained national exposure. You run an organization that is government at its best and it is an honor to work with you and your staff.

Council Member Youssef, thanked Mr. Bishop for the update. The HERO program has exploded and it's phenomenal. Council Member Youssef complimented Mr. Bishop and his staff for their success. Council Member Youssef asked if the growth of the HERO program has created heartaches or challenges.

Mr. Bishop, the revenue stream is a benefit for expanding the program. This is a true private/public sector partnership. As the program expands the challenge is to keep a tight rein on fraud and elder abuse when you are dealing with over 1,500 contractors statewide.

The City Council thanked Mr. Bishop for the update.

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 6:31 p.m.

2. Conference with Labor Negotiators
   Pursuant to Government Code section 54957.6
   Agency designated representatives: City Manager Hill
   Employee organization:
   Service Employees International Union General Employees

3. Conference with Legal Counsel - Existing Litigation
   Pursuant to Government Code section 54956.9(d)(1)
   Name of case: Hemet Firefighters Association, et al. v. City of Hemet, et al.
   RSC Case No. RIC 1400175

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 7:05 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

Invocation

Invocation was given by Jan DeSpain, Hemet-San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance was led by Council MemberYoussef

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:
   Service Employees International Union General Employees

The City Council received an update from the City's representative. There was no additional reportable action.

5. Conference with Legal Counsel - Existing Litigation
   Pursuant to Government Code section 54956.9(d)(1)
   Name of case: Hemet Firefighters Association, et al. v. City of Hemet, et al.
   RSC Case No. RIC 1400175

The City Council received a briefing from Legal Counsel. There was no additional reportable action.

Mayor Smith, acknowledged the passing of a former Fire Engineer, William Alfonso who worked for the City from 1974 to 2000.

Bill Herder, Fire Captain, I joined Hemet Fire Department in 1991 when there were only two fire stations. Eng. Alfonso was instrumental in opening Station 3. He was a well like person and will be missed.

Presentation

6. Proclamation in Honor of Twenty-Nine Years of Literacy Services in Hemet and proclaiming September 2014 as "Literacy Awareness Month"

Kathye Caines, Library Manager, received the proclamation on behalf of the Hemet Adult Literacy Advocates and explained the program that has been in the valley for 29 years.

City Council Business
Consent Calendar

7. **Receive and File** – Warrant Registers
   a. Warrant registers dated September 4, 2014 in the amount of $1,335,739.87 and September 11, 2014 in the amount of $2,162,247.52. Payroll for the period of August 18, 2014 to August 31, 2014 was $601,547.41.

8. **Recommendation by Administrative Services** – Amend the City's Classification Plan by Adding the Classifications of Fire Fighter/Paramedic and Fire Engineer/Paramedic, Setting Premium Pay for said classifications, and Related Side Letter of Agreement with Hemet Fire Fighters Association Local No. 2342 (HFFA)
   a. Approve the new classifications of Fire Fighter/Paramedic and Fire Engineer/Paramedic, set the premium pay for employees holding these classifications at five percent (5%), and approve the related Side Letter of Agreement between the City of Hemet and the HFFA.

9. **Recommendation by Fire Department** - Approval of Agreement for Services and Purchase Order – CSG Consultants
   a. Authorize the City Manager to approve an Agreement for Services and Purchase Order to CSG Consultants for Fiscal Year 2014/15 in the amount of $87.50 per hour in an amount not to exceed $91,000.

Mayor Pro Tem Milne moved and Council Member Krupa seconded a motion to approve the Consent Calendar as presented. Motion carried 5-0.

Approval of Minutes

10. September 9, 2014

Council Member Youssef moved and Mayor Pro Tem Milne seconded a motion to approve the Minutes as presented. Motion carried 5-0.

Successor Agency Consent Calendar

11. **Recommendation by Community Investment** – Settlement Agreement with the Hemet Unified School District
    a. Adopt a Resolution approving a Settlement Agreement with the Hemet Unified School District relating to historical misallocated pass through payments. **Resolution No. 4598**

12. **Recommendation by Community Investment** – Settlement Agreement with the Riverside County Office of Education
    a. Adopt a Resolution approving a Settlement Agreement with the Riverside County Office of Education to resolve a dispute related to the calculation and payment of pass-through obligations. **Resolution No. 4599**

Item Nos. 11 and 12

Council Member Krupa, gave a brief explanation for the Settlement Agreements. RDA allocation payments were not paid correctly. During the recent audits it was confirmed. These agreements will correct that action and assure that HUSD and the Riverside County Office of Education get their allocations. This action is necessary for the Oversight Board to approve the Settlement Agreements.

Eric Vail, City Attorney, the City maintained that the statute of limitations apply which barred a portion of their claim and reduced the impact on the City.

Council Member Youssef moved and Council Member Krupa seconded a motion to approve the Successor Agency Consent Calendar as presented. Motion carried 5-0.

Public Hearing

13. **Comprehensive Fee Schedule** – Deputy City Manager/Administrative Services Director Hurst
    a. Conduct a public hearing to elicit public comment regarding new and changed City fees for service per the Comprehensive Fee Schedule; and
    b. Continue the public hearing to October 14, 2014 to consider the proposed ordinance and resolution to adopt new and changed City fees for service per the Comprehensive Fee Schedule; and
    c. Direct staff to amend the proposed ordinance and resolution, as needed.

Jessica Hurst, Deputy City Manager/Administrative Services Director, gave the City Council a powerpoint presentation regarding the proposed Comprehensive Fee Schedule. User fees are charges for direct services. Many of the user fees have not been updated since 2005, some prior to that. Proposition 218 limitation: the fee cannot exceed the cost to provide the service. The study develops rational basis for setting fees that enhance fairness and equity. This establishes a level of cost recovery and ensures compliance with State law. An updatable and comprehensive list has been developed. The study included a comprehensive review of services and the percentage of recovery to determine "reasonable cost" of services. Direct costs include staff time, contractor cost and materials. Indirect costs used a cost allocation plan. Staff is recommending that the City Council open the public hearing to take public comment. Continue the open public hearing to October 14, 2014. The proposed Ordinance will be agendized for introduction on October 14, 2014. The proposed ordinance and resolution will be placed on the October 28, 2014 agenda for consideration. The proposed effective date for the new fees will be January 1, 2015. The proposed ordinance and resolution give staff the direction to update the master schedule annually. This will maintain the level of cost recovery. New fees, elimination of fees, or increase in cost recovery levels must be brought before City Council.

Council Member Youssef, asked what factors were used to determine the fees or estimates.

Ms. Hurst, it is unclear what prior methodology was used to determine the previous fees. The proposed fees are based on a cost per hour or a cost by square foot to hopefully pin point the costs more accurately.

Eric Vail, City Attorney, the City shifted from basing the fees on quantity to more actual cost to provide the service.

Council Member Krupa, asked if any inquiries or complaints have been received from the Chamber of Commerce or the BIA.

Wally Hill, City Manager, the BIA asked for additional time to review the proposed ordinance and that request has been accommodated.
Deanna Elliano, Community Development Director, the public hearing was advertised in the newspaper. A meeting was held with BIA and stake holders. The proposed fee schedule was also placed on the City's website.
Council Member Wright, asked if the fees are in line with other cities.
Ms. Hurst, confirmed that they are, the comparison was included with the staff report.
Mayor Smith declared the public hearing opened at 7:28 p.m.
There were no comments presented at this time.
Continued the open public hearing to October 14, 2014
Mayor Smith, appreciated this getting done. Hopefully staff can give developers a reasonable estimate. Mayor Smith encouraged staff to move forward on deposit based fees.
Mayor Pro Tem Milne, thanked the City Council for considering this. Concern that the fees will increase is deterring other City Councils from updating their fee schedule. Mayor Pro Tem Milne thanked staff for providing the comparisons. The service provided needs to be scrutinized also, the developers don't mind paying the fees if the service is efficient and gets done. Mayor Pro Tem Milne concurs that deposit based fee is critical to the people doing business in town.
Mr. Hill, recognized Donna Rowley for her huge effort in this process and acknowledged the work completed by the Department Directors and Sara Retmier.
Council Member Wright, expressed concern with the revenue that was lost by not updating these fees sooner.

Communications from the Public

Melissa Diaz-Hernandez, expressed concern with a statement made by Supervisor Benoit that the contract with CalFire was working really well in the cities of Coachella, Palm Springs, Indian Wells and Indio. Ms. Diaz-Hernandez read an article published in the Desert Sun over the weekend where candidates in that area expressed concern with regular increases in costs to provide public safety by Riverside County Sheriff's and CalFire.

City Council Reports

14. 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 and Mayor Smith attended the SCAG meeting in Los Angeles. Council Member Krupa attended the League of California Cities Conference in Los Angeles and spoke highly of the speakers and the subject matter.
Council Member Krupa attended the Chief's luncheon and the graduation for Andrew Reynoso, Hemet's newest Police Officer and son of former Acting Fire Chief, Primo Reynoso. Council Members Krupa attended the Chili Cook-off sponsored by 101.3 "The Mix" at Ramona Bowl.
Council Member Krupa attended Soboba's 18th Annual Pow Wow, great experience.

October 1, 2014 the Boy Scouts of America will honor the Jones Family at the Ramona Bowl.

B. Council Member Wright

1. Park Commission
2. Planning Commission

The Planning Commission approved a Site Development Review for a Multi-family apartment building and continued consideration of a CUP amendment to add music and dancing to an existing business.

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

Council Member Wright attended the graduation of Officer Reynoso.
Council Member Wright attended 101.3's Chili Cook-off.
Council Member Wright attended Valley-Wide's Oldlympics and Health Fair.
Council Member Wright attended the League of California Cities conference and concurred that the breakout sessions were really good.
Council Member Wright attended Soboba's Pow Wow
San Jacinto City Council has issued a challenge to Hemet City Council to enter something in San Jacinto's Agricultural Festival, September 26th to September 28th at Estudillo Park.
Council Member Wright is hosting a Green Coalition "Neighbors Nite Out" at her home this weekend.

C. Council Member Youssef

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

Council Member Youssef's Ag Fest challenge is a basketball competition with San Jacinto Council Member Mark Bartel.
Council Member Youssef left at 7:45 p.m.

D. Mayor Pro Tem Milne

1. Library Board

Murals and Eagle Scout project look wonderful.

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

The audit is complete and the City of Hemet does not owe any additional money to RCA.

6. Disaster Planning Commission

Mayor Pro Tem Milne, recently a young neighbor came to her home with a problem because after the "Neighbor's Nite Out" event she felt it was a safe place.
Mayor Pro Tem Milne announced that the T.H.E. Center received a $10,000 grant from Rite Aid.
Council Member Wright, announced that the T.H.E. Center's Annual Fundraiser will be a dinner and auction held on October 17th and a carnival on October 18th.

E. Mayor Smith

1. League of California Cities

Annual Golf Tournament Fund Raiser for the Riverside Division will be held on October 14th in Beaumont.

2. Riverside County Transportation Commission (RCTC)
3. Western Riverside County of Governments (WRCOG)
4. Public Safety Update
5. Hemet Community Activities

Mayor Smith did a 5-minute community piece on Time Warner Cable that was a great commercial for public safety.

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. City Council Meeting schedule for November 11th and 25th and December 23rd

The City Council will meet only on November 18th and December 9th in these months.

Wally Hill, City Manager, followed up on the direction from City Council to provide factual information to the residents. The cost to send out a mailing to property owners would be approximately $18,700 for one page and $20,100 for three pages. This would miss the 5,600 Mobilehome park households who do not own their parcels and the processing for mailing will likely not be completed before Oct. 2nd. The letter has been placed on the City's website and Facebook page. An alternative is to print the letter in the paper on Saturday, Sept. 27th and Sunday, Sept. 28th, ¼ page Ad will cost $545.00 and ½ page Ad will cost $860.00.
The City Council and staff discussed the public relation efforts that were conducted when the City contracted with CR&R. A message on the City's utility bills was discussed however they are only sent out once every two months. Town Hall meetings are currently being scheduled.
The City Council gave direction to staff to publish the letter is the Press Enterprise, the Valley Chronicle, Easy Ad's and mail.

Council Member Krupa, announced that Builder Magazine named Hemet #8 in Economic Growth. John Jansons is not here because he has been busy attending trade shows.

Future Agenda Items

Boarded-up businesses on Florida Avenue

Adjournment

Adjourned at 8:00 p.m. to Tuesday, October 14, 2014 at 7:00 p.m.

AGENDA # 15

Successor Agency

TO: Successor Agency Board: the Honorable Mayor and City Council

FROM: Jessica A. Hurst, Deputy City Manager /Administrative Services Director
Wally Hill, Executive Director/City Manager

DATE: October 14, 2014

SUBJECT: Approval of the Third Amendment to Settlement Agreement

RECOMMENDATION:
The Successor Agency consider the proposed Resolution Bill No. 14-069 approving the Third Amendment to Settlement Agreement with the County of Riverside and providing other matters relating thereto.

BACKGROUND:
In November 1983, the County of Riverside (County), the former Redevelopment Agency of the City of Hemet (Former Agency) and the City of Hemet (City) executed a Settlement and General Release and Cooperative Agreement between the County, the Former Agency and the City (Settlement Agreement) to resolve and settle a lawsuit filed by the County objecting to the financial impact of the Hemet Project Area (Project) and to provide for "mutual aid and assistance in the redevelopment of certain areas of City and County through the construction, operation and maintenance of County facilities, structures, equipment and apparatus."

The Settlement Agreement allowed the Former Agency to retain a portion of the County's share of tax increment from the Project and established a $14,500,000 limit (County Cap) on the total County share of tax increment that the Former Agency could retain.

This Settlement Agreement was subsequently amended on the following dates:

- July 28, 1998 – for a potential increase in the County Cap with respect to proposed bonds to be issued by the Former Agency (First Amendment) to finance the acquisition and construction of a new public library; and

- April 1, 2002 - to subordinate the County pass through payment to the debt service on the Subordinate Tax Allocation Bonds 1999 Series A (1999 Bonds) and Tax Allocation Bonds 2002 Series A (2002 Bonds) to enhance the credit quality of the 2002 Bonds (Second Amendment).

Assembly Bill No. 1X 26 (AB 1X 26), adopted on December 29, 2011, dissolved redevelopment agencies and established successor agencies and oversight boards to assist in the wind down of the former redevelopment agencies. Successor agencies have assumed the duties and obligations of former redevelopment agencies, which include the obligations of the Former Agency with respect to the Settlement Agreement and the outstanding 1999 Bonds and 2002 Bonds. On June 27, 2012, Assembly Bill 1484 (AB 1484) was enacted to clarify and amend AB 1X 26. The addition of Section 34177.5 of the Health and Safety Code per AB 1484 allows for the refinancing of certain redevelopment agency obligations to achieve debt service savings.

The Successor Agency has been working with the County's financing team since July 2014 to structure the issuance of the Refunding Bonds through the Riverside County Public Financing Authority (Authority), prepare the form of key legal documents and reports required by AB 1X 26 and AB 1484, and secure approval of the bond refunding pursuant to Health and Safety Code Section 34180(b).

On August 26th 2014, the Successor Agency approved Resolution No. 4596 approving certain documents and actions to authorize the refunding of the 1999 Bonds and 2002 Bonds (Refunding Bonds). On August 27, 2014, the Oversight Board approved Resolution No. 2014-06 approving the Successor Agency's actions and documents. The State Department of Finance is currently reviewing the refunding plan and approval is expected in early November. Final approval and bond sale by the Authority is expected to occur in December 2014.

The Successor Agency has notified the County of the need to subordinate the pass through obligation to the Refunding Bonds in order to permit the issuance and enhance the credit quality of the bond issue. The Successor Agency has requested that the County consider such subordination as the issuance of the Refunding Bonds will result in debt service savings that will benefit the City, County and other taxing entities.

DISCUSSION / ANALYSIS:

The refunding of bonds will reduce net interest expense, benefiting the taxing entities, including the City, which will receive a greater amount of property tax revenue. The City of Hemet will receive approximately 14% of the savings. Under current market conditions, total present value savings from the Refunding Bonds are estimated at approximately $1.7 million. The Refunding Bonds will be secured by a pledge of tax increment from the Project along with other excess funds in the Successor Agency's Redevelopment Property Tax Trust Fund.

Under the existing pass through agreement the County is entitled to receive 100% of its share of tax increment. The subordination of future payments and any prior payments owed is key to the credit quality and potential refunding savings on the bonds. County pass through payments are currently subordinated to the debt service payments for the existing 1999 Bonds and 2002 Bonds. A new amendment is required due to the issuance of Refunding Bonds not subject to the Settlement Agreement. Approval by the Successor Agency will require subsequent approval by the Oversight Board.

COORDINATION AND REVIEW:

This recommendation was prepared and coordinated with the City Attorney's Office, the City Manager and the Finance Department.

FISCAL IMPACT:
Savings resulting from the refinancing of bonds are estimated at $1.7 million in present value dollars and over $2 million in total dollars over the course of the remaining term of the bonds. The City will receive approximately 14% of these savings, or approximately $238,000 over the term of the Refunding Bonds.

There are no costs to the City General Fund, whether the Refunding Bonds are sold by the Authority or by the Successor Agency.

ALTERNATIVE(S):
The Successor Agency may choose not to approve the Third Amendment to the Settlement Agreement with the County of Riverside. This alternative could negatively affect the credit rating of the bonds, reducing the cost savings and ultimately the revenue to the City and other taxing entities.

CONCLUSION:
Staff recommends the Successor Agency adopt proposed Resolution Bill No. 14-069 approving the Third Amendment to Settlement Agreement with the County of Riverside and providing other matters relating thereto in order to subordinate the obligation of the Successor Agency to pass through tax increment to the County and thereby maximize the savings effects of the tax allocation refunding bonds.

ATTACHMENT(S):
1. Third Amendment to Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet
2. Resolution Bill No. 14-069

Recommended by:

Jessica A. Hurst
Deputy City Manager/
Administrative Services Director

Approved By:

Wally Hill
Executive Director/City Manager

THIRD AMENDMENT TO
SETTLEMENT AND GENERAL RELEASE
AND COOPERATIVE AGREEMENT BETWEEN
THE COUNTY OF RIVERSIDE,
THE REDEVELOPMENT AGENCY OF THE CITY OF HEMET
AND THE CITY OF HEMET

Parties and Date

This Third Amendment to Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet (Third Amendment) is entered into as of the ____ day of _____, 2014, by the COUNTY OF RIVERSIDE, a public body corporate and politic (County), the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HEMET, a public entity (Successor Agency) and the CITY OF HEMET, a municipal corporation (City).

RECITALS

WHEREAS, the Redevelopment Agency of the City of Hemet (Former Agency) has, pursuant to the California Community Redevelopment Law (Health and Safety Code §33000 et seq) (Redevelopment Law), formed a redevelopment project known as the Hemet Redevelopment Project (Project) pursuant to Ordinance No. 906 adopted by the City Council of the City on July 13, 1982; and

WHEREAS, in November 1983, the County, the Former Agency and the City executed that certain "Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet" (Settlement Agreement); and

WHEREAS, the County, the Former Agency and the City entered into the Settlement Agreement for the purpose of resolving and settling a lawsuit filed by the County objecting to the financial impact of the Project and to provide for "mutual aid and assistance in the redevelopment of certain areas of City and County through the construction, operation and maintenance of County facilities, structures, equipment and apparatus"; and

WHEREAS, among other things, the Settlement Agreement provided for the retention by the Former Agency of a portion of the County Share of Tax Increment (as defined in the Settlement Agreement) attributable to the area of the Project; and

WHEREAS, the Settlement Agreement also established a $14,500,000 "cap" (County Cap) on the total County Share of Tax Increment permitted to be retained by the Former Agency; and

WHEREAS, the County, the City and the Former Agency entered into a First Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 28th day of July, 1998 (First Amendment), relating to a potential increase in the County Cap with respect to proposed bonds to be issued by the Former Agency; and

WHEREAS, the Redevelopment Agency issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project Subordinate Tax Allocation Bonds, 1999 Series A (1999 Bonds) in the aggregate principal amount of $9,510,000 for the purpose of financing the acquisition and construction of a new public library of benefit to the citizens of the City and the County (Public Library); and

WHEREAS, the Redevelopment Agency also issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project, Tax Allocation Bonds, 2002 Series A (2002 Bonds) in an aggregate principal amount of $7,500,000 for the purpose of financing the completion of the acquisition and construction of the Public Library; and

WHEREAS, the County, the City and the Former Agency entered into a Second Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 1st day of April, 2002 (Second Amendment), in order to subordinate the obligation of the Former Agency to pass through the County Share of Tax Increment to the County to the payment by the Former Agency of debt service on the 1999 Bonds and the 2002 Bonds for the purpose of enhancing the credit quality of the 2002 Bonds; and

WHEREAS, by implementation of California Assembly Bill X1 26 (Dissolution Act), which amended provisions of the Redevelopment Law and the California Supreme Court's decision in California Redevelopment Association v. Matosantos, the Former Agency was dissolved on February 1, 2012, and on February 1, 2012, the Successor Agency, in accordance with and pursuant to the Dissolution Act, assumed the duties and obligations of the Former Agency, including, without limitation, the obligations of the Former Agency with respect to the Settlement Agreement and the outstanding 1999 Bonds and 2002 Bonds and related documents to which the Former Agency was a party; and

WHEREAS, Section 34177.5(a)(1) of the Dissolution Act authorizes the Successor Agency to issue bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (Refunding Law) for the purpose of achieving debt service savings within the parameters set forth in said Section 34177.5; and

WHEREAS, the Successor Agency has determined that it will achieve debt service savings within such parameters by the issuance pursuant to the Redevelopment Law, the Dissolution Act and the Refunding Law of its Successor Agency to the Hemet Redevelopment Agency Hemet Redevelopment Project Tax Allocation Refunding Bonds, Series 2014 (2014 Bonds) in order to refund the outstanding 1999 Bonds and 2002 Bonds; and

WHEREAS, the Successor Agency has notified the County and the City of the need again to subordinate the obligation of the Successor Agency to pass through Tax Increment to the County in order to permit the issuance and enhance the credit quality of the 2014 Bonds and has requested that the County consider such subordination, it being understood that the issuance of the 2014 Bonds will provide funds to refund the 1999 Bonds and the 2002 Bonds and will result in debt service savings that will accrue to the benefit of the County and other taxing entities.

Definitions

Except as otherwise set forth herein, capitalized terms shall have the meaning set forth in the Settlement Agreement.

Operative Provisions

Section 1. Recitals. The above recitals are true and correct.

Section 2. Amendments. The County, the City and the Successor Agency hereby agree that the Settlement Agreement shall be amended as follows:

a. *County Subordination*. The County, the City and the Successor Agency hereby agree that debt service with respect to the 2014 Bonds issued in an aggregate principal amount not to exceed $_____, shall be senior to the obligation of the Successor Agency to pass through Tax Increment (as defined in the Settlement Agreement) to the County, notwithstanding the County Cap or any other provision of the Settlement Agreement, as amended.

b. *Pass-Through Obligation*. The County, the City and the Successor Agency hereby agree that the Successor Agency's obligation to pass through Tax Increment to the County is not reduced or eliminated by the subordination provided for in Section 2.a. of this Third Amendment (Subordination). The Successor Agency shall pass through Tax Increment to the County, at such time as Tax Increment is available for such purpose, in accordance with the Settlement Agreement, subject only to the Subordination. In the event the County receives less Tax Increment from the Successor Agency; by operation of the Subordination; the amount of the difference shall accrue interest at the same rate and in the same manner as the County of Riverside investment pool until repaid in full to the County by the Successor Agency. The Successor Agency agrees to repay the County said amounts at such time as Tax Increment is available for such repayment, subject to the Subordination.

Section 3. Applicability of the Settlement Agreement. Except as otherwise expressly provided in this Third Amendment, the provisions of the Settlement Agreement, as amended by the First Amendment and the Second Amendment, are hereby ratified, approved and confirmed.

Section 4. Execution in Several Counterparts. This Third Amendment may be executed in any number of counterparts, and each of such counterparts shall for all purposes be deemed to be an original, and all such counterparts shall together constitute but one and the same instrument.

Section 5. Governing Law. This Third Amendment shall be governed by and construed in accordance with the laws of the State of California. In addition, the County, the City and the Successor Agency hereby agree that the provisions of the Redevelopment Law and the Dissolution Act governing the Settlement Agreement prior to execution of this Third Amendment shall continue to govern after execution of this Third Amendment.

Section 6. Incorporation By Reference. The County, the City and the Successor Agency hereby agree that the amendments contained in this Third Amendment are incorporated by this reference thereto into the Settlement Agreement, as amended by the First Amendment and the Second Amendment, to produce a conformed amended and restated Settlement Agreement which shall serve as the sole operative Settlement Agreement. The amendment contained herein shall be effective upon the execution of this Third Amendment.

Section 7. Interpretation. In the event of any conflict between the provisions of the Settlement Agreement, as amended, and the provisions of this Third Amendment, the provisions of this Third Amendment shall control.

Section 8, Severability. If any provision of this Third Amendment shall be held invalid, the remaining provisions shall maintain their full force and effect.

IN WITNESS WHEREOF, the Successor Agency, the City and the County have executed this Third Amendment by duly authorized representatives, all as of the date set forth above.

CITY OF HEMET

By: _____
Mayor

Attest:

By: _____
City Clerk

SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY

By: _____
Mayor

Attest:

By: _____
Secretary

COUNTY OF RIVERSIDE

By: _____
Chairman, Board of Supervisors

Attest:

By: _____
Clerk of the Board

CITY OF HEMET
Hemet, California
RESOLUTION BILL NO. 14-069

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY APPROVING THIRD AMENDMENT TO SETTLEMENT AGREEMENT AND PROVIDING OTHER MATTERS RELATING THERETO

WHEREAS, the Redevelopment Agency of the City of Hemet (Former Agency) has, pursuant to the California Community Redevelopment Law (Health and Safety Code §33000 et seq) (Redevelopment Law), formed a redevelopment project known as the Hemet Redevelopment Project (Project) pursuant to Ordinance No. 906 adopted by the City Council of the City of Hemet (City) on July 13, 1982; and

WHEREAS, in November 1983, the County of Riverside (County), the Former Agency and the City executed the "Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet" (Settlement Agreement); and

WHEREAS, the County, the Former Agency and the City entered into the Settlement Agreement for the purpose of resolving and settling a lawsuit filed by the County objecting to the financial impact of the Project and to provide for "mutual aid and assistance in the redevelopment of certain areas of City and County through the construction, operation and maintenance of County facilities, structures, equipment and apparatus"; and

WHEREAS, among other things, the Settlement Agreement provided for the retention by the Former Agency of a portion of the County Share of Tax Increment (as defined in the Settlement Agreement) attributable to the area of the Project; and

WHEREAS, the Settlement Agreement also established a $14,500,000 "cap" (County Cap) on the total County Share of Tax Increment permitted to be retained by the Former Agency; and

WHEREAS, the County, the City and the Former Agency entered into a First Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 28th day of July, 1998 (First Amendment), relating to a potential increase in the County Cap with respect to proposed bonds to be issued by the Former Agency; and

WHEREAS, the Redevelopment Agency issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project Subordinate Tax Allocation Bonds, 1999 Series A (1999 Bonds) in the aggregate principal amount of $9,510,000 for the purpose of financing the acquisition and construction of a new public library of benefit to the citizens of the City and the County (Public Library); and

WHEREAS, the Redevelopment Agency also issued its Redevelopment Agency of the City of Hemet, Hemet Redevelopment Project, Tax Allocation Bonds, 2002 Series A (2002

Bonds) in an aggregate principal amount of $7,500,000 for the purpose of financing the completion of the acquisition and construction of the Public Library; and

WHEREAS, the County, the City and the Former Agency entered into a Second Amendment to Settlement and General Release and Cooperative Agreement, dated as of the 1st day of April, 2002 (Second Amendment), in order to subordinate the obligation of the Former Agency to pass through the County Share of Tax Increment to the County to the payment by the Former Agency of debt service on the 1999 Bonds and the 2002 Bonds for the purpose of enhancing the credit quality of the 2002 Bonds; and

WHEREAS, by implementation of California Assembly Bill X1 26 (Dissolution Act), which amended provisions of the Redevelopment Law and the California Supreme Court's decision in California Redevelopment Association v. Matosantos, the Former Agency was dissolved on February 1, 2012, and on February 1, 2012, the Successor Agency, in accordance with and pursuant to the Dissolution Act, assumed the duties and obligations of the Former Agency, including, without limitation, the obligations of the Former Agency with respect to the Settlement Agreement and the outstanding 1999 Bonds and 2002 Bonds and related documents to which the Former Agency was a party; and

WHEREAS, Section 34177.5(a)(1) of the Dissolution Act authorizes the Successor Agency to issue bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (Refunding Law) for the purpose of achieving debt service savings within the parameters set forth in said Section 34177.5; and

WHEREAS, the Successor Agency has determined that it will achieve debt service savings within such parameters by the issuance pursuant to the Redevelopment Law, the Dissolution Act and the Refunding Law of its Successor Agency to the Hemet Redevelopment Agency Hemet Redevelopment Project Tax Allocation Refunding Bonds, Series 2014 (2014 Bonds) in order to refund the outstanding 1999 Bonds and 2002 Bonds; and

WHEREAS, the Successor Agency has notified the County and the City of the need again to subordinate the obligation of the Successor Agency to pass through Tax Increment to the County in order to permit the issuance of and to enhance the credit quality of the 2014 Bonds and has requested that the County consider such subordination, it being understood that the issuance of the 2014 Bonds will provide funds to refund the 1999 Bonds and the 2002 Bonds and will result in debt service savings that will accrue to the benefit of the County and other taxing entities; and

WHEREAS, the Successor Agency desires that such subordination be implemented as provided in the Third Amendment to Settlement and General Release and Cooperative Agreement between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet (Third Amendment), as of the date of the Indenture of Trust of the 2014 Bonds, by and among the City, the County and the Successor Agency, the form of which is on file with the City Clerk, as secretary of the Successor Agency; and

WHEREAS, the City Council with the aid of its staff has reviewed the Third Amendment and desires to approve the Third Amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hemet, serving as the Successor Agency to the dissolved Redevelopment Agency of the City of Hemet, as follows:

1. Approval of Third Amendment. The Successor Agency hereby approves the Third Amendment providing for the subordination of the payment by the Successor Agency of Tax Increment to the County to the payment of debt service on the 2014 Bonds. Each of the Mayor, the City Manager, the Deputy City Manager and Director of Administrative Services or the Community Investment Officer of the City of Hemet (Authorized Officer), is hereby authorized and directed to execute and deliver, and the City Clerk, is hereby authorized and directed to attest to, the Third Amendment for and in the name and on behalf of the Successor Agency, in substantially the form on file with the City Clerk, with such changes therein, deletions therefrom and additions thereto as the Authorized Officer executing the same shall approve, such approval to be conclusively evidenced by the execution and delivery of the Third Amendment. The Successor Agency hereby authorizes the delivery and performance of the Third Amendment.

2. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Successor Agency to the Hemet Redevelopment Agency, at a regular meeting held on this 14th day of October, 2014.

Larry Smith, Mayor

ATTEST:

Sarah McComas, City Clerk

APPROVED AS TO FORM:

Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 14th day of October, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sarah McComas, City Clerk

AGENDA # 16

Successor Agency

TO: Successor Agency Board: the Honorable Mayor and City Council

FROM: Wally Hill, Executive Director/City Manager
Jessica A. Hurst, Deputy City Manager/Administrative Services Director

DATE: October 14, 2014

SUBJECT: Resolution Bill No. 14-070 Confirming the Issuance of Tax Allocation Refunding Bonds Pursuant to an Indenture of Trust, Approving Preliminary and Final Official Statements and Providing Other Matters Relating Thereto

RECOMMENDATION:
That the Successor Agency consider the proposed Resolution Bill No. 14-070 confirming the issuance of tax allocation refunding bonds pursuant to an indenture of trust, approving preliminary and final official statements and providing other matters relating thereto.

BACKGROUND:
Assembly Bill No. 1X 26 (AB 1X 26), adopted on December 29, 2011, dissolved redevelopment agencies and established successor agencies and oversight boards to assist in the wind down of the former redevelopment agencies. On June 27, 2012, Assembly Bill 1484 (AB 1484) was enacted to clarify and amend AB 1X 26. The addition of Section 34177.5 of the Health and Safety Code per AB 1484 allows for the refinancing of certain redevelopment agency obligations to achieve debt service savings.

The former Hemet Redevelopment Agency has two bond series that can achieve savings under current rates; the Subordinate Tax Allocation Bonds 1999 Series A (1999 Bonds) and Tax Allocation Bonds 2002 Series A (2002 Bonds). Currently, the outstanding amounts due for the 1999 Bonds and 2002 Bonds are $6,300,000 and $6,055,000, respectively. Both bond series are eligible for refunding for savings and can be redeemed upon 30 days notice. The proposed 2014 refunding will refund all the 1999 Bonds and 2002 Bonds outstanding (Refunding Bonds). It is important to note that there are no other bond series outstanding.

The Successor Agency has been working with the Riverside County's (County) financing team since July 2014 to structure the issuance of the Refunding Bonds through the Riverside County Public Financing Authority (Authority), prepare the form of key legal documents and reports required by AB 1X 26 and AB 1484, and secure approval of the bond refunding pursuant to Health and Safety Code Section 34180(b).

On August 26, 2014, the Successor Agency approved Resolution No. 4596 approving certain documents and actions to authorize the Refunding Bonds. On August 27, 2014, the Oversight Board at a subsequent meeting approved Resolution No. 2014-06 approving the Successor Agency's actions and documents. The State Department of Finance is currently reviewing the refunding plan and approval is expected in early November. Final approval and bond sale by the Authority is expected to occur in December 2014.

Health & Safety Code Section 34177.5 (a) (1) describes the conditions that are necessary to issue refunding bonds:

"For the purpose of issuing bonds or incurring other indebtedness to refund the bonds or other indebtedness of its former redevelopment agency or of the successor agency to provide savings to the successor agency, provided that (A) the total interest cost to maturity on the refunding bonds or other indebtedness plus the principal amount of the refunding bonds or other indebtedness shall not exceed the total remaining interest cost to maturity on the bonds or other indebtedness to be refunded plus the remaining principal of the bonds or other indebtedness to be refunded, and (B) the principal amount of the refunding bonds or other indebtedness shall not exceed the amount required to defease the refunded bonds or other indebtedness, to establish customary debt service reserves, and to pay related costs of issuance."

In other words, the Successor Agency may not issue refunding bonds that would increase the overall cost of its bonded indebtedness or provide additional proceeds. ***The Refunding Bonds will not increase the costs of bonded indebtedness, but rather reduce the debt service payments and leave additional residual revenues for all taxing entities, including the City of Hemet.***

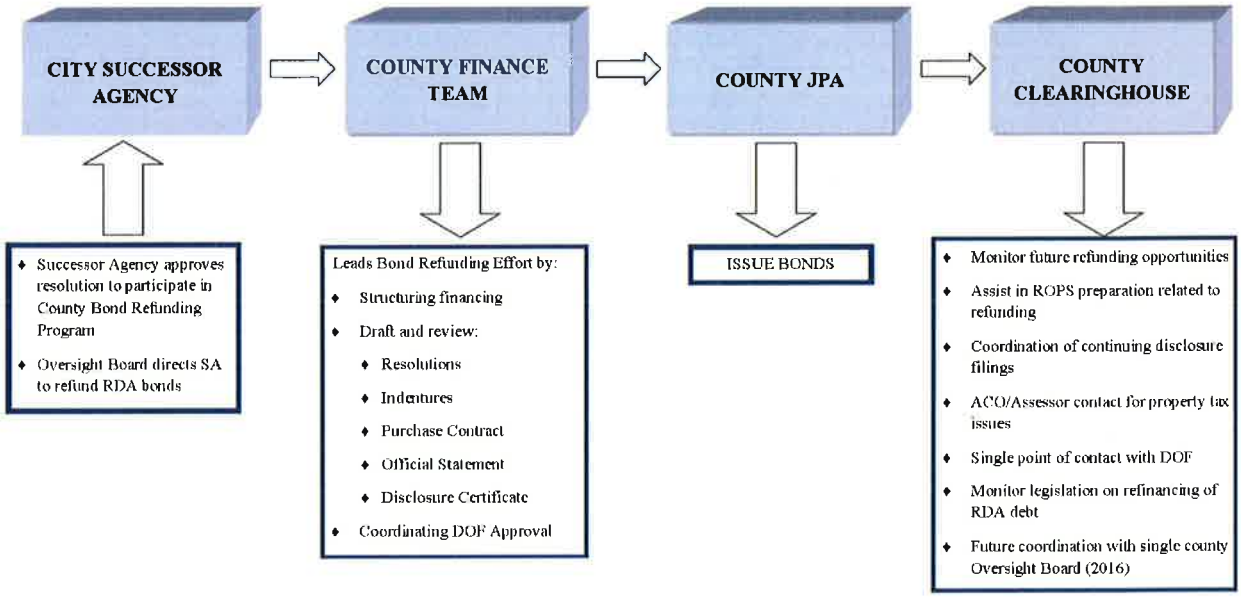
DISCUSSION / ANALYSIS:

The refunding of bonds will reduce net interest expense, benefiting the taxing entities, including the City, which will receive a greater amount of property tax revenue. The City of Hemet will receive approximately 14% of the savings. The County receives 100% of its share of property taxes as a result of the existing pass through agreement and will not share in the additional revenues due to a prohibition in the law preventing any taxing entity from receiving more than 100% of its share of property taxes. Under current market conditions, total present value savings from the Refunding Bonds are estimated at approximately $1.7 million.

The Refunding Bonds will be secured by a pledge of tax increment from the Hemet Redevelopment Project Area along with other excess funds in the Successor Agency's Redevelopment Property Tax Trust Fund. The Successor Agency also intends to obtain a bond debt service reserve fund surety policy. Without such a policy, the Successor Agency will be required to fully fund a bond reserve fund thereby increase the size of the refunding and the annual debt service. The term on the Refunding Bonds will remain unchanged from the existing Series 1999 and 2002 bonds and no bond maturities will be extended.

The Refunding Bonds (issued on behalf of the Successor Agency) are expected to qualify for a bond rating of "A" or "A-" from Standard & Poor's based on the ability under the post dissolution law to pledge all available funds including excess housing set aside money to all bonds together with a pledge of the Hemet Project Area. The Authority Bonds are expected to qualify for bond insurance which will likely raise the rating to "AA".

The proceeds of the Authority Bonds will be used to purchase the Refunding Bonds of the Successor Agency. This is a common structure and has been used in the past by the Authority for the Riverside County Redevelopment Agency's own bond issues. Participation in the County program will help streamline administration of the refunding issue over time.



Resolution Bill No. 14-070 approves the Authority's Preliminary Official Statement (POS), which describes the following:

- Security and potential risks to prospective investors,
- Sources of payment for the bonds,
- Nature of projects,
- Economic and demographic characteristics of the City and Project Area, and
- The Authority and inherent known risk factors associated with the security.

It's important that this document not contain any material misstatements or omissions. The POS is distributed by the Authority to the underwriter and to prospective investors prior to the bond sale so that they can make informed purchase decisions. The Final Official Statement (FOS) will be prepared shortly after the bond sale and must be available in time for bond closing. Both the POS and FOS are drafted by Disclosure Counsel and are approved by the Agency and the Authority.

COORDINATION AND REVIEW:

This recommendation was prepared and coordinated with the City Attorney's Office, the City Manager and the Finance Department.

FISCAL IMPACT:

Savings are estimated at $1.7 million in present value dollars and over $2 million in total dollars over the course of the remaining term of the bonds. The City will receive approximately 14% of these savings, or approximately $238,000 over the term of the Refunding Bonds.

There are no costs to the City General Fund, whether the Refunding Bonds are sold by the Authority or by the Successor Agency.

ALTERNATIVE(S):
The Successor Agency may choose not to confirm the issuance of tax allocation refunding bonds or approve the POS and FOS. This alternative would result in a loss of cost savings and ultimately revenue to the City and other taxing entities.

CONCLUSION:
Staff recommends that the Successor Agency adopt proposed Resolution Bill No. 14–070 confirming the issuance of tax allocation refunding bonds pursuant to an indenture of trust, approving preliminary and final official statements and providing other matters relating thereto.

ATTACHMENT(S):
1. Preliminary Official Statement
2. Resolution Bill No. 14-070

Recommended by:

Jessica A. Hurst
Deputy City Manager/
Administrative Services Director

Approved By:

Wally Hill
City Manager

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2014

NEW ISSUE
BOOK ENTRY ONLY

INSURED RATINGS: S&P:
UNDERLYING RATING: S&P:

In the opinion of Jones Hall, A Professional Law Corporation, Bond Counsel, subject, however, to certain qualifications described herein, under existing law, the interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; provided, however, that for the purposes of computing the alternative minimum tax imposed on certain corporations such interest is required to be taken into account in determining certain income and earnings. Interest on the Bonds is exempt from California personal income taxes. See "OTHER INFORMATION – Tax Matters" herein.

$_____

Riverside County Public Financing Authority
2014 Tax Allocation Revenue Bonds
(Hemet Refunding Project)

Dated: Date of Delivery **Due: September 1, as shown below**

The Riverside County Public Financing Authority 2014 Tax Allocation Revenue Bonds (Hemet Refunding Project) 2014 Tax Allocation Revenue Bonds (the "Bonds") are being issued by the Riverside County Public Financing Authority (the "Authority") to provide funds to purchase separate bonds (the "Agency Bonds") being issued by the Successor Agency to the Hemet Redevelopment Agency (the "Agency" or "Successor Agency") to assist in refinancing certain redevelopment activities with respect to the Hemet Redevelopment Project of the Agency (the "Project Area"), as further described herein.

The Bonds will be secured under an Indenture of Trust (the "Indenture"), dated as of _____, 2014, by and between the Authority and MUFG Union Bank, N.A., as trustee (the "Trustee"). The Bonds are secured by a pledge of, security interest in and lien on the Revenues (as defined in the Indenture), which consist principally of payments to be made by the Agency to the Authority as debt service on the Agency Bonds. The Agency Bonds are secured under an Indenture of Trust, dated as of _____, 2014, by and between the Agency and the Trustee (the "Agency Bonds Indenture"). The payments due under the Agency Bonds Indenture are secured by a pledge of, security interest in and lien on Tax Revenues (as defined in the Agency Bonds Indenture and described herein) allocated as described herein and subject to certain Pass-Through Agreements of the Agency. The Agency has covenanted not to issue any obligations payable from Tax Increment Revenues, described herein, on a senior basis to the Agency Bonds. See "SECURITY FOR THE BONDS AND THE AGENCY BONDS" herein.

The Bonds are being issued in fully registered form, and when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Individual purchases of the Bonds may be made in book-entry form only, in denominations of $5,000 or any integral multiple thereof. Purchasers of interests in the Bonds will not receive certificates from the Authority or the Trustee representing their interest in the Bonds purchased. Interest on the Bonds will be payable semiannually on March 1 and September 1 of each year, commencing March 1, 2015. Payments of principal, premium, if any, and interest on the Bonds will be payable by the Trustee, to DTC, which is obligated in turn to remit such principal, premium, if any, and interest to the DTC Participants for subsequent disbursement to the Beneficial Owners of the Bonds, as more fully described herein.

The Bonds are subject to optional and mandatory sinking fund redemption prior to maturity as described herein. See "THE BONDS — Redemption of the Bonds" herein.

The scheduled payment of principal of and interest on the Bonds, when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Insured Bonds by _____.

[Insurer to come]

The Agency Bonds are secured by a Municipal Bond Debt Service Reserve Insurance Policy issued by _____.

The Bonds are a special obligation of the Authority payable solely from certain payments from the Agency and certain other funds. Neither the County of Riverside, the State of California nor the Authority shall be obligated to pay the principal of the Bonds, or the interest thereon, except from the funds described above, and neither the faith and the credit nor the taxing power of the Agency, the County, the State of California nor any political subdivision thereof is pledged to the payment of the principal of or the interest on the Bonds. The issuance of the Bonds shall not directly, indirectly or contingently obligate the Agency, the County, the State of California or any political subdivision thereof to levy or pledge any form of taxation whatever therefor or to make any appropriations for their payment. Neither the Authority nor the Agency has taxing power.

This cover page contains certain information for general reference only. It is not intended to be a summary of the security or terms of this issue. Investors are advised to read the entire Official Statement to obtain information essential to the making of an informed investment decision. Capitalized terms used and not defined on this cover page shall have the meanings set forth herein.

For a discussion of some of the risks associated with a purchase of the Bonds, see "RISK FACTORS" herein.

MATURITY SCHEDULE
See inside front cover

The Bonds are offered when, as and if issued, subject to the approval of their legality by Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel. Certain disclosure matters will be passed upon for the Authority by Best Best & Krieger LLP, Riverside, California, as Disclosure Counsel. Certain matters will be passed upon for the Authority by the Office of the County of Riverside County Counsel, for the Agency by Best Best & Krieger LLP, and for the Underwriters by Stradling Yocca Carlson & Rauth, A Professional Corporation, Newport Beach, California. It is anticipated that the Bonds will be available for delivery in definitive form on or about _____, 2014.

Citigroup

Dated: _____, 2014

$_____
Riverside County Public Financing Authority
2014 Tax Allocation Revenue Bonds
(Hemet Refunding Project)

MATURITY SCHEDULES

(Base CUSIP†: _____)

Maturity Date (September 1)	Principal Amount	Interest Rate	Yield	Price	CUSIP†

† Copyright 2014, CUSIP Global Services, and a registered trademark of the American Bankers Association. CUSIP data is provided by CUSIP Global Services, which is managed on behalf of American Bankers Association by S&P Capital IQ. Neither the Underwriters nor the Authority assumes any responsibility for the accuracy of the CUSIP data.

GENERAL INFORMATION ABOUT THIS OFFICIAL STATEMENT

No dealer, broker, salesperson or other person has been authorized by the Authority or the Successor Agency to give any information or to make any representations in connection with the offer or sale of the Bonds other than as contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person, in any jurisdiction where such offer, solicitation or sale would be unlawful.

The information set forth herein has been obtained from sources that are believed to be reliable, but is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Authority or the Successor Agency. Neither the delivery of this Official Statement nor any sale made hereunder will, under any circumstances, create any implication that there has been no change in the affairs of the Authority or the Successor Agency since the date hereof. The information and expressions of opinion stated herein are subject to change without notice.

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking" statements within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the words "expects," "forecasts," "projects," "intends," "anticipates," "estimates," "assumes" and analogous expressions. The achievement of certain results or other expectations contained in such forward-looking statements are subject to a variety of risks and uncertainties that could cause actual results to differ materially from those that have been projected. No assurance is given that actual results will meet the forecasts of the Authority or the Successor Agency in any way, regardless of the optimism communicated in the information, and such statements speak only as of the date of this Official Statement. The Authority or the Successor Agency disclaim any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any changes in the expectations of the Authority or the Successor Agency with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

All summaries of the Indenture (as defined herein) or Agency Bonds Indenture (as defined herein), and of statutes and other documents referred to herein do not purport to be comprehensive or definitive and are qualified in their entireties by reference to each such statute and document. This Official Statement, including any amendment or supplement hereto, is intended to be deposited with one or more depositories. This Official Statement does not constitute a contract between any Owner of a Bond and the Authority or the Successor Agency.

The issuance and sale of the Bonds have not been registered under the Securities Act of 1933 or the Securities Exchange Act of 1934, both as amended, in reliance upon exemptions provided thereunder by Sections 3(a)(2) and 3(a)(12), respectively, for the issuance and sale of municipal securities.

The Underwriter has provided the following sentence for inclusion in this Official Statement: The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR AFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

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RIVERSIDE COUNTY PUBLIC FINANCING AUTHORITY

AUTHORITY/COUNTY BOARD OF SUPERVISORS

Kevin Jeffries, District 1
John F. Tavaglione, District 2
Jeff Stone, District 3
John J. Benoit, District 4
Marion Ashley, District 5

AUTHORITY STAFF

Jay Orr, Executive Director
Don Kent, Treasurer
Kecia Harper-Ihem, Secretary
Pamela Walls, County Counsel

HEMET SUCCESSOR AGENCY
CITY COUNCIL

Larry Smith, Mayor
Shellie Milne, Mayor Pro-Tem
Robert Youssef, Council Member
Linda Krupa, Council Member
Bonnie Wright, Council Member

SUCCESSOR AGENCY/CITY STAFF

Wally Hill, City Manager
Jessica Hurst, Deputy City Manager/Administrative Services Director

SPECIAL SERVICES

Trustee
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Los Angeles, California

Bond Counsel
Jones Hall, A Professional Law Corporation
San Francisco, California

Disclosure Counsel
Best Best & Krieger LLP
Riverside, California

Financial Advisor
C. M. de Crinis & Co. Inc.
Glendale, California

Fiscal Consultant
Urban Analytics, LLC
San Francisco, California

Verification Agent
Barthe & Wahrman PA CPA's
Minneapolis, Minnesota

LOCATION MAP

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$_____
Riverside County Public Financing Authority
2014 Tax Allocation Revenue Bonds
(Hemet Refunding Project)

INTRODUCTION

This Introduction is subject in all respects to the more complete information contained elsewhere in this Official Statement and the offering of the Bonds to potential investors is made only by means of the entire Official Statement. Capitalized terms used and not defined in this Introduction shall have the meanings assigned to them elsewhere in this Official Statement.

General

This Official Statement, including the cover page and appendices hereto, provides information in connection with the issuance by the Riverside County Public Financing Authority (the "Authority") of $_____ Riverside County Public Financing Authority 2014 Tax Allocation Revenue Bonds (Hemet Refunding Project) (the "Bonds").

Purpose

The Bonds are being issued to provide funds to purchase the bonds of the Successor Agency to the Hemet Redevelopment Agency (the "Agency" or the "Successor Agency") further described herein (the "Agency Bonds"). The Agency Bonds are being issued (i) to refinance certain outstanding obligations of the Project Area, (ii) to fund the premium for a debt service reserve surety bond for the reserve account for the Agency Bonds, and (iii) to pay costs of issuance of the Bonds and the Agency Bonds, including the financial guaranty insurance premium for the Bonds. See "PLAN OF FINANCE" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The County

The County, which encompasses 7,177 square miles, was organized in 1893 from territory in San Bernardino and San Diego Counties. Located in the southeastern portion of California, Riverside County is bordered on the north by San Bernardino County, on the east by the State of Arizona, on the South by San Diego and Imperial Counties and on the west by Orange and Los Angeles Counties. There are 28 incorporated cities in Riverside County.

The Authority

The Authority was established pursuant to a Joint Exercise of Powers Agreement, dated as of March 20, 1990, by and between the County of Riverside (the County') and the Redevelopment Agency for the County of Riverside, pursuant to Chapter 5, Division 7, Title 1 of the California Government Code (the "Act"). The Authority has the power under the Act to acquire the bonds and other obligations of local agencies (as such term is defined in the Act). The Board of Supervisors of the County (the "Board") serves as the Board of Directors of the Authority.

The Successor Agency

As described below, the Successor Agency has succeeded to certain rights of the Hemet Redevelopment Agency (the "Former Agency"). The Former Agency was activated by the City Council (the "City Council") of the City of Hemet (the "City") in 1972, to exercise the powers granted by the California Community Redevelopment Law (Sections 33000 et seq. of the California Health and Safety Code) (the "Redevelopment Law").

Pursuant to California legislation enacted in 2011 and 2012 (as more fully described herein, the "Dissolution Act"), redevelopment agencies in California, including the Former Agency, were dissolved, and with certain exceptions, could no longer conduct redevelopment activities. The Successor Agency, however, is authorized to continue to refinance existing bonds in order to achieve a savings in debt service. See "–The Project Area" below. See also "SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY" for a discussion of the Dissolution Act, the formation of the Successor Agency and the current powers, and limitations thereon, of the Successor Agency.

The Project Area

The Redevelopment Plan for the Project Area was adopted by the City Council on July 13, 1982 and amended in July and December of 1999, to add Sub-Areas. In 1994, the plan was amended to conform limitations of the plan with AB 1290. Tax Revenues (defined herein) are generated from approximately 2,550 acres of the Project Area. See "THE HEMET PROJECT AREA."

Under the Dissolution Act, the Agency Bonds are secured by a pledge of, and payable from moneys deposited from time to time in a Redevelopment Property Tax Trust Fund held and administered by the Office of the Auditor Controller of the County of Riverside (the "County Auditor-Controller") with respect to the Successor Agency (the "Redevelopment Property Tax Trust Fund"). DISCUSSIONS HEREIN REGARDING TAX REVENUES NOW REFER TO THOSE MONEYS DEPOSITED BY THE COUNTY AUDITOR-CONTROLLER INTO THE REDEVELOPMENT PROPERTY TAX TRUST FUND EQUAL TO SUCH TAX REVENUES. The Dissolution Act authorizes the issuance of bonds by a successor agency to make payments under certain enforceable obligations, which bonds may be secured by a pledge of property tax increment with the same legal effect as if the Bonds had been issued prior to the Dissolution Act, in full conformity with the applicable provisions of the Redevelopment Law that existed prior to that date. See "SECURITY FOR THE BONDS AND THE AGENCY BONDS – Tax Revenues Allocable to the Successor Agency."

Authority for Issuance of the Bonds and the Agency Bonds

The Bonds are being issued by the Authority pursuant to the provisions of the Act. The Agency Bonds are being issued by the Successor Agency pursuant to the provisions of the Dissolution Act and Article 11 (commencing with Section 53588) of Chapter 3 of Part 1 of Division 2 of the Government Code of the State of California.

The County of Riverside (the "County") has developed a program with the Authority to assist successor agencies within the County to refund tax increment obligations pursuant to AB 1484 in order to provide debt service savings to such successor agencies and to increase property tax revenues available for distribution to affected taxing entities.

Concurrently with the issuance of the Bonds, the Successor Agency will issue its tax allocation refunding bonds designated as $_____ Hemet Redevelopment Project Subordinated Tax Allocation Refunding Bonds, Series 2014 (the "Series 2014 Bonds") (the "Agency Bonds") pursuant to an Indenture of Trust dated as of _____ 1, 2014 (the "Agency Bonds Indenture"), by and between the Successor Agency and MUFG Union Bank, N.A. (the "Agency Trustee"), the proceeds of which will be used to refund all or a portion of certain bonds and indebtedness of the Successor Agency as more fully described herein. Proceeds of the Bonds will be used to purchase the Agency Bonds.

The Bonds will be special, limited obligations of the Authority, payable from and secured by Revenues (as defined herein) of the Authority, consisting primarily of payments on the Agency Bonds received by the Authority from the Successor Agency. The Agency Bonds will be payable from and secured by, designated property tax (formerly tax increment revenues) related to the Hemet Redevelopment Project, which will include, moneys deposited, from time to time, in the Redevelopment Property Tax Trust Fund ("RPTTF") as provided in the California Health and Safety Code as more fully described herein. Collectively, such tax increment revenues subject to a pledge under the Agency Bonds Indenture are referred to herein as "Tax Revenues." Payments under the Agency Bonds are calculated to be sufficient to permit the Authority to pay the principal of, premium,

if any, and interest on the Bonds when due. The Agency Bonds will be registered in the name of the Trustee and Agency Bond payments will be paid to the Trustee as assignee of the Authority. See "SECURITY FOR THE BONDS AND THE AGENCY BONDS."

The issuance of the Agency Bonds was subject to approvals under the Dissolution Act, of the Successor Agency's Oversight Board, as described below, and the Department of Finance of the State of California (the "State Department of Finance"). All such approvals have been obtained. See "SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY."

The Oversight Board for the Successor Agency approved the issuance of the Agency Bonds by the Successor Agency by resolution adopted on August 27, 2014. The Department of Finance of the State of California released its letter approving the Oversight Board Resolution approving the issuance of the Bonds on _____, 2014. See Appendix I –"STATE DEPARTMENT OF FINANCE DETERMINATION LETTER APPROVING THE BONDS."

Terms of the Bonds

The Bonds will be issued in denominations of $5,000 and any integral multiple thereof (the "Authorized Denominations"). The Bonds will be dated their date of delivery and are payable with respect to interest semiannually each March 1 and September 1, commencing on March 1, 2015.

The Bonds will be delivered in fully-registered form only, and when delivered, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds. Ownership interests in the Bonds may be purchased in book-entry form only. Principal of and interest on the Bonds will be paid by the Trustee to DTC or its nominee, which will in turn remit such payments to its Participants (defined herein) for subsequent disbursement to the Owners of the Bonds. See APPENDIX E – "DTC AND THE BOOK-ENTRY ONLY SYSTEM" attached hereto.

The Bonds are subject to redemption prior to maturity, as described herein. See "THE BONDS – Redemption of the Bonds" herein.

Security for the Bonds and the Agency Bonds

The Bonds are secured by a lien on and pledge of Revenues made in the Indenture. Under the Indenture, "Revenues" is defined to mean all amounts received by the Trustee as the payment of interest or redemption premium on, or the equivalent thereof, and the payment or return of principal of, or the equivalent thereof, the Agency Bonds, whether as a result of scheduled payments or prepayments or remedial proceedings taken in the event of a default thereon, and all investment earnings on any moneys held in the Funds or accounts established under the Indenture, except the Rebate Fund.

The Bonds will be special obligations of the Authority, payable from and secured as to the payment of the principal thereof and the redemption premium, if any, and the interest thereon in accordance with their terms and the terms of the Indenture. The Bonds shall not constitute a charge against the general credit of the Authority or any of its members, and under no circumstances shall the Authority be obligated to pay principal of or redemption premium, if any, or interest on the Bonds except from Revenues. Neither the State nor any public agency (other than the Authority) nor any member of the Authority is obligated to pay the principal of or redemption premium, if any, or interest on the Bonds, and neither the faith and credit nor the taxing power of the State or any public agency thereof or any member of the Authority is pledged to the payment of the principal of or redemption premium, if any, or interest on the Bonds. The payment of the principal of or redemption premium, if any, or interest on the Bonds does not constitute a debt, liability or obligation of the State or any public agency (other than the Authority) or any member of the Authority.

Prior to the enactment of the Dissolution Act, the Redevelopment Law authorized the financing of redevelopment projects through the use of tax increment revenues. This method provided that the taxable valuation of the property within a redevelopment project area on the property tax roll last equalized prior to the

effective date of the ordinance which adopts the redevelopment plan becomes the base year valuation. Assuming the taxable valuation never drops below the base year level, the taxing agencies thereafter received that portion of the taxes produced by applying then current tax rates to the base year valuation, and the redevelopment agency was allocated the remaining portion produced by applying then current tax rates to the increase in valuation over the base year. Such incremental tax revenues allocated to a redevelopment agency were authorized to be pledged to the payment of agency obligations. Tax Revenues (as defined under the caption "SECURITY FOR THE BONDS AND THE AGENCY BONDS – Tax Revenues") consist of a portion of such incremental tax revenues.

The Agency Bonds will be special obligations of the Successor Agency and are payable, as to interest thereon and principal thereof, exclusively from the Tax Revenues under the Agency Bonds Indenture, and the Agency is not obligated to pay them except from such Tax Revenues. The Agency Bonds shall be also equally secured by the pledge and lien created with respect to the Agency Bonds by Section 34177.5(g) of the California Health and Safety Code on moneys deposited from time to time in the Redevelopment Property Tax Trust Fund. The Agency Bonds are payable as set forth in the Agency Bonds Indenture, are not a debt of the City of Hemet (the "City"), the County, the State of California or any other political subdivision of the State, and neither the City, the State, the County nor any of the State's other political subdivisions is liable therefor, nor in any event shall the Agency Bonds be payable out of any funds or properties other than those of the Agency pledged therefor as provided in the Agency Bonds Indenture. The Agency Bonds have their own payment schedule which has been sized to pay debt service on the Bonds. APPENDIX D – "SUMMARY OF CERTAIN PROVISIONS OF LEGAL DOCUMENTS" attached hereto.

Additional Debt. The Authority may not issue or incur any obligations payable from Revenues. As more fully described under "SECURITY FOR THE BONDS AND THE AGENCY BONDS," the Agency may issue or incur additional obligations on a parity with the pledge of the Tax Revenues securing the applicable Agency Bonds if certain debt service coverage tests are met under the Agency Bonds Indenture. The Successor Agency will not be permitted to issue any obligations with a lien on Tax Revenues senior to the lien of the Agency Bonds.

Municipal Bond Insurance

Concurrently with the issuance of the Bonds, _____ will issue its Municipal Bond Insurance Policy (the "Policy") for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

In order to further secure the payment of the principal of and interest on the Agency Bonds, a Reserve Account in the Debt Service Fund is established by the Agency Bonds Indenture. The Reserve Account will initially be funded by the purchase of a Municipal Bonds Debt Service Reserve Fund Insurance Policy (the "Reserve Policy") issued by _____ in an amount equal to the Reserve Requirement as defined in the Agency Bonds Indenture (the "Reserve Requirement"). The Reserve Policy secures the Agency Bonds. The initial Reserve Requirement for the Agency Bonds is the amount of $_____. See "SECURITY FOR THE BONDS – Security for the Agency Bonds – *Municipal Bond Debt Service Reserve Insurance Policy*."

Professionals Involved in the Offering

MUFG Union Bank, N.A., Los Angeles, California, will act as trustee with respect to the Bonds and the Agency Bonds under the Indenture and the Agency Bonds Indenture.

C. M. de Crinis & Co., Inc., Glendale, California, has acted as Financial Advisor to the Authority and the Agency in the structuring and presentation of the financing.

Urban Analytics, LLC, San Francisco, California, has acted as Fiscal Consultant to the Agency and has prepared an analysis of taxable values and tax increment revenues in the Project Areas. See APPENDIX A – "REPORT OF FISCAL CONSULTANT" herein.

All proceedings in connection with the issuance of the Bonds and the Agency Bonds are subject to the approval of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel. Best Best & Krieger LLP is acting as Disclosure Counsel. Certain legal matters will be passed on for the Authority by the Office of the County of Riverside County Counsel, and for the Agency by Best Best & Krieger LLP. Stradling Yocca Carlson & Rauth, a Professional Corporation, will be acting as counsel to the Underwriters. The fees and expenses of the Financial Advisor, Bond Counsel, Disclosure Counsel and Underwriter's Counsel are contingent upon the sale and delivery of the Bonds.

Continuing Disclosure

With respect to continuing disclosure, the Successor Agency will prepare and provide annual updates of the information contained in the tables included in this Official Statement with respect to property tax revenues, collections, any material delinquencies, principal taxpayers, and plan limit calculations and notices of enumerated events required under the Continuing Disclosure Agreement. The Authority will act as Dissemination Agent and will ensure that the annual reports and notices are filed with the Municipal Securities Rulemaking Board (the "MSRB") through its Electronic Municipal Market Access system ("EMMA"). See the caption "OTHER INFORMATION – Continuing Disclosure" and APPENDIX G – "FORM OF CONTINUING DISCLOSURE AGREEMENT." Other than as described in the Official Statement under the heading "OTHER INFORMATION-Continuing Disclosure," the Authority and the Agency have not failed to comply in all material respects with any previous undertakings with regard to Rule 15c2-12 to provide annual reports or notices of material events in the last five years, except as discussed under the caption "OTHER INFORMATION – Continuing Disclosure."

Reference to Underlying Documents

Brief descriptions of the Bonds, the Indenture, the Agency Bonds Indenture, the Agency, the Authority, the County, the Successor Agency, the Project Area and other related information are included in this Official Statement. Such descriptions and information do not purport to be comprehensive or definitive. The summaries of and references to all documents, statutes, reports and other instruments referred to herein is qualified in its entirety by reference to such document, statute, report or instrument, copies of which are all available for inspection at the offices of the Successor Agency. Certain capitalized terms used and not defined herein shall have the meaning given to those terms in APPENDIX D – "SUMMARY OF CERTAIN PROVISIONS OF THE LEGAL DOCUMENTS" attached hereto.

PLAN OF FINANCE

The Bonds are being issued to provide funds to purchase the Agency Bonds. The Agency Bonds are being issued (i) to refinance redevelopment activities with respect to the Project Area, (ii) to fund the premium for a debt service reserve fund surety bond for the reserve account for the Agency Bonds, and (iii) to pay costs of issuance of the Bonds and the Agency Bonds, including the cost of financial guaranty insurance premium for the Bonds. See "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Former Agency previously issued its $9,510,000 principal amount of Hemet Redevelopment Project Tax Allocation Bonds, 1999 Series A (the "1999 Bonds") and its $7,500,000 principal amount of Hemet Redevelopment Project Tax Allocation Bonds, 2002 Series A (the "2002 Bonds," and together with the 1999 Bonds, the "Prior Bonds"), currently outstanding in the amount of $_____ and $_____, respectively. The Prior Bonds were issued pursuant to an Indenture of Trust (the "1999 Indenture") dated as of April 1, 1999, as supplemented by a First Supplement to Indenture (the "First Supplement"), dated as of May 1, 2002, between the Former Agency and U.S. Bank, N.A., as prior trustee (the "Prior Trustee").

On the date of issuance of the Agency Bonds, a portion of the proceeds will be transferred to the Prior Trustee for deposit into the redemption fund established for each series of the Prior Bonds, under certain Refunding Instructions dated as of _____ (the "Refunding Instructions") delivered by the Successor Agency to the Fiscal Agent. The amount deposited in the redemption fund for the Prior Bonds, together with other available moneys, will be held uninvested, or invested in certain federal securities and irrevocably pledged for the payment of the related Prior Bonds on _____, as applicable.

The amounts held and invested by the Fiscal Agent for the respective Prior Bonds in the Redemption Fund are pledged solely to the payment of amounts due and payable by the Agency under the 1999 Indenture and the First Supplement. Neither the funds deposited in the Redemption Fund for the Prior Bonds nor the interest on the invested funds will be available for the payment of debt service on the Agency Bonds or the Bonds.

See "ESTIMATED SOURCES AND USES OF FUNDS" below. See also "VERIFICATION OF MATHEMATICAL ACCURACY" below.

ESTIMATED SOURCES AND USES OF FUNDS

Set forth below are the estimated sources and uses of proceeds of the Authority Bonds.

Sources:
- Par Amount of Bonds
- Net Original Issue Premium (Discount)
- TOTAL SOURCES

Uses:
- Deposit to Bond Purchase Fund:
- Costs of Issuance[1]
- TOTAL USES:

Set forth below are the estimated sources and uses of proceeds of the Agency Bonds.

Sources:
- Par Amount of Agency Bonds
- Net Original Issue Premium (Discount)
- Less: Costs of Issuance
- TOTAL SOURCES:

Uses:
- Deposit to Redemption Fund
- TOTAL USES:

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(1) Includes Underwriters' Discount, legal fees, printing, rating agency fees and expenses, fees of the Financial Advisor, fees of the Fiscal Consultant, municipal bond insurance premiums, Reserve Policy premiums and other issuance costs of the Bonds and the Agency Bonds.

ANNUAL DEBT SERVICE REQUIREMENTS OF THE BONDS

The following table provides the annual debt service requirements of the Bonds.

Year Ending (September 1)	Principal	Interest	Total

THE BONDS

General

The Bonds will be dated as of the date of original delivery (the "Closing Date"), will bear interest at the rates per annum and will mature on the dates and in the amounts set forth on the inside cover page hereof. The Bonds will be issued in fully registered form, without coupons, in the denomination of $5,000 each or any integral multiple thereof. Interest on the Bonds is payable semiannually on March 1 and September 1 of each year, commencing March 1, 2015 (each an "Interest Payment Date"). Principal of and premium, if any, on the Bonds is payable upon the surrender thereof at the corporate trust office of the Trustee in Los Angeles, California. Interest will be paid by check of the Trustee mailed by first class mail, postage prepaid, on each Interest Payment Date to the registered owners as of the fifteenth day of the month preceding the Interest Payment Date (the "Record Date"). At the written request of an Owner of the Bonds in an aggregate principal amount of at least $1,000,000, which written request is on file with the Trustee as of any Record Date, interest on the applicable Bonds shall be paid on each succeeding Interest Payment Date by wire transfer in immediately available funds to such account within the United States of America as shall be specified in such written request (any such written request shall remain in effect until rescinded in writing by the Owner). The principal of and premium (if any) on the Bonds shall be payable in lawful money of the United States of America by check or draft of the Trustee upon presentation and surrender thereof at the Office of the Trustee.

Notwithstanding the foregoing, while the Bonds are held in the book-entry only system of DTC, all such payments of principal, interest and premium, if any, will be made to Cede & Co. as the registered owner of the Bonds, for subsequent disbursement to Participants and beneficial owners. See APPENDIX E – "DTC AND THE BOOK-ENTRY SYSTEM."

Redemption of the Bonds

Optional Redemption. The Bonds maturing on or after September 1, [2025]* may be called before maturity and redeemed at the option of the Authority, in whole or in part, from any source of funds, on any date on or after September 1, [2024]*, among maturities at the discretion of the Authority and by lot within a maturity. Bonds called for redemption will be redeemed at a redemption price equal to the principle amount of Bonds to be redeemed plus accrued interest to the redemption date, without premium.

Mandatory Sinking Fund Redemption. The Bonds maturing on September 1, _____ (the "Term Bonds"), are subject to mandatory sinking fund redemption in part by lot at a redemption price equal to the principal amount thereof to be redeemed, plus accrued interest thereon to the date of redemption, without premium, in the aggregate respective principal amounts and on September 1, in the respective years as set forth in the following tables; provided, however, that in lieu of mandatory sinking fund redemption thereof such Bonds may be purchased by the Authority pursuant to the Indenture:

Bonds Maturing September 1, _____

Redemption Date (September 1)	Amount
(maturity)	

In the event that the Term Bonds have been optionally redeemed in part, the total amount of all future sinking account payments set forth for the above Term Bonds will be reduced by the aggregate principal amount of the Term Bonds so redeemed, to be allocated among each sinking account payment for the Term Bonds on a pro rata basis in integral multiples of $5,000 as determined by the Successor Agency. In lieu of depositing cash

* Preliminary, subject to change.

with the Trustee as a mandatory sinking account payment, the Authority shall have the option to tender to the Trustee for cancellation at least 60 days prior to a sinking account redemption date any amount of Term Bonds purchased by the Authority which Term Bonds may be purchased by the Agency at public or private sale as and when and at such prices as the Authority may in its discretion determine. The par amount of any Term bonds so purchased by the Authority and tendered to the Trustee in any twelve month period ending on July 1, in any calendar year shall be credited towards and shall reduce the next mandatory sinking account payments required to be made in the order in which they are required to be made, as shown above.

Mandatory Redemption Upon Acceleration of Agency Bonds. The Bonds shall also be subject to mandatory redemption in whole or in part among maturities on a pro rata basis and by lot within a maturity, on any date, from amounts credited towards the payment of principal of any Agency Bonds coming due and payable solely by reason of acceleration of such Agency Bonds pursuant to the Agency Bonds Indenture, at a redemption price equal to the principal amount of the Bonds to be redeemed, without premium, together with accrued interest thereon to the redemption date. The Bonds shall be subject to such redemption solely from amounts credited towards the payment of principal of any Agency Bonds which has become due and payable by reason of acceleration upon an Event of Default (as defined in the applicable Agency Bonds Indenture), and shall not be subject to redemption from any amounts credited towards the payment of matured principal which has become due and payable.

Notice of Redemption; Rescission

The Trustee on behalf and at the expense of the Authority shall mail (by first class mail) notice of any redemption to the Insurer and to the respective Owners of any Bonds designated for redemption at their respective addresses appearing on the Registration Books, and to the Securities Depositories (as defined under the Indenture) and to one or more Information Services (as defined under the Indenture), at least thirty (30) but not more than sixty (60) days prior to the date fixed for redemption; provided, however, that neither failure to receive any such notice so mailed nor any defect therein shall affect the validity of the proceedings for the redemption of such Bonds or the cessation of the accrual of interest thereon. Such notice shall state the date of the notice, the redemption date, the redemption place and the redemption price and shall designate the CUSIP numbers, the Bond numbers and the maturity or maturities (in the event of redemption of all of the Bonds of such maturity or maturities in whole) of the Bonds to be redeemed, and shall require that such Bonds be then surrendered at the Trust Office of the Trustee for redemption at the redemption price, giving notice also that further interest on such Bonds will not accrue from and after the redemption date.

The Authority shall have the right to rescind any optional redemption by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of optional redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Authority and the Trustee shall have no liability to the Owners or any other party related to or arising from such rescission of redemption. The Trustee shall mail notice of such rescission of redemption in the same manner as the original notice of redemption was sent.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

Effect of Redemption

From and after the date fixed for redemption, if funds available for the payment of the principal of and interest (and premium, if any) on the Bonds so called for redemption shall have been duly provided, such Bonds so called shall cease to be entitled to any benefit under the Indenture, other than the right to receive payment of the redemption price, and no interest shall accrue thereon from and after the redemption date specified in such notice. All Bonds redeemed or purchased pursuant to the Indenture shall be canceled by the Trustee.

SECURITY FOR THE BONDS AND THE AGENCY BONDS

Special Obligations

The Bonds will be special obligations of the Authority, payable from and secured as to the payment of the principal thereof and the redemption premium, if any, and the interest thereon in accordance with their terms and the terms of the Indenture, solely from Revenues and funds on deposit in certain funds and accounts established under the Indenture. The Bonds shall not constitute a charge against the general credit of the Authority or any of its members, and under no circumstances shall the Authority be obligated to pay principal of or redemption premium, if any, or interest on the Bonds except from the Revenues. Neither the State nor any public agency (other than the Authority) nor any member of the Authority is obligated to pay the principal of or redemption premium, if any, or interest on the Bonds, and neither the faith and credit nor the taxing power of the State or any public agency thereof or any member of the Authority is pledged to the payment of the principal of or redemption premium, if any, or interest on the Bonds. The payment of the principal of or redemption premium, if any, or interest on the Bonds does not constitute a debt, liability or obligation of the State or any public agency (other than the Authority) or any member of the Authority.

The Agency Bonds will be special obligations of the Agency and are payable, as to interest thereon and principal thereof, exclusively from the Tax Revenues, and funds on deposit in certain funds and account established under the Agency Bonds Indenture, and the Agency is not obligated to pay such principal and interest except from such Tax Revenues. The Agency Bonds shall be also equally secured by the pledge and lien created with respect to the Agency Bonds by Section 34177.5(g) of the California Health and Safety Code on moneys deposited from time to time in the Redevelopment Property Tax Trust Fund. The Agency Bonds are payable as set forth in the Agency Bonds Indenture, are not a debt of the City, the County, the State of California or any other political subdivision of the State, and neither the City, the State, the County nor any of the State's other political subdivisions are liable therefor, nor in any event shall the Agency Bonds be payable out of any funds or properties other than those of the Agency pledged therefor as provided in the Agency Bonds Indenture. The Agency Bonds have their own payment schedule which have been sized to pay debt service on the Bonds.

Tax Revenues

The term "Tax Revenues," as defined in the Agency Bonds Indenture, means all taxes that were eligible for allocation to the Former Agency with respect to the Project Area and are allocated to the Successor Agency pursuant to Article 6 of Chapter 6 (commencing with Section 33670) of the Law and Section 16 of Article XVI of the Constitution of the State, or pursuant to other applicable State laws and that are deposited in the Redevelopment Property Tax Trust Fund for transfer to the Successor Agency for deposit into the Redevelopment Obligation Retirement Fund, exclusive of amounts required to pay or otherwise provide for the Pass-Through Agreements.

"Pass-Through Agreements" means;

(i) that certain "Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet," dated November 16, 1983, as amended by that certain "First Amendment to Settlement and General Release and Cooperative Agreement Between the County of Riverside, the Redevelopment Agency of the City of Hemet and the City of Hemet," dated as of July 28, 1999;

(ii) an agreement between the Former Agency, the County of Riverside and the Riverside County Flood Control and Water Conservation District, dated November 16, 1983;

(iii) that certain "Agreement For Cooperation Between the Hemet Unified School District, the Redevelopment Agency of the City of Hemet and the City of Hemet," dated October 12, 1982, as amended by that certain "First Amended Agreement For Cooperation Between the Hemet Unified School District, the Redevelopment Agency of the City of Hemet and the City of Hemet," dated May 28, 1985 and that certain

"Memorandum of Understanding," dated as of October 23, 1990, by and between the Former Agency and the Hemet Unified School District; and

(iv) an agreement between the Former Agency, the City of Hemet and the Eastern Municipal Water District, dated February 2, 1984, as such agreements may be amended from time to time.

Low and Moderate Income Housing Set-Aside

Prior to the Dissolution Act, the Redevelopment Law required generally that redevelopment agencies set aside in a low and moderate income housing fund not less than 20% of all tax revenues allocated to such agencies. This 20% set-aside requirement was eliminated by the Dissolution Act. Upon the refunding of the Prior Bonds, there will be no obligations outstanding which will have a prior lien on the Low and Moderate Housing Fund. Accordingly, Tax Revenues are not subject to the former set aside requirement for such purposes and the former set aside requirement is included in Tax Revenues pledged to the payment of debt service on the Agency Bonds.

Tax Increment Financing Generally

Prior to the Dissolution Act, the Redevelopment Law authorized the financing of redevelopment projects through the use of tax revenues. This financing mechanism provides that the taxable valuation of the property within a project area on the property tax roll last equalized prior to the effective date of the ordinance that adopts the redevelopment plan becomes the base year valuation. Thereafter, the increase in taxable valuation becomes the increment upon which taxes are levied and allocated to the applicable agency. Redevelopment agencies have no authority to levy property taxes, but must instead look to this allocation of tax revenues to finance their activities.

Under the Redevelopment Law and Section 16 of Article XVI of the State Constitution, taxes on all taxable property in a project area levied by or for the benefit of the State, any city, county, city and county, district or other public corporation (the "Taxing Agencies") when collected are divided as follows:

(i) An amount each year equal to the amount that would have been produced by the then current tax rates applied to the assessed valuation of such property within the project area last equalized prior to the effective date of the ordinance approving the redevelopment plan, plus the portion of the levied taxes in excess of the foregoing amount sufficient to pay debt service on any voter-approved bonded indebtedness of the respective Taxing Agencies incurred for the acquisition or improvement of real property and approved on or after January 1, 1989, is paid into the funds of the respective Taxing Agencies; and

(ii) That portion of the levied taxes in excess of the amount described in paragraph (i) is deposited into a special fund of the applicable redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness incurred by, such agency to finance or refinance activities in or related to such project area.

That portion of the levied taxes described in paragraph (ii) above, less amounts deducted pursuant to Section 34183(a) of the Dissolution Act for permitted administrative costs of the County Auditor-Controller, constitute the amounts required under the Dissolution Act to be deposited by the County Auditor-Controller into the Redevelopment Property Tax Trust Fund. In addition, Section 34183 of the Dissolution Act effectively eliminates the "on and after January 1, 1989" reference from paragraph (i) above.

Assembly Bill 1290

Assembly Bill 1290 (being Chapter 942, Statutes of 1993) ("AB 1290") was adopted by the California Legislature and became law on January 1, 1994. The enactment of AB 1290 created several significant changes in the Redevelopment Law, including time limitations for redevelopment agencies to incur and repay loans,

advances and indebtedness that are repayable from tax increment revenues. See "THE HEMET PROJECT AREA" for a discussion of the time limitations.

AB 1290 also established a statutory formula for sharing tax increment for project areas established, or amended in certain respects, on or after January 1, 1994, which applies to tax increment revenues net of the housing set-aside. The first 25% of net tax increment generated by the increase in assessed value after the establishment of the project area or the effective date of the amendment is required to be paid to affected taxing entities. In addition, beginning in the 11th year of collecting tax increment, an additional 21% of the increment generated by increases in assessed value after the tenth year must be so paid. Finally, beginning in the 31st year of collecting tax increment, an additional 14% of the increment generated by increases in assessed value after the 30th year must be so paid. See "THE HEMET PROJECT AREA – Pass-Through Agreements."

The tax sharing payments described above are required to be made prior to payment of debt service on bonds or loans secured by tax increment from project areas which are subject to AB 1290. However, the provisions of Section 33607.5(e) of the Redevelopment Law set forth a process pursuant to which such payments may be subordinated to debt service on newly-issued bonds or loans. The Former Agency did not take any action to subordinate the tax-sharing payments with respect to debt service on the Former Agency Bonds. Per Section 34177.5(c) the Successor Agency will subordinate the Tax-Sharing Agreement with the County.

Redevelopment Property Tax Trust Fund

The Dissolution Act authorizes bonds, including the Agency Bonds, to be secured by a pledge of moneys deposited from time to time in a Redevelopment Property Tax Trust Fund held by a county auditor-controller with respect to a successor agency (the "Redevelopment Property Tax Trust Fund"), which are equivalent to the tax increment revenues that were formerly allocated under the Redevelopment Law to the redevelopment agency and formerly authorized under the Redevelopment Law to be used for the financing of redevelopment projects, less amounts deducted pursuant to Section 34183(a) of the Dissolution Act for permitted administrative costs of the county auditor-controller. Successor agencies have no power to levy property taxes and must look specifically to the allocation of taxes as described below.

Allocation of Taxes Subsequent to the Dissolution Act

The Dissolution Act requires the County Auditor-Controller to determine the amount of property taxes that would have been allocated to the Former Agency (pursuant to subdivision (b) of Section 16 of Article XVI of the State Constitution) had the Former Agency not been dissolved pursuant to the operation of AB 26, using current assessed values on the last equalized roll on August 20, and to deposit that amount in the Redevelopment Property Tax Trust Fund for the Successor Agency established and held by the County Auditor-Controller pursuant to the Dissolution Act. The Dissolution Act provides that any bonds authorized thereunder to be issued by the Successor Agency will be considered indebtedness incurred by the dissolved Former Agency, with the same legal effect as if the bonds had been issued prior to the effective date of AB 26, in full conformity with the applicable provision of the Redevelopment Law that existed prior to that date so that property tax revenues (formerly tax increment revenues) are paid to the Successor Agency in such amounts and on such dates to ensure the timely payment of debt service on the Agency Bonds. Pursuant to the Dissolution Act, the Successor Agency has covenanted to take all actions necessary to ensure that the Agency Bonds will be included in the Successor Agency's Recognized Obligation Payment Schedules as prepared from time to time under the Dissolution Act. See "*–Recognized Obligation Payment Schedules*" below.

Taxes levied on the property within the Project Area on that portion of the taxable valuation over and above the taxable valuation of the applicable base year property tax roll within the Project Area, to the extent they constitute Tax Increment Revenues, less administrative costs, [and certain tax-sharing payments], as described herein, will be deposited in the Redevelopment Property Tax Trust Fund for transfer by the County Auditor-Controller to the Successor Agency's Redevelopment Obligation Retirement Fund established pursuant to the Dissolution Act on January 2 and June 1 of each year to the extent required for payments listed in the

Successor Agency's Recognized Obligation Payment Schedule in accordance with the requirements of the Dissolution Act. See "–Recognized Obligation Payment Schedule" below.

Recognized Obligation Payment Schedule

The Dissolution Act requires that, not less than 90 days prior to each January 2 and June 1, successor agencies prepare, and submit to the successor agency's oversight board and the State Department of Finance for approval, a Recognized Obligation Payment Schedule (the "Recognized Obligation Payment Schedule") pursuant to which enforceable obligations (as defined in the Dissolution Act) of the successor agency are listed, together with the source of funds to be used to pay for each enforceable obligation.

As defined in the Dissolution Act, "enforceable obligation" includes bonds, including the required debt service, reserve set-asides, and any other payments required under the indenture or similar documents governing the issuance of the outstanding bonds of the former redevelopment agency, as well as other obligations such as loans, judgments or settlements against the former redevelopment agency, any legally binding and enforceable agreement that is not otherwise void as violating the debt limit or public policy, contracts necessary for the administration or operation of the successor agency, and, under certain circumstances, amounts borrowed from the successor agency's low and moderate income housing fund.

A reserve may be included on the Recognized Obligation Payment Schedule and held by the successor agency when required by a bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bonds for the next payment due in the following six-month period.

In the Agency Bonds Indenture, the Successor Agency has covenanted to comply with all requirements of the Redevelopment Law and the Dissolution Act. Without limiting the generality of the foregoing, the Successor Agency covenants and agrees to file all required statements and hold all public hearings required under the Dissolution Act to assure compliance by the Successor Agency with its covenants under the Agency Bonds Indenture. Further, it will take all actions required under the Dissolution Act to include scheduled debt service on the Agency Bonds and any Parity Debt, as well as any amount required under the Fiscal Agent Agreement to replenish the Reserve Account established thereunder or required under the Agency Bonds Indenture to replenish the Reserve Accounts, in Recognized Obligation Payment Schedules for each six-month period so as to enable the County Auditor-Controller to distribute from the Redevelopment Property Tax Trust Fund to the Agency's Redevelopment Obligation Retirement Fund on each January 2 and June 1 amounts required for the Successor Agency to pay principal of, and interest on, the Agency Bonds coming due in the respective six-month period. These actions will include, without limitation, placing on the periodic Recognized Obligation Payment Schedule for approval by the Oversight Board and State Department of Finance, to the extent necessary, the amounts to be held by the Successor Agency as a reserve until the next six-month period, as contemplated by paragraph (1)(A) of subdivision (d) of Section 34171 of the Dissolution Act, that are necessary to comply with the Agency Bonds Indenture.

The Dissolution Act requires the State Department of Finance to make a determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than 45 days after the Recognized Obligation Payment Schedule is submitted. Within five business days of the determination by the State Department of Finance, the Successor Agency may request additional review by the State Department of Finance and an opportunity to meet and confer on disputed items, if any. The State Department of Finance will notify the Successor Agency and the County Auditor-Controller as to the outcome of its review at least 15 days before the January 2 or June 1 date of property tax distribution, as applicable. The State Department of Finance has on occasion rejected items on the Successor Agency's Recognized Obligation Payment Schedule. However, none of the rejected items related to bond debt service or enforceable obligations related to the repayment of bonds.

The Dissolution Act provides that any bonds authorized thereunder to be issued by the Successor Agency will be considered indebtedness incurred by the dissolved Former Agency, with the same legal effect as if the bonds had been issued prior to the effective date of AB 26, in full conformity with the applicable provision

of the Redevelopment Law that existed prior to that date, and will be included in the Successor Agency's Recognized Obligation Payment Schedules.

Additionally, if an enforceable obligation provides for an irrevocable commitment of property tax revenue and where allocation of revenues is expected to occur over time, the Dissolution Act provides that a successor agency may petition the State Department of Finance to provide written confirmation that its determination of such enforceable obligation as approved in a Recognized Obligation Payment Schedule is final and conclusive, and reflects the Department's approval of subsequent payments made pursuant to the enforceable obligation. If the confirmation is granted by the State Department of Finance, then the State Department of Finance's review of such payments in each future Recognized Obligation Payment Schedule will be limited to confirming that they are required by the prior enforceable obligation. The Agency does not have any enforceable obligations which require the issuance of additional bonds.

The Successor Agency's collection of Tax Revenues in the Project Area is also subject to limitations of the annual tax increment collected by the Successor Agency over the life of the Redevelopment Plan. See "THE HEMET PROJECT AREA-Plan Limitations."

The Successor Agency has no power to levy and collect property taxes, and any property tax limitation, legislative measure, voter initiative or provisions of additional sources of income to taxing agencies having the effect of reducing the property tax rate could reduce the amount of Tax Revenues that would otherwise be available to pay debt service on the Agency Bonds and, consequently, the principal of, and interest on, the Bonds. Likewise, broadened property tax exemptions could have a similar effect. See "BOND OWNERS' RISKS" and "LIMITATIONS ON TAX REVENUES."

Section 33607.5 and 33607.7 of the Redevelopment Law required mandatory tax sharing applicable to redevelopment projects adopted after January 1, 1994, or amended thereafter in certain manners specified in such statutes (the "Statutory Pass-Through Amounts"). The Dissolution Act requires the County Auditor-Controller to distribute from the Redevelopment Property Tax Trust Fund amounts required to be distributed for Statutory Pass-Through Amounts to the taxing entities for each six-month period before amounts are distributed by the County Auditor-Controller from the Redevelopment Property Tax Trust Fund to the Successor Agency's Redevelopment Obligation Retirement Fund each January 2 and June 1, unless (i) pass-through payment obligations have previously been made subordinate to debt service payments for the bonded indebtedness of the Former Agency, as succeeded by the Successor Agency (see below), (ii) the Successor Agency has reported, no later than the December 1 and May 1 preceding the January 2 or June 1 distribution date, that the total amount available to the Successor Agency from the Redevelopment Property Tax Trust Fund allocation to the Successor Agency's Redevelopment Obligation Retirement Fund, from other funds transferred from the Former Agency, and from funds that have or will become available through asset sales and all redevelopment operations is insufficient to fund the Successor Agency's enforceable obligations, pass-through payments, and the Successor Agency's administrative cost allowance for the applicable six-month period, and (iii) the State Controller has concurred with the Successor Agency that there are insufficient funds for such purposes for the applicable six-month period.

If the requirements stated in clauses (i) through (iii) of the foregoing paragraph have been met, the Dissolution Act provides for certain modifications in the distributions otherwise calculated to be distributed for such six-month period. To provide for calculated shortages to be paid to the Successor Agency for enforceable obligations, the amount of the deficiency will first be deducted from the residual amount otherwise calculated to be distributed to the taxing entities under the Dissolution Act after payment of the Successor Agency's enforceable obligations, pass-through payments, and the Successor Agency's administrative cost allowance. If such residual amount is exhausted, the amount of the remaining deficiency will be deducted from amounts available for distribution to the Successor Agency for administrative costs for the applicable six-month period in order to fund the enforceable obligations. Finally, funds required for servicing bond debt may be deducted from the amounts to be distributed for statutory tax sharing amounts, in order to be paid to the Successor Agency for enforceable obligations, but only after the amounts described in the previous two sentences have been exhausted.

The Successor Agency cannot guarantee that this process prescribed by the Dissolution Act of administering the tax increment revenues and the statutory tax sharing amounts will effectively result in adequate Tax Revenues for the payment of principal and interest on the Agency Bonds when due. See "– Recognized Obligation Payment Schedule." See also "Estimated Revenues and Debt Service" for additional information regarding the [Statutory Pass-Through Amounts] applicable to the Successor Agency and the revenues derived from the Project Area. The Successor Agency has no power to levy and collect taxes, and various factors beyond its control could affect the amount of Tax Revenues available in any six-month period to pay the principal of and interest on the Agency Bonds. See "BOND OWNERS' RISKS."

The Agency Bonds are not a debt of the City, the County, the State or any of its political subdivisions (except the Successor Agency), and none of the City, the County, the State or any of its political subdivisions (except the Successor Agency) is liable therefor. The Agency Bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Security for the Bonds

Pledge Under the Indenture. Pursuant to the Indenture, the Revenues are pledged to the payment of the debt service on the Bonds, together with funds on deposit in the funds and accounts established by the Indenture. The Indenture defines "Revenues" to mean (a) all amounts payable by the Agency to the Authority or the Trustee pursuant to the Agency Bonds, other than (i) administrative fees and expenses and indemnity against claims payable to the Authority and the Trustee and (ii) arbitrage rebate amounts payable to the United States of America; (b) any proceeds of Bonds originally deposited with the Trustee and all moneys deposited and held from time to time by the Trustee in the funds and accounts established thereunder; (c) investment income with respect to any moneys held by the Trustee in funds and accounts established thereunder; and (d) any other investment income received under the Indenture. Upon a default of the Bonds, the Trustee may be paid its expenses from Revenues on a basis prior to the payment of debt service on the Bonds. See "APPENDIX D – SUMMARY OF CERTAIN PROVISIONS OF THE LEGAL DOCUMENTS."

Subject to the provisions of the Indenture, the Bonds shall be secured by a first lien on and pledge of all of the Revenues and a pledge of all of the moneys in the Revenue Fund, the Interest Account and the Principal Account, including all amounts derived from the investment of such moneys. The Bonds shall be equally secured by a pledge, charge and lien upon the Revenues and such moneys without priority for number, date of Bonds, date of execution or date of delivery; and the payment of the interest on and principal of the Bonds and any premiums upon the redemption of any thereof shall be and are secured by an exclusive pledge, charge and lien upon the Revenues and such moneys. So long as any of the Bonds are Outstanding, the Revenues and such moneys shall not be used for any other purpose; except that out of the Revenues there may be apportioned such sums, for such purposes, as are expressly permitted by the Indenture.

The Authority transfers in trust and assigns to the Trustee, for the benefit of the Owners from time to time of the Bonds, all of the Revenues and all of the right, title and interest of the Authority in the Agency Bonds. The Trustee shall be entitled to and shall receive all of the Revenues, and any Revenues collected or received by the Authority shall be deemed to be held, and to have been collected or received, by the Authority as the agent of the Trustee and shall forthwith be paid by the Authority to the Trustee. The Trustee also shall, with the consent or at the direction of the Insurer and subject to the provisions of the Indenture, be entitled to and shall take all steps, actions and proceedings reasonably necessary in its judgment to enforce, either jointly with the Authority or separately, all of the rights of the Authority and all of the obligations of the Successor Agency under the Agency Bonds.

All Revenues shall be promptly deposited by the Trustee upon receipt thereof in a special fund designated as the "Revenue Fund" which the Trustee shall establish, maintain and hold in trust under the Indenture.

Three (3) Business Days prior to each Interest Payment Date, or as soon thereafter as the Trustee receives payments of debt service on the Agency Bonds, the Trustee shall transfer from the Revenue Fund and deposit into the following respective accounts (each of which the Trustee shall establish and maintain within the

Revenue Fund), the following amounts in the following order of priority, the requirements of each such account (including the making up of any deficiencies in any such account resulting from lack of Revenues sufficient to make any earlier required deposit) at the time of deposit to be satisfied before any transfer is made to any account subsequent in priority:

Interest Account. Not less than three (3) Business Days prior to each Interest Payment Date, or as soon thereafter as the Trustee receives payments of debt service on the Agency Bonds, the Trustee shall deposit in the Interest Account an amount required to cause the aggregate amount on deposit in the Interest Account to equal the amount of interest becoming due and payable on such Interest Payment Date on all Outstanding Bonds. No deposit need be made into the Interest Account if the amount contained therein is at least equal to the interest becoming due and payable upon all Outstanding Bonds on the next succeeding Interest Payment Date. All moneys in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest on the Bonds as it shall become due and payable (including accrued interest on any Bonds redeemed prior to maturity). All amounts on deposit in the Interest Account on the first day of any Bond Year, to the extent not required to pay any interest then having come due and payable on the Outstanding Bonds, shall be withdrawn therefrom by the Trustee and transferred to the Successor Agency to be used for any lawful purpose of the Successor Agency.

Principal Account. Not less than three (3) Business Days prior to each Interest Payment Date, or as soon thereafter as the Trustee receives debt service on the Successor Agency Bonds, on which the principal of the Bonds shall be payable, the Trustee shall deposit in the Principal Account an amount required to cause the aggregate amount on deposit in the Principal Account to equal the principal amount of the Bonds coming due and payable on such Interest Payment Date, or the redemption price of the Bonds required to be redeemed on such Interest Payment Date. All moneys in the Principal Account shall be used and withdrawn by the Trustee solely for the purpose of (i) paying the principal of the Serial Bonds at the maturity thereof, (ii) paying the principal of the Term Bonds upon the mandatory sinking fund redemption thereof or upon the maturity thereof, or (iii) paying the redemption price of Bonds upon the redemption thereof. All amounts on deposit in the Principal Account on the first day of any Bond Year, to the extent not required to pay the principal of any Outstanding Bonds then having come due and payable, shall be withdrawn therefrom and transferred to the Successor Agency to be used for any lawful purpose of the Successor Agency.

Security for the Agency Bonds

Tax Revenues. The following is a discussion of the flow of funds under the Agency Bonds Indenture after payments of debt service for the entire year, plus any required replenishment of the reserve funds, is set aside.

Under the Agency Bonds Indenture, the Tax Revenues (as defined below) allocated and paid to the Agency are pledged to the payment of debt service on the Agency Bonds and Parity Debt (subject to the lien of the Pass-through Agreements) together with moneys in the funds and accounts. See Table 5 herein showing the projected Tax Revenues, and debt service coverage on the Agency Bonds. The Agency Bonds shall be also equally secured by the pledge and lien created with respect to the Agency Bonds by Section 34177.5(g) of the California Health and Safety Code on moneys deposited from time to time in the Redevelopment Property Tax Trust Fund.

"Tax Revenues" means all taxes that were eligible for allocation to the Former Agency with respect to the Project Area and are allocated to the Successor Agency pursuant to Article 6 of Chapter 6 (commencing with Section 33670) of the Law and Section 16 of Article XVI of the Constitution of the State, or pursuant to other applicable State laws and that are deposited in the Redevelopment Property Tax Trust Fund for transfer to the Successor Agency for deposit into the Redevelopment Obligation Retirement Fund, exclusive of amounts required to pay or otherwise provide for the Pass-Through Agreements

Tax Sharing Agreements and Statutory Tax Sharing. The Agency has entered into tax-sharing agreements with taxing entities and school districts with respect to the portions of the Project Area that were adopted prior to 1994 and described above (the "Pass Through Agreements") which are senior to the payment of

debt service on the Agency Bonds, except for the Tax Sharing Agreement with the County which has been subordinated pursuant to a resolution of each of the County and the Successor Agency. Additionally the Successor Agency is subject to statutory passthrough obligations which are senior to the payment of debt service on the Agency Bonds. See "THE HEMET REDEVELOPMENT PROJECT – Pass Through Agreements," "-Statutory Tax Sharing," and APPENDIX A – "Report of Fiscal Consultant – Fiscal Agreements."

Debt Service Fund. The Agency Bonds Indenture establishes a special trust fund known as the "Debt Service Fund" and the accounts therein which shall be held by the Trustee in accordance with the Agency Bonds Indenture. The Successor Agency shall deposit all of the Tax Revenues received in any Bond Year from the RPTTF in accordance with the Dissolution Act for the purpose of paying debt service on the Agency Bonds and any Parity Debt in the Redevelopment Obligation Retirement Fund immediately upon receipt thereof by the Successor Agency, and promptly thereafter shall transfer amounts therein to the Trustee for deposit in the Debt Service Fund established and held under the Agency Bonds Indenture until such time that the aggregate amounts on deposit in such Debt Service Fund equal the aggregate amounts required to be deposited into the Interest Account, the Principal Account and the Reserve Account in such Bond Year pursuant to the Agency Bonds Indenture and for deposit in such Bond Year in the funds and accounts established with respect to Parity Bonds, as provided in any Supplemental Indenture.

In the event that the amount of Tax Revenues is not sufficient to pay debt service on the Agency Bonds and any Parity Debt outstanding, any such insufficiency shall be allocated among the Agency Bonds and any Parity Debt on a pro rata basis (based on the amount of debt service coming due during any such period of insufficiency).

Moneys in the Debt Service Fund shall be transferred in the following amounts at the following times, in the following respective special accounts within the Debt Service Fund, which accounts are held by the Trustee to pay debt service on the Agency Bonds and any Parity Debt not otherwise provided for in a Parity Debt Instrument, in the following order of priority:

(a) Interest Account. On or before the fourth (4th) Business Day preceding each date on which interest on the Agency Bonds and any such Parity Debt becomes due and payable, the Trustee shall withdraw from the Debt Service Fund and transfer to the Interest Account an amount which, when added to the amount then on deposit in the Interest Account, will be equal to the aggregate amount of the interest becoming due and payable on the Agency Bonds and any such Parity Debt on such date. No such transfer and deposit need be made to the Interest Account if the amount contained therein is at least equal to the interest to become due on the Interest Payment Date upon all of the Agency Bonds and any such Parity Debt. All moneys in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest on the Agency Bonds as it shall become due and payable (including accrued interest on any Agency Bonds and any such Parity Debt purchased or redeemed prior to maturity pursuant to the Indenture).

(b) Principal Account. On or before the fourth (4th) Business Day preceding each date on which principal of the Bonds and any such Parity Debt becomes due and payable at maturity, the Trustee shall withdraw from the Debt Service Fund and transfer to the Principal Account an amount which, when added to the amount then on deposit in the Principal Account, will be equal to the amount of principal coming due and payable on such date on the Agency Bonds and any such Parity Debt. All moneys in the Principal Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal of the Agency Bonds and any such Parity Debt upon the maturity thereof.

(c) Sinking Account. On or before the fourth (4th) Business Day preceding each date on which any Outstanding Agency Bonds become subject to mandatory Sinking Account redemption, the Successor Agency shall withdraw from the Debt Service Fund and transfer to the Trustee for deposit in the Sinking Account an amount which, when added to the amount then contained in the Sinking Account, will be equal to the aggregate principal amount of the Agency Bonds required subject to mandatory Sinking Account redemption on such date. All moneys on deposit in the Sinking Account

shall be used and withdrawn by the Trustee for the sole purpose of paying the principal of the Agency Bonds as it shall become due and payable upon the mandatory Sinking Account redemption thereof.

(d) Reserve Account. In the event that the amount on deposit in the Reserve Account at any time becomes less than the Reserve Requirement, the Trustee shall promptly notify the Successor Agency of such fact. Promptly upon receipt of any such notice, the Successor Agency shall transfer to the Trustee an amount sufficient to maintain the Reserve Requirement on deposit in the Reserve Account. If there shall then not be sufficient Tax Revenues on deposit in the Redevelopment Obligation Retirement Fund to transfer an amount sufficient to maintain the Reserve Requirement on deposit in the Reserve Account, the Successor Agency shall be obligated to continue making transfers as Tax Revenues become available in the Redevelopment Obligation Retirement Fund until there is an amount sufficient to maintain the Reserve Requirement on deposit in the Reserve Account. No such transfer and deposit need be made to the Reserve Account so long as there shall be on deposit therein a sum at least equal to the Reserve Requirement. All money in the Reserve Account shall be used and withdrawn by the Trustee solely for the purpose of making transfers to the Interest Account, the Principal Account and the Sinking Account in such order of priority, in the event of any deficiency at any time in any of such accounts or for the retirement of all the Bonds then Outstanding, except that so long as the Successor Agency is not in default hereunder, any amount in the Reserve Account in excess of the Reserve Requirement shall be withdrawn from the Reserve Account semiannually on or before four (4) Business Days preceding each March 1 and September 1 by the Trustee and deposited in the Interest Account. All amounts in the Reserve Account on the Business Day preceding the final Interest Payment Date shall be withdrawn from the Reserve Account and shall be transferred either (i) to the Interest Account and the Principal Account, in such order, to the extent required to make the deposits then required to be made pursuant to the Agency Indenture or, (ii) if the Successor Agency shall have caused to be transferred to the Trustee an amount sufficient to make the deposits required by the Agency Indenture, then, at the Written Request of the Successor Agency, such amount shall be transferred as directed by the Successor Agency.

The Reserve Account may be maintained in the form of one or more separate sub-accounts which are established for the purpose of securing separate series of Bonds or Parity Debt (to the extent secured by the Reserve Account) or for holding the proceeds of separate issues of the Bonds and any Parity Debt (to the extent secured by the Reserve Account) in conformity with applicable provisions of the Code to the extent directed by the Successor Agency in writing to the Trustee. Additionally, the Successor Agency may, in its discretion, combine amounts on deposit in the Reserve Account and on deposit in any reserve account relating to any (but not necessarily all) Parity Debt in order to maintain a combined reserve account for the Bonds and any (but not necessarily all) Parity Debt.

The Reserve Requirement with respect to the Agency Bonds shall be satisfied by the delivery of the Reserve Policy, described below, to the Trustee. The Trustee shall credit the Reserve Policy to the Series 2014 Subaccount of the Reserve Account, which subaccount is created under the Agency Bonds Indenture. Under the terms and conditions of the Reserve Policy, the Trustee shall deliver to [the Insurer] a demand for payment under the Reserve Policy in the required form at least five Business Days before the date on which funds are required for the purposes set forth in the Agency Bonds Indenture. The Trustee shall comply with all of the terms and provisions of the Reserve Policy for the purpose of assuring that funds are available thereunder when required for the purposes of the Reserve Account, within the limits of the coverage amount provided by the Reserve Policy. All amounts drawn by the Trustee under the Reserve Policy will be deposited into the Series 2014 Subaccount of the Reserve Account and applied for the purposes thereof.

(e) Redemption Account. On or before the Business Day preceding any date on which Bonds are subject to redemption, other than mandatory Sinking Account redemption of Agency Bonds, the Trustee shall withdraw from the Debt Service Fund for deposit in the Redemption Account an amount required to pay the principal of and premium, if any, on the Agency Bonds or other Parity Debt to be so redeemed on such date. The Trustee shall also deposit in the Redemption Account any other amounts received by it from the Successor Agency designated by the Successor Agency in writing to be

deposited in the Redemption Account. All moneys in the Redemption Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal of and premium, if any, on the Agency Bonds or other Parity Debt upon the redemption thereof, on the date set for such redemption, other than mandatory Sinking Account redemption of Term Bonds.

(f) Equal Rights. It is the intention of the Successor Agency that the Agency Bonds and Parity Debt shall be secured by and payable from all moneys deposited in the Redevelopment Obligation Retirement Fund on an equal basis. To the extent that moneys deposited in the Redevelopment Obligation Retirement Fund are insufficient to pay debt service on the Agency Bonds and Parity Debt as it becomes due, the Agency Bonds and Parity Debt shall be payable on a pro-rata basis from all available moneys deposited in the Redevelopment Obligation Retirement Fund.

In the event that the Successor Agency fails to make the deposits required pursuant to (a), (b) or (c) above, the Trustee shall immediately notify the trustee for the Authority Bonds.

Reserve Requirement. The "Reserve Requirement" is defined in the Agency Bonds Indenture to mean the lesser of (i) Maximum Annual Debt Service with respect to the Agency Bonds or any Parity Debt, as applicable, or (ii) 125% of average Annual Debt Service on the Agency Bonds or Parity Debt, as applicable, provided, that in no event shall the Successor Agency, in connection with the issuance of Parity Debt pursuant to a Supplemental Indenture be obligated to deposit an amount in the Reserve Account which is in excess of the amount permitted by the applicable provisions of the Tax Code, as defined in the Indenture, to be so deposited from the proceeds of tax-exempt bonds without having to restrict the yield of any investment purchased with any portion of such deposit and, in the event the amount of any such deposit into the Reserve Account is so limited, the Reserve Requirement shall, in connection with the issuance of such additional Bonds, be increased only by the amount of such deposit as permitted by the Tax Code; and, provided further that the Successor Agency may meet all or a portion of the Reserve Requirement by depositing a Qualified Reserve Account Credit Instrument meeting the requirements of the Agency Bonds Indenture.

"Maximum Annual Debt Service" is defined in the Agency Bonds Indenture to mean, as of the date of calculation, the largest amount of Annual Debt Service for the current or any future Bond Year on the Agency Bonds or any Parity Debt. For purposes of such calculation, there is excluded a pro rata portion of each installment of principal of any Parity Debt, together with the interest to accrue thereon, in the event and to the extent that the proceeds of such Parity Debt are deposited in an escrow fund from which amounts may not be released to the Agency unless the applicable Tax Revenues for the current Fiscal Year (as evidenced in the written records of the County) plus Additional Revenues at least meets the coverage requirement for the issuance of Parity Debt.

If the Agency at any time in the future has cash on deposit in a Reserve Account, the Agency, with the consent of [the Insurer], has the right at any time to request the release of funds by the Trustee from such Reserve Account, in whole or in part, by tendering the following to the Trustee:

(i) a Qualified Reserve Account Credit Instrument (as defined in APPENDIX D), and

(ii) an opinion of Bond Counsel stating that neither the release of such funds nor the acceptance of such Qualified Reserve Account Credit Instrument will cause interest on the Bonds to become includable in gross income for purposes of federal income taxation.

Municipal Bond Debt Service Reserve Insurance Policy. [To Come]

Issuance of Additional Agency Parity Debt. The Agency will not incur any additional obligations which are senior to the lien of Tax Revenues under the Agency Bonds Indenture. In addition to the Series 2014 Bonds, the Successor Agency may issue or incur additional Parity Debt in such principal amount as shall be determined by the Successor Agency. The Successor Agency may issue and deliver any Parity Debt; provided that (i) in the case of Parity Debt issued as additional Bonds under a Supplemental Indenture, the amount on deposit in the Reserve Account (and any subaccounts therein) shall be increased to the Reserve Requirement

taking into account the additional Bonds to be issued, and (ii) in the case of Parity Debt not issued as additional Bonds under a Supplemental Indenture, the Parity Debt Instrument shall state whether there shall be a reserve account established with respect to such Parity Debt, and shall also set forth the amount, if any, to be deposited in such reserve account as well as the reserve requirement with respect to such Parity Debt. Further, principal with respect to such Parity Debt will be required to be paid on September 1 in any year in which such principal is payable.

Issuance of Agency Subordinate Debt. The Agency Bonds Indenture provides that the Agency may issue or incur Subordinate Debt in such principal amount as shall be determined by the Agency.

MUNICIPAL BOND INSURANCE

[To Come]

SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY

The Agency

As described below, the Successor Agency was established by the City Council following dissolution of the Former Agency pursuant to the Dissolution Act. Set forth below is a discussion of the history of the Former Agency and the Successor Agency, the governance and operations of the Successor Agency and its powers under the Redevelopment Law and the Dissolution Act, and the limitations thereon.

General

The City, acting pursuant to the Redevelopment Law, activated the Agency by Ordinance No. 651 of the City adopted on July 7, 1972. Under the terms of this Ordinance the City Council declared itself to be the governing body of the Agency.

AB 26 and AB 27. As a result of AB 1X 26 and the decision of the California Supreme Court in the California Redevelopment Association case, as of February 1, 2012, all redevelopment agencies in the State were dissolved, including the Former Agency, and successor agencies were designated as successor entities to the former redevelopment agencies to expeditiously wind down the affairs of the former redevelopment agencies and also to satisfy "enforceable obligations" of the former redevelopment agency all under the supervision of a new oversight board, the State Department of the Finance and the State Controller.

The present members of the City Council acting as the Successor Agency are as follows:

Larry Smith, Chairperson
Shellie Milne, Vice Chairperson
Robert Youssef, Member
Linda Krupa, Member
Bonnie Wright, Member

The Successor Agency is a component unit of the City for financial reporting purposes and does not have separate audited financial statements. The audited financial statements of the City for year ending June 30, 2013, are included herein as Appendix C.

Agency Staff

The City Manager also serves as the Executive Director of the Successor Agency. The City Finance Director maintains the Successor Agency's financial records and serves as the Successor Agency's Treasurer. The City Attorney also serves as the Successor Agency's counsel. Brief résumés of the key staff at the City and Successor Agency are set forth below:

Wally Hill, City Manager, has twenty eight years of local government management experience in North Carolina, Arizona, Florida, and California. That includes nine years as a city or county manager in communities ranging in population from 82,000 to 1,800,000, and 13 years as an assistant manager in communities ranging in population from 550,000 to 1,200,000. He has a Masters in Public Administration degree and is a credentialed manager by the International City-County Management Association (ICMA).

Jessica Hurst, DCM/Administrative Services, has fifteen years of municipal government experience, including finance, budgeting, accounting, program supervision, and contract and facility management with the cities of Colton and Rancho Cucamonga, and San Bernardino County. She has a Bachelor of Science degree in Administration with an Accounting concentration, a Master of Public Administration and is a Certified Government Financial Manager through the Association of Government Accounts (AGA).

Pursuant to Sections 34171(j) and 34173 of the Dissolution Act, the City Council appointed itself as successor to the Former Agency. On June 27, 2012, the Redevelopment Law was amended by AB 1484, which

clarified that successor agencies are separate political entities and that the successor agency succeeds to the organizational status of the former redevelopment agency but without any legal authority to participate in redevelopment activities except to complete the work related to an approved enforceable obligation.

As discussed below, many actions of the Successor Agency are subject to approval by an "oversight board" and the review or approval by the State Department of Finance, including the issuance of bonds such as the Agency Bonds.

Oversight Board

The Oversight Board was formed pursuant to Establishing Resolution adopted by the City Council. The Oversight Board is governed by a seven-member governing board, with two members appointed by the County, one member appointed by Hemet Unified School District, one member appointed by Mt. San Jacinto Community College District, one member appointed by Eastern Municipal Water District, and two members appointed by the City.

The issuance of bonds, such as the Agency Bonds, is subject to the approval of the Oversight Board. All actions of the Oversight Board are subject to review by the California State Department of Finance (the "State Department of Finance" or the "DOF"). Certain Successor Agency matters are also subject to review by the County Auditor-Controller and the State Controller.

The Dissolution Act provides that, starting July 1, 2016, the current Oversight Board will be replaced, such that there will be only one oversight board for all of the successor agencies in the County. The Board will be comprised of seven members to be appointed to represent the different categories of taxing entities, the public and employees of successor agencies.

Department of Finance Finding of Completion

Pursuant to the Dissolution Act, the Successor Agency was required to retain independent accountants to conduct two reviews, known as due diligence reviews (each, a "DDR"): one for the Low and Moderate Income Housing Fund (the "Housing Fund") and the other for all of the other funds and accounts (the "Other Funds"). The purpose of the DDRs was to determine the unobligated balance (the "Unobligated Balance"), if any, of the Housing Fund and the Other Funds, as of June 30, 2012, so that such Unobligated Balance would be distributed to the taxing agencies. Pursuant to the general procedure for determining the Unobligated Balance set forth in the Dissolution Act, legally restricted funds (including bond proceeds), value of assets that are not cash or cash equivalents (such as land and equipment) and amounts that are needed to satisfy obligations listed an approved ROPS were excluded from the Unobligated Balance. The Successor Agency has remitted such sums to the County Auditor-Controller.

Because the Successor Agency has made the remittances required by the DOF's final determination concerning the DDRs, as well as certain other amounts previously required to be remitted pursuant to the Dissolution Act, the DOF issued a "Finding of Completion" to the Successor Agency on April 23, 2013. Upon receipt of such Finding of Completion, the Successor Agency is authorized to proceed with actions permitted under certain provisions of the Dissolution Act, such as the submission of a Long Range Property Management Plan relating to the disposition of Agency-owned real properties. The Successor Agency submited its Long Range Property Management Plan to DOF on October 25, 2013. Currently, there are no material disagreements between the Successor Agency and the County Auditor Controller's Office or the State Department of Finance.

State Controller Asset Transfer Review

The Dissolution Act requires that any asset of a former redevelopment agency transferred to a city, county or other local agency after January 1, 2011, be sent back to the successor agency. The State Controller reviewed and approved all transfers.

THE HEMET REDEVELOPMENT PROJECT

The Redevelopment Plan

The City Council adopted Ordinance No. 906 on July 13, 1982, establishing a redevelopment plan for the Hemet Redevelopment Project (the "Plan"). The Plan was designed to enable the Former Agency to eliminate blight and encourage new development in the Project Area. The plan was amended on December 27, 1994 by Ordinance No. 1510. The 1994 amendment brought the Plan into conformance with the limitations of Section 33333.6 of the Redevelopment Law (AB 1290) which went into effect on January 1, 1994. See "Plan Limitations" below

The Project Area

General. The Project Area consists of four non-contiguous areas located within the City, which were originally selected due to distinct developmental problems. These problems included inadequate flood control facilities, incompatible mixed land uses, deteriorating structures, lack of adequate land for on-site expansion and circulation inadequacies. Below is a brief description of the four areas.

Hospital Area. The "Hospital Area" includes approximately 66 acres and is located in the northeast portion of the City and is the site of the Hemet Valley Hospital District facilities, Hemet Unified School District's junior high school, residences, medical professional offices and a convalescence hospital. Circulation difficulties within the Hospital Area include the lack of through vehicular access and congestion due to lack of hospital parking facilities.

Stock Farm Area. The "Stock Farm Area," originally the site of an approximately 36-acre stock farm known as the Hemet Stock Farm, was included in the Project Area because its use as a stock farm did not conform to the existing surrounding residential neighborhood and commercial use area.

Southwest Area. The "Southwest Area" consists of approximately 2,448 acres and includes the area known as Page Ranch, the Seven Hills Condominiums (53 units), a 169-space mobile home park known as Golden Coach of Hemet, Terra Linda, a planned, primarily residential development, a 144-lot single-family subdivision known as Bel Air Estates, an industrial plant, a recreational vehicle park, and various other parcels. Because over 60% of the Southwest Area lies in a 100-year flood plain, the lack of flood control facilities had created a major detriment to development. The Former Agency has contributed to the construction of flood control facilities for the purpose of allowing additional development.

Development in the Southwest Area located west of Warren Road remains restricted by the existence of substantial vernal pool and alkali playa wetlands in the Southwest Area. According to a study prepared by RECON, Regional Environmental Consultants, dated June 15, 1995, "vernal pools are considered those areas which pond reliably year-to-year as evidenced by the presence of standing water durations adequate to support vegetation characteristic of vernal pool habitat in most years. In contrast, alkaline vernal playas are physical situations (large, shallow dry lakes) which are subject to seasonal flooding and seasonal ponding on a less reliable basis, but which possess characteristic soils and vegetation developed in response to the periodic flooding and low permeabilities." Vernal pool and alkali playa wetlands are environmentally sensitive habitats with respect to which development of any kind may be restricted.

The Agency has four additional project areas that are not included in this analysis. These are the Hemet Farmers Fair Project Area, the Hemet Weston Park Project Area, the Hemet Downtown Project Area and the Combined Commercial Project Area. All four areas generate tax increment that is deposited into the RPTTF. There are no bonds or other obligations issued with respect to the other project areas.

PROJECT AREA MAP

Pass-Through Agreements

Under redevelopment law existing at the time of the Agency's plan adoption, taxing jurisdictions that would experience a fiscal burden due to the existence of the redevelopment plan could enter into fiscal agreements with redevelopment agencies to alleviate that burden. Such agreements, known as Section 33401 fiscal, or pass-through, agreements, generally provide for redevelopment agencies to pay to a taxing entity some or all of that entity's share of the tax increment received by the agency. Taxing entities could separately receive their share of the growth in valuation due to inflation, known as Section 33676 or the 2% payments.

The Agency has agreements with four taxing entities under Section 33401: the County of Riverside, the Hemet Unified School District, the County Flood Control District, and the Eastern Municipal Water District. The terms of each agreement vary, as described below.

County Agreement The agreement with the County was approved on November 8, 1983 and has been amended twice, once on July 28, 1998 and again on April 1, 2002. The County Agreement, as amended, requires the Agency to pay a specific percentage of the County's share of tax increment to the County in each of three sub-areas of the Project Area and allows the Agency to retain the remainder of the County's share of tax increment to carry out flood control and other projects in those areas. The County Agreement set a limit of $14.5 million (referred to as the "County Cap") on the cumulative amount of the County's share that could be retained by the Agency over the life of the Project Area, reduced by a formula tied to the amount of outside funding for the improvements obtained by the County. Once the limit is reached, the County is to receive its full share of tax increment.

The percentages used to determine the County's passthrough are 10% in the sub-area known as the Hospital Area, 10% in the sub-area known as the Stock Farm Area, and 30% in the sub-area known as the Southwest Area. According to calculations used by the County Auditor-Controller's office to calculate the County's passthrough in FY 2013-14, the Hospital Area and the Stock Farm Area accounted for 10.77% of the Project Area tax increment and the Southwest Area accounted for 89.23%. The percentages are applied to the County's share of tax increment from the one percent levy, net of the 20% deposit formerly required to be made to a low- and moderate- income housing fund. Although the low- and moderate- income housing fund deposit is no longer required under redevelopment law, the 20% deduction to tax increment is still applied by the County Auditor-Controller's office for purposes of calculating the County passthrough. The County's share of tax increment is approximately 28.70%.

The first amendment to the County Agreement allowed the County Board of Supervisors to consider increasing the County Cap should the Agency find such an increase necessary to pay debt service on bonds issued for construction of a library.

The second amendment to the County Agreement provided for the subordination of the County's passthrough to the tax allocation bonds issued in 2002 that are to be refunded by the Bonds. As the subordination applies to the 2002 Bonds, the Successor Agency is proceeding with the County to approve a third amendment to the Agreement, which will subordinate the County passthrough payments to the payment of debt service on the Agency Bonds. The calculations included in the Fiscal Consultant's report assume that the passthrough payments are subordinate to the payment of debt service on the Agency Bonds.

[UPDATE ONCE FINALIZED:] The County Auditor-Controller is reviewing the cumulative amount of the County's share of tax increment retained by Agency to determine in what year the County Cap was reached. While the Auditor-Controller has not yet determined when that occurred, a review based on tax increment receipts indicates that it may have occurred during FY 2009-10 or FY 2010-11. As the Agency and, following Dissolution, the County Auditor-Controller, continued to pay the County after that point using the pre-threshold formula, the County may be owed some or all, depending on statutory limitations, of that portion of the County's passthrough that was retained by the Agency since the threshold was reached. Although the exact amount has not yet been determined, if the threshold was reached in FY 2009-10 and the full amount of retained County share were to be paid to the County, the amount of prior-year payments is estimated to be approximately

$6.5 million. The prior-year payments, were they to occur, are also assumed to be a subordinate obligation of the Agency.

Hemet Unified School District Agreement The Agency's agreement with the Hemet Unified School District, effective May 29, 1985, requires the Agency to pay 100% of the District's share of tax increment from the one percent levy, net of the former 20% housing set aside. The District's passthrough payment is senior to debt service on the Bonds. The District's share of tax increment is currently 35.07%.

The District recently reached an agreement with the Agency regarding payment of prior-year amounts under Section 33676, which would entitle the District to receive an annual amount equal to its share of the land and improvements portion of the base year assessed valuation, increased by the annual Proposition 13 inflation factor in certain years. The County Auditor-Controller currently deducts the 33676 2% payment in the Agency's three project areas that were adopted after 1984 and before 1994, excluding the Project Area and another project area adopted after 1993. Under the agreement, the Agency will include $29,579 on each of its ROPS from January 2015 through June 2017 to reimburse the District for the unpaid prior-year amounts. The agreement has been adopted by the Oversight Board but has not yet been reviewed by the Department of Finance. Since the statutory 33676 payments did not apply to the Project Area, the prior-year payments are expected be a subordinate obligation to the Bonds.

Eastern Municipal Water District Agreement The fiscal agreement with the Eastern Municipal Water District requires the Agency to pay to the District 80% of its share of tax increment from the one percent levy with no deduction for the former housing set-aside. The District's share of tax increment is currently 6.97%.

Flood Control District The Agency has an agreement with the Riverside County Flood Control and Water Conservation District under which the Agency pays to the District 50% of the District's share of tax increment from the one percent levy with no deduction for the former housing set aside. The District's share of tax increment is currently 4.76%.

Statutory Tax Sharing

In addition, certain sub-areas of the Project Areas are subject to the tax sharing provisions of AB 1290. Under Section 33607.5 and Section 33607.7 of the Law (added by AB 1290), any territory added to a project area after 1994 is required to share in tax increment revenues generated by such territory pursuant to a statutory formula ("Statutory Tax Sharing"). See APPENDIX A – "Report of Fiscal Consultant – Fiscal Agreements" for a description of the Agency's obligation to make statutory tax sharing payments.

The Statutory Tax Sharing payments, specified in redevelopment law established by AB1290, provide taxing entities with their share of twenty-five percent of incremental tax revenues above certain thresholds; in this case the initial threshold is the tax increment received from assessed valuation in 2003-04. Tax increment above that amount is distributed to the four taxing entities identified above that did not already have Section 33401 fiscal agreements in effect with the Agency. New thresholds are established ten and thirty years behond the initial threshold date and a portion of tax increment above these new thresholds are also paid to taxing entities.

The Agency amended its plan to delete the limitation on incurring indebtedness by Ordinance 1705, adopted on November 25, 2003. That amendment triggered statutory passthrough payments for taxing entities that did not already have contractual tax-sharing agreements. The new statutory passthrough payments begin in the fiscal year after the year in which the original limitation on incurring indebtedness would have taken effect, which was July 13, 2002, and are based on increases in tax increment over a base established in the year the original limitation would have taken effect.

Tax increment above these threshold amounts is distributed to those taxing entities that do not have existing Section 33401 fiscal agreements in effect with the Agency. These taxing entities are the Mount San Jacinto Community College District, the County Office of Education, the San Jacinto Valley Cemetery District, the Valley-Wide Recreation and Park District and the San Jacinto Basin Resource Conservation District. In

order for the City to receive its share of statutory passthrough payments, it would have needed to adopt a resolution, and did not do so. Thus, the City is not be entitled to receive SB211 payments.

Although the SB211 payments were triggered by the removal of the debt incurrence limit on July 13, 2002, neither the Agency nor, following Dissolution, the County Auditor-Controller made the statutory payments to the five taxing entities entitled to receive them. The County Office of Education reached an agreement with the Agency under which it would be paid $28,599 in six semi-annual payments starting with the June 2, 2015 ROPS for its share of unpaid prior-year SB211 passthrough payments; the agreement has not yet been approved by DOF. The exact amount owed to the remaining four taxing entities eligible to have received the prior-year SB211 passthrough payments has not been determined, and may be subject to statutory limitations. Assuming all four entities were to receive their share of SB211 payments for each year since 2002, the estimated lump-sum payment is $525,000. This estimated amount is deducted from the tax increment calculated for FY 2014-15 as a senior obligation of the Agency.

Projections used in the fiscal consultant's report incorporate the passthrough payments made under the AB1290 Statutory Tax Sharing provisions as well as under the passthrough agreements.

The Agency has not taken any action under the Dissolution Act to subordinate the statutory tax sharing payments.

Ten Largest Assessees

Table 1 sets forth the ten largest assessees in the Project Area whose property in the aggregate comprises approximately 5.78% of the total taxable value in the Project Area.

TABLE 1
Hemet Redevelopment Project
Ten Largest Fiscal Year 2014-15 Assessees

Property Owner	Secured and Utility	Unsecured	Total	Pct. of Total	Land Use
PHH REAL ESTATE	$ 36,161,259	-	$ 36,161,259	4.00%	Hospital
WAL MART STORES INC	22,519,160	$ 2,800,696	25,319,856	2.80	Retail
RICH ALVARADO[1]	13,827,016	-	13,827,016	1.53	Commercial
MCCROMETER INC	7,608,580	-	7,608,580	0.84	Industrial
RIVERDALE CONDOMINIUMS HEMET[1]	7,282,000	-	7,282,000	0.81	Residential
RIVER OAKS RIDGE	7,018,000	-	7,018,000	0.78	Vacant Land
HSRE MRED I	6,393,246	-	6,393,246	0.71	Medical Offices
PULTE HOMES	5,993,230	106,678	6,099,908	0.67	Residential
HILLHAVEN INC LSE	4,936,964	-	4,936,964	0.55	Medical Offices
PAGE STRATA BP[1]	$ 4,698,872	-	4,698,872	0.52	Vacant Land
Total, Top Ten:	$116,438,327	$ 2,907,374	$119,345,701	13.20%	
Total, Top Twenty:	$147,866,891	$ 2,907,374	$150,774,265	16.67%	
Total, Top Hundred:	$200,033,147	$ 5,726,208	$205,759,355	22.75%	
Totals for the Area:	$893,297,429	$11,012,063	$904,309,492	100.00%	

[1] Owner has appeals pending.
Source: Riverside County Office of the Assessor; Urban Analytics.

Property Tax Delinquencies

As of July 17, 2013, the delinquency rate on FY 2012-13 secured property taxes in the Project Area was 1.2%. For FY 2011-12 secured property taxes the delinquency rate had been 2.4% on September 19, 2012 while the FY 2010-11 secured property taxes posted a delinquency rate of 1.2% as of September 30, 2011. As noted previously, 100% of the Successor Agency's tax increments are paid by the County and are consequently not affected by tax delinquencies.

The County utilizes a mechanism for the distribution of tax increment revenue to the former redevelopment agencies that has a similar effect on the Agency's tax increment revenues as the device known as the Teeter Plan (Section 4701 et seq. of the California Revenue and Taxation Code). The Teeter Plan allows counties to distribute secured property tax revenue to participating jurisdictions without regard to delinquencies by maintaining a reserve fund to cover delinquencies and allocating revenue based on the original secured roll, retaining all delinquent tax payments and penalties. Under the mechanism used by the County to distribute tax increment revenue to the former redevelopment agencies, the County pays one-half of the taxes from the net taxable assessed valuation appearing on the equalized roll to each agency's RPTTF on January 2 and the other one-half on June 1; delinquencies are not deducted from the RPTTF revenue, and delinquent tax payments and defaulted tax redemptions, penalties and interest are not added to RPTTF revenue. Consequently, the Agency is not affected by delinquent tax payments. The overall delinquency rate for the 2012-13 fiscal year for all secured properties in the Project Area was 1.2% as of July 17, 2013.

Property Value by Land Use

Table 2 sets forth the distribution of property value located in the Project Area by principal purpose for which the land is used.

TABLE 2
Hemet Redevelopment Project
Property Value by Land Use[1]
Fiscal Year 2014-15

Land Use	Secured AV	Percent of AV	Number of Parcels	Percent of Parcels	Acres	Percent of Acres
Agricultural	$ 458,000	0.1%	2	0.0%	47	1.9%
Commercial	120,287,008	13.5	57	1.1	500	19.6
Industrial	7,608,580	0.9	1	0.0	7	0.3
Single-Family Residential	698,310,731	78.2	4,157	77.7	364	14.3
Condominiums	13,937,617	1.6	144	2.7	7	0.3
Other Residential	22,684,103	2.5	535	10.0	30	1.2
Vacant	30,011,390	3.4	434	8.1	1,544	60.5
Other	-	0.0	18	0.3	50	2.0
Total	$893,297,429	100.0%	5,348	100.0%	2,550	100.0%

(1) Valuations include homeowner's exemptions, restored by the Auditor prior to the calculation of tax increment. Acreage is estimated using tax roll data and information provided by the Agency.
Source: Riverside County Assessor; Urban Analytics.

Plan Limitations

Under the provisions of Redevelopment Law, the following limitations are imposed upon the redevelopment plan for the Project Area: (1) the time limit on the effectiveness of the Redevelopment Plan is July 13, 2022, (2) the time limit for the repayment of indebtedness is July 13, 2032, and (3) the number of tax increment dollars that may be allocated to the Successor Agency shall not exceed $10 million annually. Originally, the Agency had a bonded indebtedness cap on $100,000,000 outstanding at any one time, , however, this cap was eliminated in 2003.

Annual Tax Increment Cap

Under the provisions of the redevelopment plan and redevelopment law in effect prior to January 1, 1994, redevelopment project areas generally contained a tax increment cap, or a limitation on the amount of tax increment that may be collected within that redevelopment project area.

The tax increment cap in effect in the Project Area is an annual cap, with a limit of $10,000,000 in tax increment that may be collected in any one year.

The tax increment cap is incorporated into the projections used in preparing this report. The Agency is expected to collect 9,011,832 in tax increment in FY 2014-15; as the projections shown in Table 5 illustrate, the annual tax increment cap is expected to be reached in FY 2020-21 assuming a 2% annual rate of growth. Under higher assumed rates of growth the annual limit will be reached earlier: a five percent annual growth rate brings the tax increment to the annual limit in FY 2017-18 and under a seven percent annual growth rate the annual limit is reached in FY 2016-17.

The state Department of Finance has indicated that it considers that tax increment caps not reached prior to the dissolution of redevelopment agencies in 2012 should not be used to prevent payment of enforceable obligations, and that they advise county auditor-controllers to not apply tax increment caps in cases where doing so would prevent payment of enforceable obligations. It is not clear whether this advice will be followed by

county auditor-controllers, or that it would withstand any legal challenges. For the purposes of this Official Statement it is assumed that tax increment caps will remain in effect.

Assessment Appeals

Property owners can appeal the assessment of their property to the county assessment appeals board. See "BOND OWNERS' RISKS—Assessment Appeals" and APPENDIX A—"FISCAL CONSULTANT REPORT." The Fiscal Consultant conducted a review of pending and recently resolved assessment appeals in order to determine potential impact on current and future Project Area value and tax increment revenue. The results of this review are described in the Fiscal Consultant's Report attached as Appendix A, portions of which are summarized below.

There are two basic types of assessment appeals provided for under California law. The first type of appeal, commonly referred to as a base year assessment appeal, involves a dispute on the valuation assigned by the Assessor immediately subsequent to a change in ownership or completion of new construction. If the base year value assigned by the Assessor is reduced, the valuation of the property cannot increase in subsequent years more than two percent annually unless and until another change in ownership and/or additional new construction activity occurs.

The most common type of appeal filed is known as a Proposition 8 appeal, in which the property owner seeks a reduction in a particular year's assessment based on the current economic value of the property. The assessor may also adjust valuations based on Proposition 8 criteria. Reductions in valuation made under Proposition 8 are temporary, with valuations restored to their full assessments once the economic reason for the reduction no longer applies. Such reductions can affect the Agency's tax increment while they are in effect.

The County Assessor annually reports on the number of assessments by City subject to Proposition 8 reductions, and the amount of Proposition 8 reductions. The Assessor reports 9,531 properties reduced through Proposition 8 in FY 2014-15 in the tax rate district including the Project Area with $743,799,874 in reduced valuation. This compares to 13,244 properties and $1,081,674,241 in Proposition 8 reductions in FY 2013-14 and 15,771 properties and $1,308,913,641 in Proposition 8 reductions in FY 2012-13. While these figures include properties outside of the Project Area, they indicate that Proposition 8 reductions have decreased by approximately 43% between FY 2012-13 and FY 2014-15. The assessor does not indicate on the rolls which parcels are subject to Proposition 8.

With respect to direct property owner appeals, the County experienced a high level of assessment appeals in the late 1990's and again in 2007 and 2008. Within the Project Area, the primary cause of such appeals was declining market value of improved and unimproved residential property. Further significant appeals to assessed values in the Project Area may be filed from time to time in the future. The Agency cannot predict the extent of any such appeals or their likelihood of success.

There are currently 78 appeal requests on record with the County, with the amount of assessed value in dispute of $42.9 million. The potential exposure of the Agency's tax increment revenue to appeals, were either (i) the County Auditor-Controller to change its policy of deducting appeal-related tax refunds solely from supplemental revenue and not from tax increment or (ii) the County Assessor to continue Proposition 8 reductions on future rolls for properties granted prior year reductions, may be seen by applying the retention rate to the amount of valuation in dispute in pending appeals.

Overall, the 738 appeals settled in the Project Area during the FY 2005-06 to FY 2013-14 period resulted in reductions in valuation of $6.9 million out of $288.7 million in enrolled valuation subject to appeals, or around 1%. The overall retention rate has thus been approximately 98% of the original valuation.

A number of appeals have been filed by large property owners in the Project Area. Page Strata BP, a developer owning twenty vacant lots in the Project Area, has appealed the valuations for each of the past four years; the appealed valuations for this owner have not been reduced on prior resolved appeals. Rich Alvarado,

owner of a retail center on South Sanderson Avenue, and Riverdale Condominiums Hemet have also had appeals in prior years that have not resulted in reduced valuations.

An indicator of the potential exposure of Agency tax increment revenue to appeals – were the Auditor-Controller either to change its policy of deducting appeal-related tax refunds solely from supplemental revenue and not from regular tax increment or were the Assessor to continue Proposition 8 reductions on future rolls for properties granted prior-year reductions – may be seen by applying the retention rate to the amount of valuation in dispute in pending appeals.

Applying the 99% retention rate for resolved appeals to the $85.8 million in total valuation for parcels with appeals pending indicates a potential valuation reduction of $2.0 million or approximately $20,000 in tax revenue. If the full amount of disputed valuation were granted, the reduction in valuation would be $42.9 million or approximately $429,000 in tax revenue. No assumptions are made regarding any potential appeal-related adjustments to Project Area valuation.

The following table illustrates the pending and resolved assessment appeals in the Project Area, and a projection of the estimated impact of pending appeals on assessed value.

TABLE 3
HEMET REDEVELOPMENT AGENCY
HEMET REDEVELOPMENT PROJECT
ASSESSMENT APPEALS[1]

Roll Year	Status	Number of Appeals	County Valuation	Applicant Opinion of Value	Valuation After Appeal	Retention Rate[1]
2013-14	Resolved	2	505,220	299,778	505,220	100%
2013-14	Pending	35	31,765,224	16,861,379	TBD	TBD
2012-13	Resolved	29	26,040,573	14,307,421	25,408,604	98%
2012-13	Pending	36	35,303,256	15,470,194	TBD	TBD
2011-12	Resolved	68	37,321,078	16,465,798	37,321,078	100%
2011-12	Pending	6	13,230,046	6,999,000	TBD	TBD
2010-11	Resolved	210	68,174,883	36,105,085	65,344,761	96%
2010-11	Pending	-	-	-	-	-
2009-10	Resolved	263	58,430,753	31,713,973	56,182,452	96%
2009-10	Pending	1	5,461,740	3,500,000	-	TBD
2008-09	Resolved	139	63,496,096	40,637,006	62,515,941	98%
2008-09	Pending	-	-	-	-	-
2007-08	Resolved	22	10,103,000	7,409,298	9,916,384	98%
2007-08	Pending	-	-	-	-	-
2006-07	Resolved	1	2,325,151	1,395,000	2,325,151	100%
2006-07	Pending	-	-	-	-	-
2005-06	Resolved	4	22,314,939	14,476,075	22,314,939	100%
2005-06	Pending	-	-	-	-	-
All Years	Resolved	738	288,711,693	162,809,434	281,834,530	98%
All Years	Pending	78	85,760,266	42,830,573	TBD	TBD

(1) Retention Rate is the proportion of value retained after resolution of an appeal. The rate is calculated by dividing the "Valuation After Appeal" into the "County Valuation." For withdrawn and denied appeals, the "Valuation After Appeal" is the original County valuation. Data is current as of 6/30/2014.

Source: Riverside County Assessor; Urban Analytics

ESTIMATED REVENUES AND BOND RETIREMENT

The Authority has retained Urban Analytics, LLC, San Francisco, California (the "Fiscal Consultant"), to analyze the Project Area and to project future Tax Increment Revenues for the Project Area. The Fiscal Consultant's report is included as Appendix A and should be read in its entirety.

The Project Area base year 1983-84 assessed valuation is $26,050,088. The assessed valuation for fiscal year 2014-15 is $904,309,492 plus the homeowner's exempt assessed valuation of $14,938,000, which produces a total incremental value of $893,197,404. The total tax increment for fiscal year 2014-15 are estimated to be approximately $8,931,974 and total Tax Revenues are estimated to be approximately $5,014,935 after reductions for senior passthrough payments and the SB211 prior year reduction adjustment of $525,000. Table 5 sets forth estimated fiscal year 2014-15 Tax Revenues forecasts growth in Tax Revenues through fiscal year 2031/32, based upon a two percent annual increase in secured real property value beginning in 2014/15. These projections do not reflect changes to assessed valuation due to new construction, property sales, Proposition 8 reductions, assessment appeals or other factors. The actual growth rate may be less than the projected in the Project Area. Table 5 also projects annual debt service coverage based on the forecasts of Tax Revenues. See the Fiscal Consultant's Report attached hereto as Appendix A.

The Tax Rate calculated by the City is 1.000% for the secured roll and the unsecured roll for the Successor Agency. In accordance with Health and Safety Code Section 33670(e) the Successor Agency Tax Rate excludes taxes related to bonded indebtedness of the City approved by the voters of the City on or after January 1, 1989, and issued for the acquisition or improvement of real property. The Successor Agency does not receive, on an annual basis, all Tax Revenues, unless required to pay debt service. See the tables for the Project Area under the caption "ESTIMATED REVENUES AND BOND RETIREMENT."

Additional assumptions used by the Fiscal Consultant include:

1. The County will charge an administrative fee of 1.15% of the tax increment revenue of the Project Area,

2. The Project Area receives approximately $79,858 in unitary revenue from the one percent levy,

3. The County passthrough payments are subordinate to the payment of debt service on the Agency Bonds, however all other passthrough payments of the Agency are senior to the payment of debt service on the Bonds, and

4. Annual assessed valuation increased by 2% in each year.

Actual levels of future Tax Revenues will depend upon the rate of growth in tax increment resulting from new development, change of ownership and inflation, and changes in tax rates, and may differ from the projections presented herein.

TABLE 4
Hemet Redevelopment Project
Historical Assessed Valuation and Tax Increment Verification
Fiscal Year 2005-06 through 2014-15

Roll	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Secured										
- Land	$ 214,731,803	$260,213,635	$307,276,941	$ 360,910,083	$225,739,107	$212,131,185	$216,915,404	$218,618,715	$226,009,422	$236,849,394
- Improvements	485,304,320	704,964,910	845,841,507	719,971,088	607,059,771	550,773,749	586,923,173	597,935,851	632,375,548	718,126,102
- Personal Property	1,055,672	1,150,922	1,294,622	1,414,345	1,919,773	1,252,822	1,626,210	1,524,249	1,892,659	1,889,901
- Exemptions	(18,985,826)	(18,777,413)	(19,472,912)	(19,858,263)	(20,025,070)	(53,113,906)	(54,962,210)	(61,225,214)	(61,838,630)	(63,567,968)
Secured Total	$682,105,969	$947,552,054	$1,134,940,158	$1,062,437,253	$814,693,581	$711,043,850	$750,502,577	$756,853,601	$798,438,999	$893,297,429
Unsecured										
- Land	$ 500	$ 500	$ 510	$ 510	$ 520	$ 520	$ 6,344	$ 520	$ 520	$ 15,469
- Improvements	1,742,271	2,447,005	2,864,667	3,892,521	4,268,803	4,116,435	6,050,720	4,754,971	4,670,875	4,062,371
- Personal Property	7,613,999	10,336,705	6,331,318	7,461,845	8,192,311	8,879,455	10,327,841	7,449,943	7,950,044	6,927,223
- Exemptions	0	0	0	0	0	0	7,000	0	0	7,000
Unsecured Total	$ 9,356,770	$ 12,784,210	$ 9,196,495	$ 11,354,876	$ 12,461,634	$ 12,996,410	$ 16,391,905	$ 12,205,434	$ 12,621,439	$ 11,012,063
Utility										
- Land	$ 30,689	$ 28,744	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
- Improvements	25,479	23,864	0	0	0	0	0	0	0	0
- Personal Property	13,295	12,453	0	0	0	0	0	0	0	0
- Exemptions	0	0	0	0	0	0	0	0	0	0
Utility Total	69,463	65,061	0	0	0	0	0	0	0	0
Totals:	$691,532,202	$960,401,325	$1,144,136,653	$1,073,792,129	$827,155,215	$ 724,040,260	$766,894,482	$769,059,035	$811,060,438	$904,309,492
Percent Change	24.81%	38.88%	19.13%	-6.15%	-22.97%	-12.47%	5.92%	0.28%	5.46%	11.50%
Plus: HOPTR AV[1]	$ 15,143,800	$ 14,842,800	$ 15,666,000	$ 15,880,200	$ 15,758,400	$ 16,199,400	$ 16,135,000	$ 15,863,400	$ 15,332,800	$ 14,938,000
Less: Base AV	26,050,088	26,050,088	26,050,088	26,050,088	26,050,088	26,050,088	26,050,088	26,050,088	26,050,088	26,050,088
Incremental AV:	680,625,914	949,194,037	1,133,752,565	1,063,622,241	816,863,527	714,189,572	756,979,394	758,872,347	800,343,150	893,197,404
Incremental Revenue (1%)	$ 6,806,259	$ 9,491,940	$ 11,337,526	$ 10,636,222	$ 8,168,635	$ 7,141,896	$ 7,569,794	$ 7,588,723	$ 8,003,432	$ 8,931,974

(1) The Homeowner's Property Tax Relief exemption, reimbursed by the state.
(2) Revenue from unitary and supplemental rolls, prior-year adjustments and other sources. Fiscal Year 2013-14 unitary revenue is estimated to be $400,000.
Source: Urban Analytics; County of Riverside, the Agency.

TABLE 5
Hemet Redevelopment Project[1]
Projected Tax Revenue and
Estimated Debt Service Coverage
Fiscal Years 2013/14 – 2034/35

Year	Gross Tax Increment Revenues	County Admin. Fee	Senior Pass-Through Payments	Net Tax Revenues	Debt Service on the Bonds	Excess Tax Increment	Coverage Ratio
2014/15	$ 9,011,832	$ (102,400)	$(3,369,498)	$5,014,935			
2015/16	9,193,102	(104,459)	(3,441,721)	5,646,922			
2016/17	9,377,998	(106,560)	(3,515,389)	5,756,049			
2017/18	9,566,592	(108,703)	(3,590,530)	5,867,359			
2018/19	9,758,958	(110,889)	(3,667,174)	5,980,895			
2019/20	9,955,171	(113,118)	(3,745,351)	6,096,701			
2020/21	10,000,000	(113,628)	(3,761,495)	6,124,878			
2021/22	10,000,000	(113,628)	(3,761,495)	6,124,878			
2022/23	10,000,000	(113,628)	(3,761,495)	6,124,878			
2023/24	10,000,000	(113,628)	(3,761,495)	6,124,878			
2024/25	10,000,000	(113,628)	(3,761,495)	6,124,878			
2025/26	10,000,000	(113,628)	(3,761,495)	6,124,878			
2026/27	10,000,000	(113,628)	(3,761,495)	6,124,878			
2027/28	10,000,000	(113,628)	(3,761,495)	6,124,878			
2028/29	10,000,000	(113,628)	(3,761,495)	6,124,878			
2029/30	10,000,000	(113,628)	(3,761,495)	6,124,878			
2030/31	10,000,000	(113,628)	(3,761,495)	6,124,878			
2031/32	10,000,000	(113,628)	(3,761,495)	6,124,878			

[1] See "ESTIMATED REVENUES AND BOND RETIREMENT," for assumption regarding tax increment projections.
Source: Riverside County Office of the Assessor; Urban Analytics.

BOND OWNERS' RISKS

The following factors, along with all other information in this Official Statement, should be considered by potential investors in evaluating the Bonds and the credit quality of the Agency Bonds. The following does not purport to be an exhaustive listing of risks and other considerations which may be relevant to investing in the Bonds. In addition, the order in which the following information is presented is not intended to reflect the relative importance of any such risks. For a discussion of certain matters that will or could cause reductions in the Tax Revenues available in future years, see "LIMITATIONS ON TAX REVENUES" of this Official Statement.

Limited Special Obligations

The Bonds will be special obligations of the Authority, payable from and secured as to the payment of the principal thereof and the redemption premium, if any, and the interest thereon in accordance with their terms and the terms of the Indenture. The Bonds shall not constitute a charge against the general credit of the Authority or any of its members, and under no circumstances shall the Authority be obligated to pay principal of or redemption premium, if any, or interest on the Bonds except from the Revenues. Neither the State nor any public agency (other than the Authority) nor any member of the Authority is obligated to pay the principal of or redemption premium, if any, or interest on the Bonds, and neither the faith and credit nor the taxing power of the State or any public agency thereof or any member of the Authority is pledged to the payment of the principal of or redemption premium, if any, or interest on the Bonds. The payment of the principal of or redemption premium, if any, or interest on the Bonds does not constitute a debt, liability or obligation of the State or any public agency (other than the Authority) or any member of the Authority.

Recognized Obligation Payment Schedule

The Dissolution Act provides that only those payments listed in a Recognized Obligation Payment Schedule may be made by the Successor Agency from the funds specified in the Recognized Obligation Payment Schedule. Before each six-month period, the Dissolution Act requires the Successor Agency to prepare and submit to the Successor Agency's Oversight Board and the State Department of Finance for approval, a Recognized Obligation Payment Schedule pursuant to which enforceable obligations (as defined in the Dissolution Act) of the Successor Agency are listed, together with the source of funds to be used to pay for each enforceable obligation. Tax Revenues will not be withdrawn from the Redevelopment Property Tax Trust Fund by the County Auditor-Controller and remitted to the Successor Agency without a Recognized Obligation Payment Schedule approved by the State Department of Finance. See "SECURITY FOR THE BONDS – Recognized Obligation Payment Schedule." If the Successor Agency were to fail to complete an approved Recognized Obligation Payment Schedule with respect to a six-month period, the availability of Tax Revenues to the Successor Agency could be adversely affected for such period.

If a successor agency fails to submit to the State Department of Finance an oversight board-approved Recognized Obligation Payment Schedule complying with the provisions of the Dissolution Act within five business days of the date upon which the Recognized Obligation Payment Schedule is to be used to determine the amount of property tax allocations, the State Department of Finance may determine if any amount should be withheld by the applicable county auditor-controller for payments for enforceable obligations from distribution to taxing entities pursuant to clause (iv) in the following paragraph, pending approval of a Recognized Obligation Payment Schedule. Upon notice provided by the State Department of Finance to the county auditor-controller of an amount to be withheld from allocations to taxing entities, the county auditor-controller must distribute to taxing entities any monies in the Redevelopment Property Tax Trust Fund in excess of the withholding amount set forth in the notice, and the county auditor-controller must distribute withheld funds to the successor agency only in accordance with a Recognized Obligation Payment Schedule when and as approved by the State Department of Finance.

Typically, under the Redevelopment Property Tax Trust Fund distribution provisions of the Dissolution Act, the county auditor-controller is to distribute funds for each six-month period in the following order specified in Section 34183 of the Dissolution Act: (i) first, subject to certain adjustments for subordinations to

the extent permitted under the Dissolution Act (as described above under "SECURITY FOR THE BONDS-Security for the Bonds") and no later than each January 2 and June 1, to each local agency and school entity, to the extent applicable, amounts required for pass-through payments such entity would have received under provisions of the Redevelopment Law, as those provisions read on January 1, 2011; (ii) second, on each January 2 and June 1, to a successor agency for payments listed in its Recognized Obligation Payment Schedule, with debt service payments scheduled to be made for tax allocation bonds having the highest priority over payments scheduled for other debts and obligations listed on the Recognized Obligation Payment Schedule; (iii) third, on each January 2 and June 1, to a successor agency for the administrative cost allowance, as defined in the Dissolution Act; and (iv) fourth, on each January 2 and June 1, to taxing entities any moneys remaining in its Redevelopment Property Tax Trust Fund after the payments and transfers authorized by clauses (i) through (iii), in an amount proportionate to such taxing entity's share of property tax revenues in the tax rate area in that fiscal year (without giving effect to any pass-through obligations that were established under the Redevelopment Law).

If the Successor Agency does not submit an Oversight-Board approved Recognized Obligation Payment Schedule within five business days of the date upon which the Recognized Obligation Payment Schedule is to be used to determine the amount of property tax allocations and the State Department of Finance does not provide a notice to the County Auditor-Controller to withhold funds from distribution to taxing entities, amounts in the Redevelopment Property Tax Trust Fund for such six-month period would be distributed to taxing entities pursuant to clause (iv) above. However, the Successor Agency has covenanted in the Agency Bonds Indenture to take all actions required under the Dissolution Act to include scheduled debt service on the Senior Bonds, the Agency Bonds as well as any amount required under the Fiscal Agent Agreements to replenish the reserve accounts established thereunder, or required under the Agency Bonds Indenture to replenish the Reserve Fund, in Recognized Obligation Payment Schedules for each six-month period to enable the County Auditor-Controller to distribute from the Redevelopment Property Tax Trust Fund to the Successor Agency's Redevelopment Obligation Retirement Fund on each January 2 and June 1 amounts required for the Successor Agency to pay principal of, and interest on, the Bonds coming due in the respective six-month period, including listing a reserve on the Recognized Obligation Payment Schedule to the extent required by the Agency Bonds Indenture or when the next property tax allocation is projected to be insufficient to pay all obligations due under the provisions of the Bonds for the next payment due in the following six-month period.

AB 1484 also added new provisions to the Dissolution Act implementing certain penalties in the event the Successor Agency does not timely submit a Recognized Obligation Payment Schedule for a six-month period. Specifically, a Recognized Obligation Payment Schedule must be submitted by the Successor Agency, after approval by the Oversight Board, to the County Administrative Officer, the County Auditor-Controller, the State Department of Finance, and the State Controller no later than by 90 days before the date of the next January 2 or June 1 property tax distribution with respect to each subsequent six-month period. If the Successor Agency does not submit an Oversight Board-approved Recognized Obligation Payment Schedule by such deadlines, the City will be subject to a civil penalty equal to $10,000 per day for every day the schedule is not submitted to the State Department of Finance. Additionally, the Successor Agency's administrative cost allowance is reduced by 25% if the Successor Agency does not submit an Oversight Board-approved Recognized Obligation Payment Schedule by the 80th day before the date of the next January 2 or June 1 property tax distribution, as applicable, with respect to the Recognized Obligation Payment Schedule for subsequent six-month periods.

Challenges to Dissolution Act

Several successor agencies, cities and other entities have filed judicial actions challenging the legality of various provisions of the Dissolution Act. One such challenge is an action filed on August 1, 2012, by Syncora Guarantee Inc. and Syncora Capital Assurance Inc. (collectively, "Syncora") against the State, the State Controller, the State Director of Finance, and the Auditor-Controller of San Bernardino County on his own behalf and as the representative of all other County Auditors in the State (Superior Court of the State of California, County of Sacramento, Case No. 34-2012-80001215). Syncora are monoline financial guaranty insurers domiciled in the State of New York, and as such, provide credit enhancement on bonds issued by state and local governments and do not sell other kinds of insurance such as life, health, or property insurance.

Syncora provided bond insurance and other related insurance policies for bonds issued by former California redevelopment agencies.

The complaint alleged that the Dissolution Act, and specifically the "Redistribution Provisions" thereof (i.e., California Health and Safety Code Sections 34172(d), 34174, 34177(d), 34183(a)(4), and 34188) violate the "contract clauses" of the United States and California Constitutions (U.S. Const. art. 1, § 10, cl.1; Cal. Const. art. 1, § 9) because they unconstitutionally impair the contracts among the former redevelopment agencies, bondholders and Syncora. The complaint also alleged that the Redistribution Provisions violate the "Takings Clauses" of the United States and California Constitutions (U.S. Const. amend. V; Cal Const. art. 1 § 19) because they unconstitutionally take and appropriate bondholders' and Syncora's contractual right to critical security mechanisms without just compensation.

After hearing by the Sacramento County Superior Court on May 3, 2013, the Superior Court ruled that Syncora's constitutional claims based on contractual impairment were premature. The Superior Court also held that Syncora's takings claims, to the extent based on the same arguments, were also premature. Pursuant to a Judgment stipulated to by the parties, the Superior Court on October 3, 2013, entered its order dismissing the action. The Judgment, however, provides that Syncora preserves its rights to reassert its challenges to the Dissolution Act in the future. The Successor Agency does not guarantee that any reassertion of challenges by Syncora or that the final results of any of the judicial actions brought by others challenging the Dissolution Act will not result in an outcome that may have a material adverse effect on the Successor Agency's ability to timely pay debt service on the Agency Bonds.

Mandatory Redemption on Acceleration of Agency Bonds on Default

The Bonds are subject to mandatory redemption upon the acceleration of the Agency Bonds upon the occurrence of an Event of Default under the Agency Bonds Indenture. As a practical matter in the event of a payment default by the Successor Agency, it is unlikely the Successor Agency would have the financial resources to meet accelerated obligations. No real or personal property in the Project Area is pledged to secure the Agency Bonds, and it is not anticipated that the Successor Agency will have available moneys sufficient to pay the amount of principal and interest due upon acceleration of the Agency Bonds, and correspondingly to redeem all of the Bonds in the event of a default. Additionally, if the Bonds are insured, then the bond insurer will retain the right to control remedies on the Bonds and the Agency Bonds in the Event of Default, possibly in conflict with the Owners of the Bonds. See "SECURITY FOR THE BONDS AND THE AGENCY BONDS – Security for the Agency Bonds," herein.

Reduction in Taxable Value

Tax Increment Revenues allocated to the Successor Agency are determined by the amount of incremental taxable value in the Project Area allocable to the Project Area and the current rate or rates at which property in the Project Area is taxed. The reduction of taxable values of property caused by economic factors beyond the Successor Agency's control, such as a relocation out of the Project Area by one or more major property owners, or the transfer, pursuant to California Revenue and Taxation Code Section 68, of a lower assessed valuation to property within the Project Area by a person displaced by eminent domain or similar proceedings, appeals to value under Proposition 8 or other assessment appeals, or the discovery of hazardous substances on a property within the Project Area (see "Hazardous Substances," below) or the complete or partial destruction of such property caused by, among other eventualities, an earthquake (see "Earthquake," below), flood or other natural disaster, could cause a reduction in the Tax Revenues securing the Agency Bonds. Property owners may also appeal to the County Assessor for a reduction of their assessed valuations or the County Assessor could order a blanket reduction in assessed valuations based on then current economic conditions. See APPENDIX A – "Report of Fiscal Consultant - Assessment Appeals."

Bond Insurance Risk Factors

The Authority has applied for a bond insurance policy (the "Policy") to guarantee the scheduled payment of principal and interest on the Bonds. The Authority has yet to determine whether an insurance policy

will be purchased with the Bonds from a municipal bond insurance company (the "Bond Insurer"). If an insurance policy is purchased, the following are risk factors relating to bond insurance.

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any Owner of the Bonds shall have a claim under the Policy for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the Authority which is recovered by the Agency from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy, however, such payments will be made by the Bond Insurer at such time and in such amounts as would have been due absence such prepayment by the Authority unless the Bond Insurer chooses to pay such amounts at an earlier date.

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Bond Insurer without appropriate consent. The Bond Insurer may direct and must consent to any remedies and the Bond Insurer's consent may be required in connection with amendments to any applicable bond documents.

In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event the Bond Insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The long-term ratings on the Bonds are dependent in part on the financial strength of the Bond Insurer and its claim paying ability. The Bond Insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Bond Insurer and of the ratings on the Bonds insured by the Bond Insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds. See description of "OTHER INFORMATION – Ratings" herein.

The obligations of the Bond Insurer are contractual obligations and in an event of default by the Bond Insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

None of the Authority, the Agency or the Underwriter have made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the Authority to pay principal and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment. See "Bond Insurance" herein for further information provided by the Bond Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Bond Insurer.

Risks of Real Estate Secured Investments Generally

The Owners and Beneficial Owners of the Bonds will be subject to the risks generally incident to an investment secured by real estate, including, without limitation, (a) adverse changes in local market conditions, such as changes in the market value of real property within and in the vicinity of the respective project areas, the supply of or demand for competitive properties in such project areas, and the market value of competitive properties in the event of sale or foreclosure, (b) changes in real estate tax rates and other operating expenses, governmental rules (including, without limitation, zoning laws and laws relating to endangered species and hazardous materials) and fiscal policies, and (c) natural disasters (including, without limitation, earthquakes, fires, droughts and floods), which may result in uninsured losses.

Reduction in Inflationary Rate and Changes in Legislation

As described in greater detail below (see "LIMITATIONS ON TAX REVENUES"), Article XIIIA of the California Constitution provides that the full cash value base of real property used in determining taxable value may be adjusted from year to year to reflect the inflationary rate, not to exceed a 2% increase for any given year, or may be reduced to reflect a reduction in the consumer price index or comparable local data. Such measure is computed on a calendar year basis. Article XIIIA limits inflationary assessed value adjustments to the lesser of the actual inflationary rate or 2% and there have been several years in which taxable values were adjusted by an actual inflationary rate that was less than 2%. The adjusted inflationary rate for Fiscal Year 2014-15 is 0.454%. The Successor Agency is unable to predict whether future annual inflationary adjustments to the taxable value base of real property within the Project Area will be in the amount of the full 2% permitted under Article XIIIA or will be in an amount less than 2%.

Change in Law

In addition to the other limitations on Tax Revenues, the California electorate or Legislature could adopt a constitutional or legislative property tax decrease with the effect of reducing Tax Revenues payable to the Successor Agency. There is no assurance that the California electorate or Legislature will not at some future time approve additional limitations that could reduce the Tax Revenues and adversely affect the security of the Agency Bonds.

Development and Economic Risks

Development within the Project Area may be subject to unexpected delays, disruptions and changes. Real estate development operations may be adversely affected by changes in general economic conditions, fluctuations in the real estate market and interest rates, unexpected increases in development costs and by other similar factors. Further, real estate development operations within the Project Area could be adversely affected by future governmental policies, including policies that restrict or control development. If projected development in the Project Area is delayed or halted, the economy of the Project Area could be affected, potentially causing a reduction of the Tax Revenues available to repay the Agency Bonds and consequently the Bonds. In addition, if there is a general decline in the economy of the Project Area, the owners of property in the Project Area may be less able or willing to make timely payments of property taxes, causing a delay or stoppage of Tax Revenues received by the Successor Agency.

Bankruptcy of Landowners

The bankruptcy of a major assessee in the Project Area could delay and/or impair the collection of property taxes by the County with respect to properties in the bankruptcy estate. Although the Successor Agency is not aware of any major property owners in the Project Area that are in bankruptcy or threatening to declare bankruptcy, the Successor Agency cannot predict the effects on the collections of Tax Revenues if such an event were to occur.

Seismic Factors and Flooding

The occurrence of severe seismic activity and/or flooding in the Project Area could result in substantial damage to property located in the Project Area, and could lead to successful appeals for reduction of assessed values of such property. Such a reduction could result in a decrease in Tax Revenue collected by the Agency.

The Public Health and Safety element of the City's August 25, 1992 General Plan identifies several "active" and "potentially active" traces of the San Jacinto fault zone within the northeastern portion of the City. As a result, the General Plan concludes, primary hazards, such as ground ruptures, and secondary hazards, such as rockfalls, subsidence in the valley floor, dam overtopping or failure, and seiches in local water tanks and reservoirs, related to potential seismic activity remain a significant concern.

The General Plan notes that the City's flood control master plan identifies a need for substantial flood control improvements over the following 25-year period. The area of greatest flood concern encompasses three major drainage areas, the majority of which are within the Salt Creek and San Jacinto River watersheds, with a small portion being in the Santa Margarita watershed. Within the area, a number of area-wide flooding hazards existed in 1992. The City has recently completed the most significant of these needed improvements with the completion of Salt Creek Channel. Also see the discussion of the vernal pool and alkali playa wetlands in the Southwest Area of the Project Area under the caption "THE HEMET REDEVELOPMENT PROJECT," herein.

Levy and Collection of Taxes

The Successor Agency has no independent power to levy and collect property taxes. Any reduction in the tax rate or the implementation of any constitutional or legislative property tax decrease could reduce the Tax Revenues and, accordingly, could have an adverse impact on the ability of the Successor Agency to make debt service payments on the Agency Bonds. Likewise, delinquencies in the payment of property taxes could have an adverse effect on the Successor Agency's ability to make timely debt service payments on the Agency Bonds. The County currently allocates 100% of the Tax Revenues collected on the secured property tax roll to the Successor Agency, regardless of the actual amount of payments made by taxpayers (see "Property Taxes; Teeter Plan," below). The County currently allocates Tax Revenues collected with respect to unsecured property to the Agency based upon the tax increment actually collected.

Estimated Revenues

In estimating that Tax Revenues will be sufficient to pay debt service on the Bonds, the Successor Agency has made certain assumptions with regard to present and future assessed valuation in the Project Area, future tax rates and percentage of taxes collected. The Successor Agency believes these assumptions to be reasonable, but there is no assurance these assumptions will be realized and to the extent that the assessed valuation and the tax rates are less than expected, the Tax Revenues available to pay debt service on the Bonds will be less than those projected and such reduced Tax Revenues may be insufficient to provide for the payment of principal of, premium (if any) and interest on the Bonds.

Hazardous Substances

An additional environmental condition that may result in the reduction in the assessed value of property would be the discovery of a hazardous substance that would limit the beneficial use of taxable property within the Project Area. In general, the owners and operators of a property may be required by law to remedy conditions of the property relating to releases or threatened releases of hazardous substances. The owner or operator may be required to remedy a hazardous substance condition of property whether or not the owner or operator has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the property within the Project Area be affected by a hazardous substance, could be to reduce the marketability and value of the property by the costs of remedying the condition.

Direct and Overlapping Indebtedness

The ability of land owners within the respective project area to pay property tax installments as they come due could be affected by the existence of other taxes and assessments, imposed upon the land. In addition, other public agencies whose boundaries overlap those of the respective project area could, without consent of the Successor Agency, and in certain cases without the consent of the owners of the land within the Project Area, impose additional taxes or assessment liens on the property to finance public improvements.

Future Legislation and Initiatives

Article XIIIA, Article XIIIB and Proposition 218 were each adopted as measures that qualified for the ballot pursuant to California's initiative process. From time to time other initiative measures could be adopted, further affecting revenues of the Successor Agency or the Successor Agency's ability to expend revenues. In addition, there are currently a number of proposed legislative changes to the Dissolution Act which, if adopted,

would also affect revenues of the Successor Agency or the Successor Agency ability to expend revenues. The nature and impact of these measures cannot currently be anticipated.

Assessment Appeals

Property taxable values may be reduced as a result of Proposition 8, which reduces the assessed value of property, or of a successful appeal of the taxable value determined by the County Assessor. An appeal may result in a reduction to the County Assessor's original taxable value and a tax refund to the applicant property owner. A reduction in taxable values within the respective project area and the refund of taxes which may arise out of successful appeals by property owners will affect the amount of Tax Revenues and, potentially, Revenues under the Indenture. The Successor Agency has in the past experienced reductions in its Tax Increment Revenues as a result of assessment appeals. The actual impact to tax increment is dependent upon the actual revised value of assessments resulting from values determined by the County Assessment Appeals Board or through litigation and the ultimate timing of successful appeals. For a discussion of historical assessment appeals in the Project Area and summary information regarding pending and resolved assessment appeals for the Successor Agency, see "Appendix A - Fiscal Consultant's Report."

Economic Risks

The Agency's ability to make payments on the respective Agency Bonds will be partially dependent upon the economic strength of the Project Area. If there is a decline in the general economy of the Project Area, the owners of property may be less able or less willing to make timely payments of property taxes causing a delay or stoppage of Tax Increment Revenues. In the event of decreased values, Tax Revenues and, potentially, Revenues may decline even if property owners make timely payment of taxes.

Investment Risk

Funds held under the Agency Bonds Indenture are required to be invested in Permitted Investments as provided under the Agency Bonds Indenture. See "APPENDIX A" attached hereto for a summary of the definition of Permitted Investments. The funds and accounts of the Successor Agency, into which a portion of the proceeds of the Agency Bonds will be deposited and into which Tax Revenues are deposited, may be invested by the Successor Agency in any investment authorized by law. All investments, including the Permitted Investments and those authorized by law from time to time for investments by municipalities, contain a certain degree of risk. Such risks include, but are not limited to, a lower rate of return than expected and loss or delayed receipt of principal.

Further, the Successor Agency cannot predict the effects on the receipt of Tax Revenues if the County were to suffer significant losses in its portfolio of investments or if the County or the City were to become insolvent or declare bankruptcy. See "BOND OWNERS' RISKS – Bankruptcy."

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds, or, if a secondary market exists, that the Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history or economic prospects connected with a particular issue, secondary marketing practices in connection with a particular issue are suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon the then prevailing circumstances.

Bankruptcy

The rights of the Owners of the Bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights under currently existing law or laws enacted in the future and may also be subject to the exercise of judicial discretion under certain circumstances. The opinions of Bond Counsel as to the enforceability of the obligation to make payments on the Bonds will be qualified as to bankruptcy and such other legal events. See APPENDIX F – "Forms of Opinions of Bond Counsel."

LIMITATIONS ON TAX REVENUES

Property Tax Limitations - Article XIIIA

Article XIIIA of the California Constitution. Section 1(a) of Article XIIIA of the California Constitution limits the maximum ad valorem tax on real property to one percent of full cash value, to be collected by the counties and apportioned according to law. Section 2 of Article XIIIA defines "full cash value" to mean "the county assessor's valuation of real property as shown on the 1975/76 tax bill under full cash value or, thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment." The full cash value may be adjusted annually to reflect inflation at a rate not to exceed 2% per year, or reduction in the consumer price index or comparable data for the area under taxing jurisdiction or reduced in the event of declining property value caused by substantial damage, destruction or other factors. Legislation enacted by the California Legislature to implement Article XIIIA provides that notwithstanding any other law, local agencies may not levy any ad valorem property tax except to pay debt service on indebtedness approved by the voters as described above.

In the general elections of 1986, 1988, and 1990, the voters of the State approved various measures which further amended Article XIIIA. One such amendment generally provides that the purchase or transfer of (i) real property between spouses or (ii) the principal residence and the first $1,000,000 of the full cash value of other real property between parents and children, do not constitute a "purchase" or "change of ownership" triggering reassessment under Article XIIIA. This amendment will reduce the tax increment of the Successor Agency. Other amendments permitted the Legislature to allow persons over 55 who sell their residence and on or after November 5, 1986, to buy or build another of equal or lesser value within two years in the same county, to transfer the old residence's assessed value to the new residence, and permitted the Legislature to authorize each county under certain circumstances to adopt an ordinance making such transfers or assessed value applicable to situations in which the replacement dwelling purchased or constructed after November 8, 1988, is located within that county and the original property is located in another county within California.

In the June 1990 election, the voters of the State approved additional amendments to Article XIIIA permitting the State Legislature to extend the replacement dwelling provisions applicable to persons over 55 to severely disabled homeowners for replacement dwellings purchased or newly constructed on or after June 5, 1990, and to exclude from the definition of "new construction" triggering reassessment improvements to certain dwellings for the purpose of making the dwelling more accessible to severely disabled persons. In the November 1990 election, the voters approved the amendment of Article XIIIA to permit the State Legislature to exclude from the definition of "new construction" seismic retrofitting improvements or improvements utilizing earthquake hazard mitigation technologies constructed or installed in existing buildings after November 6, 1990.

Both the California Supreme Court and the United States Supreme Court have upheld the constitutionality of Article XIIIA.

Article XIIIB of the California Constitution. On November 6, 1979, California voters approved Proposition 4, the Gann Initiative, which added Article XIIIB to the California Constitution. The principal effect of Article XIIIB is to limit the annual appropriations of the State and any city, county, school district, authority or other political subdivision of the State to the level of appropriations for the prior fiscal year, as adjusted for changes in the cost of living, population and services rendered by the government entity.

Appropriations subject to Article XIIIB include generally the proceeds of taxes levied by the State or other entity of local government, exclusive of certain State subventions, refunds of taxes, benefit payments from retirement, unemployment insurance and disability insurance funds.

Effective September 30, 1980, the California Legislature added Section 33678 to the Law which provides that the allocation of taxes to a redevelopment agency for the purpose of paying principal of, or interest on, loans, advances, or indebtedness will not be deemed the receipt by the agency of proceeds of taxes levied by or on behalf of the agency within the meaning of Article XIIIB or any statutory provision enacted in implementation thereof, including Section 33678 of the Law. The constitutionality of Section 33678 has been

upheld by the Second and Fourth District Courts of Appeal in two decisions: *Bell Community Redevelopment Agency v. Woosely and Brown v. Community Redevelopment Agency of the City of Santa Ana*. On the basis of these decisions, the Successor Agency has not adopted an appropriations limit.

Proposition 218. On November 5, 1996, the voters of the State approved Proposition 218, the "Right to Vote on Taxes Act." Proposition 218 added Articles XIIIC and XIIID to the State Constitution, which contain a number of provisions affecting the ability of the public agencies to levy and collect both existing and future taxes, assessments, fees and charges.

Article XIIIC removes limitations on the initiative power in matters of local taxes, special taxes, assessments, fees and charges. While the matter is not free from doubt, it is likely that a court would hold that the initiative power cannot be used to reduce or repeal the levy of property taxes or to materially affect the collection and pledge of Tax Revenues.

The interpretation and application of the initiative provisions of Proposition 218 will ultimately be determined by the courts with respect to a number of the matters discussed above, and while it is not possible at this time to predict with certainly the outcome of such determination, the Successor Agency does not believe that Proposition 218 will materially affect its ability to pay principal of or interest on the Agency Bonds.

Implementing Legislation

Legislation enacted by the California Legislature to implement Article XIIIA provides that all taxable property is shown at full assessed value as described above. In conformity with this procedure, all taxable property value is shown at 100% of assessed value and all general tax rates reflect the $1.00 per $100 of taxable value. Tax rates for bond debt service and pension liability are also applied to 100% of assessed value.

Future assessed valuation growth allowed under Article XIIIA (new construction, change of ownership, 2% annual value growth) will be allocated on the basis of "situs" among the jurisdictions that serve the tax rate area within which the growth occurs. Local agencies and school districts will share the growth of "base" revenue from the tax rate area. Each year's growth allocation becomes part of each agency's allocation in the following year. Neither the Authority nor the Successor Agency is able to predict the nature or magnitude of future revenue sources which may be provided by the State to replace lost property tax revenues. Article XIIIA effectively prohibits the levying of any other ad valorem property tax above the 1% limit except for taxes to support indebtedness approved by the voters as described above.

Redevelopment Plan Limits

There is a question on the applicability of tax increment limits as to time and amounts established under redevelopment plans after the adoption of AB 26 and AB 1484. The matter remains subject to further guidance from the DOF, legislation and interpretation by the courts. If the cumulative tax increment limit is deemed to no longer be applicable, no interruption of tax increment revenue will occur. For purposes of the projections in this Official Statement and in the Fiscal Consultant's Report appearing in Appendix A, it is assumed that all redevelopment plan limits will be enforced.

Unitary Property

Assembly Bill 2890 (Statutes of 1986, Chapter 1457), which added Section 98.9 to the California Revenue and Taxation Code, provided that, commencing with the Fiscal Year 1988-89, assessed value derived from State-assessed unitary property (consisting mostly of operational property owned by utility companies) was to be allocated county-wide as follows: (i) each tax rate area will receive the same amount from each assessed utility received in the previous fiscal year unless the applicable county-wide values are insufficient to do so, in which case values will be allocated to each tax rate area on a pro rata basis; and (ii) if values to be allocated are greater than in the previous fiscal year, each tax rate area will receive a pro rata share of the increase from each assessed utility according to a specified formula. Additionally, the lien date on State-assessed property was changed from March 1 to January 1.

Assembly Bill 454 (Statutes of 1987, Chapter 921) further modified the distribution of tax revenues derived from property assessed by the State Board of Equalization. Chapter 921 provided for the consolidation of all State-assessed property, except for regulated railroad property, into a single tax rate area in each county. Chapter 921 further provided for a new method of establishing tax rates on State-assessed property and distribution of property tax revenues derived from State-assessed property to taxing jurisdictions within each county as follows: for revenues generated from the 1% tax rate, each jurisdiction, including redevelopment project areas, will receive a percentage up to 102% of its prior year State-assessed unitary revenue; and if county-wide revenues generated for unitary property are greater than 102% of the previous year's unitary revenues, each jurisdiction will receive a percentage share of the excess unitary revenue generated from the application of the debt service tax rate to county-wide unitary taxable value, further, each jurisdiction will receive a percentage share of revenue based on the jurisdiction's annual debt service requirements and the percentage of property taxes received by each jurisdiction from unitary property taxes in accordance with a new formula. Railroads will continue to be assessed and revenues allocated to all tax rate areas where railroad property is sited.

The intent of Chapters 1457 and 921 was to provide redevelopment agencies with their appropriate share of revenue generated from the property assessed by the State Board of Equalization.

The Successor Agency has projected the amount of unitary revenues to be allocated for 2013-14 within the Project Area. Neither the Authority nor the Successor Agency can predict the effect of any future litigation or settlement agreements on the amount of unitary tax revenues received or to be received nor the impact on unitary property tax revenues of any transfer of electrical transmission lines to tax-exempt agencies.

Tax Increment Limitation; Senate Bill 211

Assembly Bill 1290 ("AB 1290") was signed into law by the Governor in December 1993 and amends various provisions of the Law. AB 1290 provides for the placement of time limits on the effectiveness of every redevelopment plan, and provides that after 10 years from the termination date of a plan's effectiveness, no redevelopment agency, subject to certain exceptions, will pay indebtedness or receive property taxes in connection therewith. In addition, in connection with the shift of tax increment revenues, (i) SB 1045 allowed the Former Agency to extend the effective date of the related redevelopment plan, and the date to receive Tax Revenues in the Project Area, by one year, and (ii) SB 1096 allowed the Former Agency to extend the effective date of the related redevelopment plan, and the date to receive Tax Revenues, by two years subject to compliance with major housing requirements. The Former Agency has taken such action with respect to SB 1045, and the projections of Tax Revenues reflect such extensions. Pursuant to the related redevelopment plan, the expiration date of the related redevelopment plan is as described in "THE HEMET REDEVELOPMENT PROJECT," herein.

On October 10, 2001 the Governor of the State signed into law Senate Bill 211 ("SB 211"), which allows redevelopment agencies to eliminate the time limits on their ability to incur debt for project areas established prior to January 1, 1994. Additionally, SB 211 allows redevelopment agencies to extend the termination date of their redevelopment plans and the deadline for the receipt of tax increment for the repayment of debt by 10 years for project areas established prior to January 1, 1994. In order to extend the termination of the redevelopment plans or the deadline for the receipt of tax increment for the repayment of debt, the redevelopment agency must make certain findings of blight in the applicable project areas. Additionally, if a redevelopment agency elects to extend the time limits on the incurrence of debt, the termination of the redevelopment plans or the deadline for the receipt of tax increment for the repayment of debt, the redevelopment agency must make certain additional statutory pass-throughs to other taxing entities. The Former Agency did not extend any of the related redevelopment plan limitations with respect to the respective project area pursuant to SB 211.

Property Taxes; Teeter Plan

The County utilized a mechanism for the distribution of tax increment revenue to the former redevelopment agencies that has a similar effect on the Successor Agency's tax increment revenues as the

device known as the Teeter Plan (Section 4701 et seq. of the California Revenue and Taxation Code). The Teeter Plan allows counties to distribute secured property tax revenue to participating jurisdictions without regard to delinquencies by maintaining a reserve fund to cover delinquencies and allocating revenue based on the original secured roll, retaining all delinquent tax payments and penalties. Under the mechanism used by the County to distribute tax increment revenue to the former redevelopment agencies, the County pays one-half of the taxes from the net taxable assessed valuation appearing on the equalized roll to each agency's RPTTF on January 2 and the other one-half on June 1; delinquencies are not deducted from the RPTTF revenue, and delinquent tax payments and defaulted tax redemptions, penalties and interest are not added to RPTTF revenue. Consequently, the Agency is not affected by delinquent tax payments. The overall delinquency rate for the 2012-13 fiscal year for all secured properties in the Project Area was 1.2% as of July 17, 2013.

Tax Collection Fees

Legislation enacted by the State Legislature authorizes county auditors to determine property tax administration costs proportionately attributable to local jurisdictions and to submit invoices to the jurisdictions for such costs. Subsequent legislation specifically includes redevelopment agencies among the entities which are subject to a property tax administration charge. The County administration fee amounts to approximately 2% of the tax increment revenues from a Project Area. The calculations of Tax Revenues take such administrative costs into account.

Future Initiatives

Article XIIIA, Article XIIIB and Proposition 218 were each adopted as measures that qualified for the ballot under California's initiative process. From time to time other initiative measures could be adopted, further affecting Agency revenues or the Agency's ability to expend revenues.

OTHER INFORMATION

Continuing Disclosure

The Successor Agency will undertake all responsibilities for continuing disclosure to Owners of the Bonds pursuant to the Continuing Disclosure Agreement to prepare and deliver certain other information as described in the Continuing Disclosure Agreement. The Authority will act as dissemination agent under the Continuing Disclosure Agreement. See APPENDIX G – "FORM OF CONTINUING DISCLOSURE AGREEMENT." These covenants have been made in order to assist the Underwriters in complying with S.E.C. Rule 15c2-12(b)(5).

The Agency and Successor Agency have timely filed all of the annual reports in the last five years, however, the reports for fiscal years 2011 and 2012 failed to include requested tables, such as debt service coverage (2011 and 2012), summary of property tax levies and collections (2011), and information relating to the amounts due under the County Tax-Sharing Agreement (2012). [The Successor Agency has taken action to correct these errors].

Other than as described above, the Agency has not failed to comply in all material respects with any previous undertakings with regard to Rule 15c2-12 to provide annual reports, semi-annual reports or notices of material events in the last five years.

Litigation

At the time of delivery of and payment for the Bonds, the Authority and the Successor Agency, respectively, will certify that, except as disclosed herein, to their respective best knowledge there is no litigation, action, suit, proceeding or investigation, at law or in equity, before or by any court, governmental agency or body, pending against or threatened against the Authority or the Successor Agency in any way affecting the existence of the Authority or the Successor Agency or the titles of its officers to their respective offices or seeking to restrain or enjoin the issuance, sale or delivery of the Bonds or the Agency Bonds, the application of the proceeds thereof in accordance with the Indenture or the Agency Bonds Indenture, or the collection or application of Tax Increment Revenues to be pledged to pay the principal of and interest on the Bonds or the Agency Bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of the Bonds, the Agency Bonds, the Indenture, the Agency Bonds Indenture, or any action of the Authority or the Successor Agency contemplated by any of said documents, or in any way contesting the completeness or accuracy of this Official Statement or the powers of the Authority or the Successor Agency or its authority with respect to the Indenture or the Agency Bonds Indenture or any action of the Authority or the Agency contemplated by said documents, or in any way contesting the completeness or accuracy of this Official Statement or the powers of the Authority or the Agency or its authority with respect to the Indenture or the Agency Bonds Indenture or any action of the Authority or the Agency contemplated by said documents, or which would adversely affect the exclusion of interest paid on the 2014 Series A Bonds from gross income for Federal income tax purposes or the exemption of interest paid on the Bonds from California personal income taxation, nor, to the knowledge of the Authority or the Successor Agency, is there any basis therefor.

Tax Matters

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; provided, however, that for the purposes of computing the alternative minimum tax imposed on certain corporations such interest is required to be taken into account in determining certain income and earnings. The opinions described herein are subject to the condition that the Successor Agency and the Authority comply with all requirements of the Tax Code that must be satisfied subsequent to the issuance of the Bonds in order that such interest be, or continue to be, excluded from gross income for federal income tax purposes. The Agency and the Authority have covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the

inclusion of such interest in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

In the further opinion of Bond Counsel, interest on the Bonds is exempt from California personal income taxes.

If the initial offering price to the public (excluding bond houses and brokers) at which a Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes "original issue discount" for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public (excluding bond houses and brokers) at which each Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes "original issue premium" for purposes of federal income taxes and State of California personal income taxes. De minimis original issue discount and original issue premium is disregarded. Owners of Bonds with original issue discount or original issue premium, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to federal income tax and State of California personal income tax consequences of owning such Bonds.

Owners of the Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the Bonds may have federal or state tax consequences other than as described above. Bond Counsel expresses no opinion regarding any federal or state tax consequences arising with respect to the Bonds other than as expressly described above.

Legal Opinion

Jones Hall, A Professional Law Corporation, San Francisco, California, will render opinions with respect to the validity of the Bonds and the Authority Bonds in substantially the forms set forth in Appendix F hereto. Copies of such approving opinions will be available at the time of delivery of the Bonds.

In addition, Best Best & Krieger LLP, as Disclosure Counsel, will deliver to the Authority and to the Underwriters a letter in customary form concerning the information set forth in this Official Statement.

Ratings

Standard & Poor's Rating Services, a Standard & Poor's Financial Services LLC business, a part of McGraw Hill Financial ("Standard & Poor's") has assigned to the Bonds its municipal bond rating of "___" with the understanding that the Policy insuring the payment when due of the principal of and interest on the Bonds will be issued concurrently with the delivery of the Bonds by the Authority. Standard and Poor's has assigned an underlying rating to the Bonds without regard to the issuance of the Policy the rating of "___." Such ratings reflect only the views of Standard & Poor's, and do not constitute a recommendation to buy, sell or hold any of the Bonds. Explanation of the significance of such ratings may be obtained only from Standard and Poor's Ratings Services, 55 Water Street, New York, New York 10041.

The ratings issued reflect only the view of such rating agency, and any explanation of the significance of such ratings should be obtained from such rating agency. There is no assurance that such ratings will be retained for any given period of time or that they will not be revised downward or withdrawn entirely by such rating agency if, in the judgment of such rating agency, circumstances so warrant. Any such downward revision or withdrawal of any rating obtained may have an adverse effect on the market price of the Bonds.

Underwriting

Citigroup Global Markets Inc. (the "Underwriter") has agreed to purchase the Bonds at a price of $_____ (being the principal amount of the Bonds, plus a net original issue premium of $_____, less an underwriters' discount of $_____) under a Bond Purchase Contract between the Authority and the Underwriters.

Citigroup Global Markets Inc., an underwriter of the Bonds, has entered into a retail distribution agreement with each of TMC Bonds L.L.C. ("TMC") and UBS Financial Services Inc. ("UBSFS"). Under these distribution agreements, Citigroup Global Markets Inc. may distribute municipal securities to retail investors through the financial advisor network of UBSFS and the electronic primary offering platform of TMC. As part of this arrangement, Citigroup Global Markets Inc. may compensate TMC (and TMC may compensate its electronic platform member firms) and UBSFS for their selling efforts with respect to the Bonds.

The Underwriters may offer and sell the Bonds to certain dealers and others at a price lower than the offering price stated on the cover page hereof. The offering price may be changed from time to time by the Underwriters.

Miscellaneous

All quotations from and summaries and explanations of the Indenture and other statutes and documents contained herein do not purport to be complete, and reference is made to such documents, Indenture and statutes for full and complete statements of their provisions.

This Official Statement is submitted only in connection with the sale of the Bonds by the Authority. All estimates, assumptions, statistical information and other statements contained herein, while taken from sources considered reliable, are not guaranteed by the Authority. The information contained herein should not be construed as representing all conditions affecting the Authority, the Agency or the Bonds.

RIVERSIDE COUNTY PUBLIC FINANCING AUTHORITY

By:_____

Executive Director

APPENDIX A

REPORT OF THE FISCAL CONSULTANT

APPENDIX B

GENERAL INFORMATION CONCERNING THE CITY OF HEMET

The following information is presented as general background data. The Bonds are payable solely from Tax Revenues and other sources as described herein. The taxing power of the City of Hemet, the State of California or any political subdivision thereof is not pledged to the payment of the Bonds.

General

The City of Hemet (the "City"), which covers an area of 25.97 square miles, is located in Riverside County (the "County") approximately 35 miles southeast of the City of Riverside, 85 miles southeast of Los Angeles and 83 miles north of San Diego. The yearly temperature average for the City is 62 degrees with a minimum of 34 degrees Fahrenheit and a maximum of 98 degrees Fahrenheit. The City is predominantly a retirement community, made up largely from relocated individuals who desire the warm winter climate available in the city. The Diamond Valley Reservoir, located in south Hemet, is the largest reservoir in Sothern California. Recreational areas and activities include: camping, boating, cycling, bird watching, fishing, picnic areas, equestrian trails, hiking, golf, and a sports complex.

Population

Population figures for the City, the County and the State for the last five years are shown in the following table.

CITY OF HEMET
Population Estimates

Year	City of Hemet	County of Riverside	State of California
2010	78,335	2,179,692	37,223,900
2011	79,309	2,205,731	37,510,766
2012	80,329	2,234,193	37,668,804
2013	80,899	2,255,653	37,984,138
2014	81,537	2,279,967	38,340,074

Source: State Department of Finance estimates (as of January 1)

Municipal Government

The City was incorporated on January 20, 1910, and operates as a general law city under a council-manager form of government. The five City Council members, including the Mayor, are elected at large to four year terms in alternate slates every two years, with the Mayor being elected every four years.

The City Council appoints the City Manager who heads the executive branch of the government, implements City Council directives and policies, and manages the administrative and operational functions through the department directors. The City Manager appoints the department directors with the exception of the City Clerk and City Treasurer, who are elected officials, and the City Attorney who is appointed by the City Council.

The current City Council members and the expiration dates of their terms are as follows:

Larry Smith	Mayor	December 2014
Shellie Milne	Mayor Pro-Tem	December 2016
Robert Youssef	Council Member	December 2016
Linda Krupa	Council Member	December 2014
Bonnie Wright	Council Member	December 2016

Industry And Employment

The County is a part of the Riverside-San Bernardino Primary Metropolitan Statistical Area ("PMSA"), which includes all of Riverside and San Bernardino Counties. In addition to varied manufacturing employment, the PMSA has large and growing commercial and service sector employment, as reflected in the following table.

RIVERSIDE-SAN BERNARDINO-ONTARIO PMSA
ANNUAL AVERAGE EMPLOYMENT BY INDUSTRY[1]
(In Thousands)

INDUSTRY	2009	2010	2011	2012	2013
Agriculture	14.9	15.0	14.9	15.0	14.6
Construction	67.9	59.7	59.1	62.6	69.3
Finance Activities	42.5	41.0	39.9	40.8	42.0
Government	235.2	234.3	227.5	224.6	225.0
Manufacturing:	88.7	85.1	85.1	86.7	86.8
Nondurables	30.6	29.8	29.3	29.8	29.8
Durables	58.1	55.3	55.8	56.8	57.0
Natural Resources and Mining	1.1	1.0	1.0	1.2	1.2
Retail Trade	156.2	155.5	158.5	162.3	164.8
Professional, Educational and other Services	419.9	438.5	446.3	463.6	491.4
Transportation, Warehousing and Utilities	66.8	66.6	68.8	73.8	78.6
Wholesale Trade	48.9	48.6	49.0	52.1	56.0
Information, Publishing and Telecommunications	14.1	14.0	12.1	11.5	11.3
Total, All Industries	1,177.6	1,159.3	1,162.2	1,194.2	1,241.0

(1) The employment figures by industry which are shown above are not directly comparable to the "Total, All Industries" employment figures due to rounded data.
Source: State Employment Development Department, Labor Market Information Division, as of March, 2014.

The table below show the largest employers in the City.

CITY OF HEMET
Largest Employers
2013

Name of Employer	No. of Employees
Hemet Unified School District	2,798
Valley Health System	950
TE Connectivity	561
County of Riverside	469
Walmart Supercenter	391
Gosch Ford, Toyota, Hyundai & Inland Chevrolet	320
City of Hemet	290
Manorcare Health Services	278
Village Healthcare Retirement	225
Stater Bros	210
McCrometer Inc	199
Home Depot	150
Inland Empire Home Health & Hospice	134
Target	120
Lowe's	125
Winco Foods	115

Source: Valley Economic Development.

Unemployment statistics for the County, the State and the United States are set forth in the following table:

COUNTY OF RIVERSIDE
COUNTY, STATE AND NATIONAL UNEMPLOYMENT DATA

	2009	2010	2011	2012	2013	June 2014
County[1]	13.4%	14.5%	13.7%	2.1%	10.3%	8.4%
California[1]	11.3	12.4	11.8	10.4	8.9	7.3
United States[2]	9.3	9.6	8.9	8.1	7.4	6.3

(1) Data is not seasonally adjusted. The unemployment data for the County and State is calculated using unrounded data.
(2) Data is seasonally adjusted.
Source: City of Hemet Telephone Survey, California Labor Market Info Data Library.

Commercial Activity

Commercial activity is an important factor in the County's economy. Much of the County's commercial activity is concentrated in central business districts or small neighborhood commercial centers in cities. There are five regional shopping malls in the County: Galleria at Tyler (Riverside), Hemet Valley Mall, Westfield Palm Desert Shopping Center, Moreno Valley Mall and the Promenade at Temecula. There are also two factory outlet malls (Desert Hills Factory Stores and Lake Elsinore Outlet Center) and over 200 area centers in the County.

The following table sets forth taxable transactions in the County for the years 2008 through 2012, the most recent year for which data is currently available:

COUNTY OF RIVERSIDE
TAXABLE SALES TRANSACTIONS
(In Thousands)

	2008[1]	2009	2010	2011	2012
Motor Vehicles and Parts Dealers	$ 3,115,036	$ 2,449,747	$ 2,620,568	$ 3,010,487	$ 3,493,098
Furniture and Home Furnishings	485,981	381,643	412,325	436,482	441,649
Electronics and Appliances Stores	330,398	476,455	470,784	478,406	488,419
Building Materials, Garden Equipment and Supplies	1,580,020	1,237,518	1,232,145	1,303,073	1,365,513
Food and Beverage Stores	1,352,704	1,251,220	1,267,758	1,304,731	1,356,148
Health and Personal Care Stores	307,947	389,620	400,207	454,268	490,238
Gasoline Stations	3,011,476	2,300,247	2,685,840	3,300,785	3,516,040
Clothing and Clothing Accessories Stores	1,218,127	1,293,271	1,391,174	1,505,821	1,672,482
Sporting Goods, Hobby, Book and Music Stores	210,121	411,301	428,121	454,971	467,536
General Merchandise Stores	3,081,989	2,855,733	2,947,905	3,051,709	3,174,022
Miscellaneous Store Retailers	1,654,895	641,954	652,273	700,338	742,118
Nonstore Retailers	1,045,704	101,925	92,916	101,876	142,081
Food Services and Drinking Places	2,340,554	2,266,853	2,317,486	2,473,339	2,668,324
Total Retail and Food Services	$19,734,952	$16,057,488	$16,919,500	$18,576,285	$20,016,668
All Other Outlets	6,268,632	6,170,390	6,233,280	7,065,212	8,079,341
Total All Outlets	$26,003,595	$22,227,877	$23,152,780	$25,641,497	$28,096,009

(1) Data for 2008 is not necessarily directly comparable to 2009-2012 due to changes in classifications and groupings in the "Taxable Sales In California" report beginning in 2009.
Source: California State Board of Equalization, Research and Statistics Division.

Building and Real Estate Activity

The two tables below are a five-year summary of building permit valuations and new dwelling units authorized in the County (in both incorporated and unincorporated areas) since 2009.

COUNTY OF RIVERSIDE
BUILDING PERMIT VALUATIONS[1]
(In Thousands)

	2009	2010	2011	2012	2013
RESIDENTIAL					
New Single-Family	$ 891,825	$ 914,058	$ 651,747	$ 854,814	$1,134,158
New Multi-Family	76,717	71,152	115,064	99,578	136,501
Alterations and Adjustments	85,148	94,429	119,684	84,517	94,422
Total Residential	$1,053,690	$1,079,639	$ 886,495	$1,038,963	$1,365,081
NON-RESIDENTIAL					
New Commercial	$ 94,653	$ 191,324	$ 152,160	$ 346,865	$ 80,510
New Industry	12,278	6,686	10,000	3,767	140,972
New Other[1]	107,334	98,105	99,898	78,602	184,500
Alterations & Adjustments	162,557	243,265	297,357	154,325	364,616
Total Nonresidential	$ 376,822	$ 539,380	$ 559,415	$ 583,559	$ 770,598
TOTAL ALL BUILDING	$1,430,512	$1,619,019	$1,445,910	$1,602,522	$2,135,679

[1] Includes churches and religious buildings, hospitals and institutional buildings, schools and educational buildings, residential garages, public works and utilities buildings, photovoltaic systems and other non-residential buildings and structures.
Source:Construction Industry Research Board for 2009 through 2011, California Homebuilding Foundation for 2012 through 2013.

CITY OF HEMET
BUILDING PERMIT VALUATIONS
(In Thousands)

	2009	2010	2011	2012	2013
RESIDENTIAL					
New Single-Family	$48,105	$39,915	$16,720	$ 6,656	$27,202
New Multi-Family	5,800	16,956	29,740		
Alterations and Adjustments	5,971	5,919	7,058	6,509	8,992
Total Residential	$59,876	$62,790	$53,518	$13,165	$36,194
NON-RESIDENTIAL					
New Commercial	$13,081	$ 4,234	$ 2,510	$ 3,802	$ 1,895
New Industry[1]					
New Other					
Alterations & Adjustments	6,550	6,334	6,069	9,004	6,068
Total Nonresidential	$19,631	$10,568	$ 8,579	$12,806	$ 7,963
TOTAL ALL BUILDING	$79,507	$73,358	$62,097	$25,971	$44,157

[1] Data for this category is included in the New Commercial category.
Source: City of Hemet – Community Development Department.

COUNTY OF RIVERSIDE
NUMBER OF NEW DWELLING UNITS

	2009	2010	2011	2012	2013
Single Family	3,424	4,031	2,676	3,455	4,671
Multi-Family	784	526	1,073	829	1,415
TOTAL	4,208	4,557	3,749	4,284	7,886

Source: Construction Industry Research Board for 2009 through 2011, California Homebuilding Foundation for 2012 through 2013.

The following table sets forth a comparison of annual median housing prices for Los Angeles County, Riverside County and Southern California for the years indicated.

COUNTY OF RIVERSIDE
COMPARISON OF MEDIAN HOUSING PRICES

Year	Los Angeles	Riverside	San Bernardino	Southern California[1]
2008	$400,000	$260,000	$225,000	$340,000
2009	320,000	190,000	150,000	270,000
2010	335,000	200,000	155,000	290,000
2011	315,000	195,000	150,000	280,000
2012	330,000	210,000	163,000	300,000
2013	412,000	259,000	205,000	370,000

(1) Southern California is comprised of Los Angeles, Orange, San Diego, Riverside, San Bernardino and Ventura Counties.
Source: MDA DataQuick Information Systems.

The following table sets forth a comparison of home and condominium foreclosures recorded in Los Angeles County, Riverside County, San Bernardino County and Southern California for the years indicated.

COUNTY OF RIVERSIDE
COMPARISON OF HOME FORECLOSURES

Year	Los Angeles	Riverside	San Bernardino	Southern California[1]
2008	35,366	32,443	23,601	125,117
2009	29,943	25,309	19,560	100,106
2010	26,827	20,598	16,757	86,853
2011	25,597	17,383	14,181	77,105
2012	15,271	10,657	9,262	47,347
2013	6,469	4,191	4,088	19,470

(1) Southern California is comprised of Los Angeles, Orange, San Diego, Riverside, San Bernardino and Ventura Counties.
Source: MDA DataQuick Information Systems.

Agriculture

Agriculture remains an important source of income in the County. Principal agricultural products are milk, eggs, table grapes, grapefruit, nursery, alfalfa, bell peppers, dates, lemons and avocados.

Four areas in the County account for the major portion of agricultural activity: the Riverside/Corona and San Jacinto/Temecula Valley Districts in the western portion of the County, the Coachella Valley in the central portion and the Palo Verde Valley near the County's eastern border.

The value of agricultural production in the County for 2008 through 2012 is presented in the following table:

COUNTY OF RIVERSIDE
VALUE OF AGRICULTURAL PRODUCTION

	2008	2009	2010	2011	2012
Citrus Fruits	$ 135,759,800	$ 101,652,000	$ 140,501,000	$ 119,942,513	$ 125,684,390
Trees and Vines	173,678,000	191,682,600	164,994,000	232,649,262	217,073,170
Vegetables, Melons, Misc.	266,414,900	221,286,700	292,002,200	278,628,295	286,172,478
Field and Seed Crops	123,545,400	69,699,800	81,328,300	149,198,052	147,185,665
Nursery	230,416,200	206,499,900	169,341,300	200,154,964	190,878,100
Apiculture	5,637,000	5,017,600	4,631,700	4,844,400	4,983,400
Aquaculture Products	12,077,700	5,243,900	4,921,700	4,808,250	4,204,750
Total Crop Valuation	$ 947,529,000	$ 801,082,500	$ 857,720,200	$ 990,225,736	$ 976,181,953
Livestock and Poultry Valuation	321,060,900	214,672,800	235,926,300	292,030,380	276,548,118
Grand Total	$1,268,589,900	$1,015,755,300	$1,093,646,500	$1,282,256,116	$1,252,730,071

Source: Riverside County Agricultural Commissioner.

Transportation

Several major freeways and highways provide access between the County and all parts of Southern California. State Route 91 extends southwest through Corona and connects with the Orange County freeway network in Fullerton. Interstate 10 traverses most of the width of the County, the western-most portion of which links up with major cities and freeways in Los Angeles County and the southern part of San Bernardino County, with the eastern part linking to the County's desert cities and Arizona. Interstate 15 and 215 extend north and then east to Las Vegas, and south to San Diego. State Route 60 provides an alternate (to Interstate 10) east-west link to Los Angeles County.

Currently, Metrolink provides commuter rail service to Los Angeles, San Bernardino and Orange Counties from several stations in the County. Transcontinental passenger rail service is provided by Amtrak with stops in Riverside and Indio. Freight service to major west coast and national markets is provided by two transcontinental railroads -- Union Pacific Railroad and the Burlington Northern and Santa Fe Railway Company. Truck service is provided by several common carriers, making available overnight delivery service to major California cities.

Transcontinental bus service is provided by Greyhound Lines. Intercounty, intercity and local bus service is provided by the Riverside Transit Agency to western County cities and communities. There are also four municipal transit operators in the western County providing services within the cities of Banning, Beaumont, Corona and Riverside. The SunLine Transit Agency provides local bus service throughout the Coachella Valley, service the area from Desert Hot Springs to Oasis and from Palm Springs to Riverside. The Palo Verde Valley Transit Agency provides service in the far eastern portion of the County (City of Blythe and surrounding communities).

The County seat, located in the City of Riverside, is within 20 miles of the Ontario International Airport in neighboring San Bernardino County. This airport is operated by Los Angeles World Airports, a proprietary department of the City of Los Angeles. Four major airlines schedule commercial flight service at Palm Springs

Regional Airport. County-operated general aviation airports include those in Thermal, Hemet, Blythe and French Valley. The cities of Riverside, Corona, and Banning also operate general aviation airports. There is a military base at March Air Reserve Base, which converted from an active duty base to a reserve-only base on April 1, 1996. The March AFB Joint Powers Authority (the "JPA"), comprised of the County and the Cities of Riverside, Moreno Valley and Perris, is responsible for planning and developing joint military and civilian use. The JPA has constructed infrastructure improvements, entered into leases with private users and initialized a major business park project.

Education

There are four elementary school districts, one high school district, eighteen unified (K-12) school districts and four community college districts in the County. Ninety-five percent of all K-12 students attend schools in the unified school districts. The three largest unified school districts are Corona-Norco Unified School District, Riverside Unified School District and Moreno Valley Unified School District.

There are seven two-year community college campuses located in the communities of Riverside, Moreno Valley, Norco, San Jacinto, Menifee, Coachella Valley and Palo Verde Valley. There are also three universities located in the City of Riverside -- the University of California, Riverside, La Sierra University and California Baptist University.

APPENDIX C

AUDITED FINANCIAL STATEMENTS
FOR THE CITY OF HEMET
FOR FISCAL YEAR ENDED JUNE 30, 2013

APPENDIX D

SUMMARY OF CERTAIN PROVISIONS OF THE LEGAL DOCUMENTS

THE AUTHORITY INDENTURE

APPENDIX E

DTC AND THE BOOK ENTRY SYSTEM

The description that follows of the procedures and recordkeeping with respect to beneficial ownership interests in the Bonds, payment of principal of, premium, if any, and interest on the Bonds to Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interests in the Bonds, and other related transactions by and between DTC, Participants and Beneficial Owners, is based on information furnished by DTC which the Authority believes to be reliable, but the Authority does not take responsibility for the completeness or accuracy thereof. The Authority cannot and does not give any assurances that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners either (a) payments of principal, premium, if any, and interest with respect to the Bonds or (b) certificates representing ownership interests in or other confirmation of ownership interests in the Bonds, or that they will so do on a timely basis or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond will be issued for each maturity (and each individual yield in the case of bifurcated maturities) of the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com; provided that nothing contained in such website is incorporated into this Official Statement.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2013 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Indenture. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit will agree to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

The Authority may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

NEITHER THE AUTHORITY NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO DTC PARTICIPANTS, INDIRECT PARTICIPANTS OR BENEFICIAL OWNERS WITH RESPECT TO THE PAYMENTS OR THE PROVIDING OF NOTICE TO DTC PARTICIPANTS, INDIRECT PARTICIPANTS OR BENEFICIAL OWNERS OR THE SELECTION OF BONDS FOR REDEMPTION.

DTC (or a successor securities depository) may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the Authority. The Authority, in its sole discretion and without the consent of any other person, may terminate the services of DTC (or a successor securities depository) with respect to the Bonds. The Authority undertakes no obligation to investigate matters that would enable the Authority to make such a determination. In the event that the book-entry system is discontinued as described above, the requirements of the Indenture will apply.

THE AUTHORITY AND THE UNDERWRITERS CANNOT AND DO NOT GIVE ANY ASSURANCES THAT DTC, THE PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL, INTEREST OR PREMIUM, IF ANY, WITH RESPECT TO THE BONDS PAID TO DTC OR ITS NOMINEE AS THE REGISTERED OWNER, OR WILL DISTRIBUTE ANY REDEMPTION NOTICES OR OTHER NOTICES, TO THE BENEFICIAL OWNERS, OR THAT THEY WILL DO SO ON A TIMELY BASIS OR WILL SERVE AND ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT. THE AUTHORITY AND THE UNDERWRITERS ARE NOT RESPONSIBLE OR LIABLE FOR THE FAILURE OF DTC OR ANY PARTICIPANT TO MAKE ANY PAYMENT OR GIVE ANY NOTICE TO A BENEFICIAL OWNER WITH RESPECT TO THE BONDS OR AN ERROR OR DELAY RELATING THERETO.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority deems reliable, but the Authority takes no responsibility for the accuracy thereof.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Bonds are required to be printed and delivered as described in the Indenture.

The Authority may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bonds will be printed and delivered as described in the Indenture and payment of interest to each Owner who owns of record $1,000,000 or more in aggregate principal amount of Bonds may be made to such Owner by wire transfer to such wire address within the United States that such Owner may request in writing for all Interest Payment Dates following the 15th day after the Trustee's receipt of such request.

APPENDIX F

FORM OF OPINION OF BOND COUNSEL

BOND COUNSEL OPINION FOR AUTHORITY BONDS

[Closing Date]

Riverside County Public Financing Authority
Riverside, California

OPINION $_____ Riverside County Public Financing Authority 2014 Tax Allocation Revenue Bonds A (Hemet Refunding Project)

Members of the Board of Directors:

We have acted as bond counsel to the Riverside County Public Financing Authority (the "Authority") in connection with the issuance by the Authority of its $_____ aggregate principal amount of Riverside County Public Financing Authority 2014 Tax Allocation Revenue Bonds, Series A (Hemet Refunding Project) (the "Bonds"), pursuant to provisions of Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act") and an Indenture of Trust, dated as of _____ 1, 2014 (the "Indenture"), by and between the Authority and Union Bank, N.A., as trustee (the "Trustee"). The Bonds have been issued by the Authority to provide funds to purchase two series of bonds (the "Successor Agency Bonds") of the Successor Agency to the Hemet Redevelopment Agency (the "Successor Agency"). We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the Authority and the Successor Agency contained in the Indenture and in the certified proceedings and certifications of public officials and others furnished to us, without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law, as follows:

1. The Authority is a joint exercise of powers authority duly organized and validly existing under the laws of the State of California with the power to enter into the Indenture, to perform the agreements on its part contained therein, to issue the Bonds and to purchase the Successor Agency Bonds.

2. The Indenture has been duly approved by the Authority and constitutes the valid and binding special obligation of the Authority enforceable against the Authority in accordance with its terms.

3. The Indenture creates a valid lien on and pledge of the Revenues (as such term is defined in the Indenture) and other funds pledged thereby for the security of the Bonds, in accordance with the terms of the Indenture, subject to no prior lien granted under the Act.

4. The Bonds have been duly authorized, executed and delivered by the Authority and are valid and binding special obligations of the Authority, payable solely from the sources provided therefor in the Indenture.

5. Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; it should be noted, however, that for the purpose of computing the

alternative minimum tax imposed on corporations (as defined for federal income tax purposes), such interest is taken into account in determining certain income and earnings. The opinions set forth in the preceding sentence are subject to the condition that the Authority comply with all requirements of the Internal Revenue Code of 1986 which must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Authority has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. We express no opinion regarding other federal tax consequences arising with respect to the Bonds.

6. Interest on the Bonds is exempt from personal income taxation imposed by the State of California.

Further, we note that the rights of the owners of the Bonds and the enforceability of the Bonds, the Indenture and the Successor Agency Bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of judicial discretion in appropriate cases.

Respectfully submitted,

A Professional Law Corporation

BOND COUNSEL OPINION FOR AGENCY BONDS

[Closing Date]

Riverside County Public Financing Authority
Riverside, California

Successor Agency to the Redevelopment Agency of the
City of Hemet
Hemet, California

OPINION: $_____ Successor Agency to the Hemet Redevelopment Agency HEMET Redevelopment Project Area Tax Allocation Refunding, Series 2014A

Members of the Successor Agency:

We have acted as bond counsel in connection with the issuance by the Successor Agency to the Hemet Redevelopment Agency (the "Successor Agency") of its $_____ Successor Agency to the Hemet Redevelopment Agency Hemet Redevelopment Project Area Tax Allocation Refunding Bonds, Series 2014A (the "Bonds"), pursuant to the Community Redevelopment Law, constituting Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code of the State of California, Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code of the State, and Section 34177.5 of the California Health and Safety Code (collectively, the "Law"), resolutions of the Successor Agency adopted on _____, 2014 and _____, 2014, a resolution of the Oversight Board for the Successor Agency adopted on _____, 2014, and an Indenture of Trust dated as of _____ 1, 2014 (the "Indenture"), between Union Bank, N.A., as trustee. We have examined the Law and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the Successor Agency and the former Redevelopment Agency of the City of Hemet contained in the Indenture and in certified proceedings and other certifications of public officials furnished to us, without undertaking to verify such facts by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law, as follows:

1. The Successor Agency is validly existing as a public entity, with the power to execute and deliver the Indenture, perform the agreements on its part contained therein and to issue the Bonds.

2. The Indenture has been duly executed and delivered by the Successor Agency and constitutes a valid and binding obligation of the Successor Agency enforceable upon the Successor Agency.

3. Pursuant to the Law, the Indenture creates a valid lien on the funds pledged by the Indenture for the security of the Bonds.

4. The Bonds have been duly authorized, executed and delivered by the Successor Agency and are valid and binding special obligations of the Successor Agency payable solely from the sources provided therefor in the Indenture.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Indenture may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of judicial discretion in appropriate cases.

Respectfully submitted,

A Professional Law Corporation

APPENDIX G

FORM OF CONTINUING DISCLOSURE AGREEMENT

THIS CONTINUING DISCLOSURE AGREEMENT, dated as of _____ 1, 2014, (this "Disclosure Agreement"), is by and between the RIVERSIDE COUNTY PUBLIC FINANCING AUTHORITY, a joint exercise of powers agency duly organized and existing under the laws of the State of California (the "Authority"), and the SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY, a public body, corporate and politic, duly organized and existing pursuant to the Community Redevelopment Law of the State of California (as successor agency to the Hemet Redevelopment Agency, the "Agency"), in connection with the issuance of the Authority's 2014 Tax Allocation Revenue Bonds, Series 2014 A (the "Authority Bonds") (the "Authority Series B Bonds" and together with the Authority Series A Bonds, the "Authority Bonds") pursuant to an Indenture of Trust, dated as of _____ 1, 2014 (the "Indenture"), between the Authority and Union Bank, N.A., as trustee (the "Authority Trustee").

W I T N E S S E T H :

WHEREAS, the County of Riverside (the "County") has developed a program (the "Refunding Program") to assist the successor agencies to former community redevelopment agencies within the County to refund tax increment obligations pursuant to California Assembly Bill 1484 (Stats 2012 c. 26) ("AB 1484") in order to provide debt service savings to successor agencies and to increase property tax revenues available for distribution to affected taxing entities, including the County; and

WHEREAS, the Authority is empowered under the provisions of Article 4, Chapter 5, Division 7, Title 1 of the California Government Code to issue its bonds for the purpose of purchasing certain local obligations issued by certain local agencies, including tax allocation refunding bonds issued by said successor agencies, as described in Section 34177.5(a)(1) of the California Health and Safety Code; and

WHEREAS, the Authority has determined to issue the Authority Bonds in order to provide funds to acquire bonds issued by the Agency, in order to assist the Agency in refunding certain of its outstanding bonds pursuant to AB 1484; and

WHEREAS, the Agency has issued its Hemet Redevelopment Project Area Tax Allocation Refunding, Series 2014 A (the "Series A Bonds") (the "Refunding Bonds") pursuant to an Indenture of Trust, dated as of _____ 1, 2014 (the "Indenture"), by and between the Agency and Union Bank, N.A., as trustee (the "Agency Trustee"), as amended or supplemented from time to time in accordance with its terms; and

WHEREAS, such Refunding Bonds will be secured by a pledge of, and lien on, and shall be repaid from Tax Revenues deposited from time to time in the Redevelopment Property Tax Trust Fund established pursuant to subdivision (c) of Section 34172 of the California Health and Safety Code; and

WHEREAS, this Disclosure Agreement is being executed and delivered by the Authority and the Agency for the benefit of the holders and beneficial owners of the Authority Bonds and in order to assist the underwriters of the Authority Bonds in complying with Securities and Exchange Commission Rule 15c2-12(b)(5);

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties hereto agree as follows:

Section 1. **Definitions**. Unless the context otherwise requires, the terms defined in this Section shall for all purposes of this Disclosure Agreement have the meanings herein specified. Capitalized undefined terms used herein shall have the meanings ascribed thereto in the Indenture.

"**Annual Report**" means any Annual Report provided by the Agency pursuant to, and as described in, Sections 2 and 3 hereof.

"**Annual Report Date**" means the date in each year that is the first day of the month following the ninth month after the end of the Agency's fiscal year, which date, as of the date of this Disclosure Agreement, is March 1.

"**Agency**" means the Successor Agency to the Hemet Redevelopment Agency, a public body, corporate and politic, duly organized and existing under and pursuant to the Law.

"**Agency Trustee**" means MUFG Union Bank, N.A., as trustee under the Indenture, or any successor thereto as trustee thereunder, substituted in its place as provided therein.

"**Authority**" means the Riverside Public Financing Authority duly organized and existing under and pursuant to the laws of the State of California and a Joint Exercise of Powers Agreement, dated as of March 20, 1990, between the County and the Redevelopment Agency for the County of Riverside.

"**Authority Trustee**" means MUFG Union Bank, N.A., as trustee under the Indenture, or any successor trustee substituted in its place as provided therein.

"**Bonds**" means, collectively, the Authority Bonds and the Refunding Bonds. "City" means the City of Hemet, California.

"**County**" means the County of Riverside, a political subdivision of the State of California.

"**County Auditor-Controller**" means the Auditor-Controller of the County of Riverside.

"**Disclosure Representative**" means or other as shall designate in writing to the Authority and the Dissemination Agent (if other than the Authority) from time to time.

"**Dissemination Agent**" means the Authority, acting in its capacity as Dissemination Agent hereunder, or any successor dissemination agent designated in writing by the Authority and which has filed with the Authority and the Agency a written acceptance of such designation.

"**Listed Events**" means any of the events listed in subsection (a) or subsection (b) of Section 4 hereof.

"**MSRB**" means the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the Electronic Municipal Market Access (EMMA) website of the MSRB, currently located at http://emma.msrb.org.

"**Official Statement**" means the Official Statement, dated May 8, 2014, relating to the Authority Bonds.

"**Participating Underwriter**" means any of the original underwriters of the Authority Bonds required to comply with the Rule in connection with the offering of the Authority Bonds.

"**Project Area**" shall have the meaning specified in the Official Statement.

"**Rule**" means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Section 2. **Provision of Annual Reports**. (a) The Agency shall, or shall cause the Dissemination Agent to, provide to the MSRB an Annual Report which is consistent with the requirements of Section 3 hereof, not later than the Annual Report Date, commencing with the report for the 2013-14 Fiscal Year. The Annual Report may include by reference other information as provided in Section 3 hereof; provided, however, that the audited financial statements of the Agency, if any, may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if they are not available by that date. If the Agency's fiscal year changes, it shall, or it shall instruct the Dissemination Agent to, give notice of

such change in a filing with the MSRB. The Annual Report shall be submitted on a standard form in use by industry participants or other appropriate form and shall identify the Authority Bonds by name and CUSIP number.

(b) Not later than 15 business days prior to the date specified in subsection (a) of this Section for the providing of the Annual Report to the MSRB, the Agency shall provide the Annual Report to the Dissemination Agent. If by such date, the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the Agency and the Dissemination Agent to determine if the Agency is in compliance with the first sentence of this subsection (b).

(c) If the Dissemination Agent is unable to verify that an Annual Report has been provided to the MSRB by the date required in subsection (a) of this Section, the Dissemination Agent shall, in a timely manner, send a notice to the MSRB in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) provide any Annual Report received by it to the MSRB, as provided herein; and

(ii) file a report with the Authority and the Agency certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, stating the date it was provided to the MSRB.

Section 3. **Content of Annual Reports**. The Annual Report shall be prepared by the Agency and shall contain or include by reference the following:

(a) The Agency's separate audited financial statements, or the City's audited financial statements including Agency operations as a trust fund, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If such audited financial statements are not available by the time the Annual Report is required to be filed pursuant to subsection (a) of Section 2 hereof, the Annual Report shall contain unaudited financial statements in a format similar to that used for the audited financial statements, and the audited financial statements, if any, shall be filed in the same manner as the Annual Report when they become available.

(b) Unless otherwise provided in the audited financial statements filed on or before the Annual Report Date, financial information and operating data with respect to the Agency, substantially similar to that provided in the corresponding tables relating to the Agency and the Project Area in the Official Statement (and where not specified by date or period for the preceding fiscal year):

(i) Taxable assessed values for the most recent fiscal year in substantially the format of Table 4 of the Official Statement;

(ii) Tax Revenues for the most recent fiscal year;

(iii) An update of the ten largest assessees in substantially the format of Table 1 of the Official Statement for the most recent fiscal year;

(iv) An update of Debt Service Coverage for the Bond Year ending on the immediately preceding September 1 in substantially the format of Table 5 of the Official Statement;

(v) If the Agency is not in a County Teeter Plan, tax levy, percentage of current year levy collected, percentage of current levy delinquent, total collections and total collections as a percentage of the most recent year's tax levy;

(vi) Information related to Project Area assessed valuation appeals.

(c) In addition to any of the information expressly required to be provided under subsections (a) and (b) of this Section, the Agency shall provide such further information, if any, as may be necessary to make the specifically required statements, in light of the circumstances under which they are made, not misleading.

Any or all of the items described above may be included by specific reference to other documents, including official statements of debt issues of the Agency or related public entities, which have been submitted to the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB. The Agency shall clearly identify each such other document so included by reference.

Section 4. **Reporting of Significant Events**. (a) Pursuant to the provisions of this Section, the Agency shall give, or cause to be given with respect to the Refunding Bonds, and hereby authorizes the Authority to give, or cause to be given, with respect to the Authority Bonds, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not later than ten business days after the occurrence of the event:

(i) Principal and interest payment delinquencies.

(ii) Unscheduled draws on debt service reserves reflecting financial difficulties.

(iii) Unscheduled draws on credit enhancements reflecting financial difficulties.

(iv) Substitution of credit or liquidity providers, or their failure to perform.

(v) Adverse tax opinions or issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue (IRS Form 5701 TEB).

(vi) Tender offers.

(vii) Redemptions and Defeasances.

(viii) Rating changes.

(ix) Bankruptcy, insolvency, receivership or similar event of the obligated person.

For purposes of the event identified in paragraph (ix), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(b) Pursuant to the provisions of this Section, the Agency shall give, or cause to be given with respect to the Refunding Bonds, and hereby authorizes the Authority to give, or cause to be given, with respect to the Authority Bonds, notice of the occurrence of any of the following events with respect to the Bonds, if material, in a timely manner not later than ten business days after the occurrence of the event:

(i) Unless described in paragraph (v) of subsection (a) of this Section, other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds.

(ii) Modifications to rights of holders of the Bonds.

(iii) Optional, unscheduled or contingent Bond calls.

(iv) Release, substitution, or sale of property securing repayment of the Bonds.

(v) Non-payment related defaults.

(vi) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms.

(vii) Appointment of a successor or additional trustee or the change of name of a trustee.

(c) The Authority shall, within one business day of obtaining actual knowledge of the occurrence of any of the Listed Events, contact the Disclosure Representative and the Dissemination Agent and inform such persons of the event.

(d) Whenever the Agency or the Authority obtains knowledge of the occurrence of a Listed Event described in subsection (b) of this Section, the Agency or the Authority, as applicable shall determine if such event would be material under applicable Federal securities law.

(e) Whenever the Agency or the Authority obtains knowledge of the occurrence of a Listed Event described in subsection (a) of this Section, or determines that the occurrence of a Listed Event described in subsection (b) of this Section is material under subsection (d) of this Section, the Agency or the Authority, as applicable shall, or shall cause the Dissemination Agent (if the Authority is not the Dissemination Agent) to, file a notice of the occurrence of such Listed Event with the MSRB within ten business days of such occurrence.

(f) Notwithstanding the foregoing, notice of Listed Events described in paragraph (iii) of subsection (a) of this Section and in paragraph (vii) of subsection (a) of this Section need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Authority Bonds pursuant to the Indenture.

Section 5. **Format for Filings with MSRB**. Any report or filing with the MSRB pursuant to this Disclosure Agreement must be submitted in electronic format, accompanied by such identifying information as is prescribed by the MSRB.

Section 6. **Termination of Reporting Obligation**. The obligations of the Agency, the Authority and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior prepayment or payment in full of all of the Authority Bonds relating to the Refunding Bonds or the legal defeasance, prior prepayment or payment in full of all of the Refunding Bonds, if earlier. If such termination occurs prior to the final principal payment date of the Authority Bonds, the Authority shall give notice of such termination in a filing with the MSRB.

Section 7. **Dissemination Agent**. The Agency may, from time to time, appoint or engage a Dissemination Agent (if the Authority is not the Dissemination Agent) to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent (if other than the Authority or the Authority Trustee), with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing thirty days written notice to the Authority and the Agency.

Section 8. **Amendment; Waiver**. Notwithstanding any other provision of this Disclosure Agreement, the Authority and the Agency may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of subsection (a) of Section 2 hereof, Section 3 hereof or subsections (a) or (b) of Section 4 hereof, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Authority Bonds, or the type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Authority Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver (i) is approved by holders of the Authority Bonds in the manner provided in the Indenture for amendments to the Indenture with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of holders or beneficial owners of the Authority Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Agency shall describe such amendment or waiver in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Agency. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements (i) notice of such change shall be given in a filing with the MSRB, and (ii) the Annual Report for the year in which the change is made shall present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. **Additional Information**. Nothing in this Disclosure Agreement shall be deemed to prevent the Agency from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other reasonable means of communication, or including any other information in any Annual Report or notice required to be filed pursuant to this Disclosure Agreement, in addition to that which is required by this Disclosure Agreement. If the Agency chooses to include any information in any Annual Report or notice in addition to that which is specifically required by this Disclosure Agreement, the Agency shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event or any other event required to be reported.

Section 10. **Default**. The parties hereto acknowledge that in the event of a failure of the Authority, the Agency or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Authority Trustee may (and, at the written direction of any Participating Underwriter or the holders of at least 25% of the aggregate amount of principal evidenced by Outstanding Authority Bonds, shall, upon receipt of indemnification reasonably satisfactory to the Authority Trustee), or any holder or beneficial owner of the Authority Bonds may, take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Authority, the Agency or the Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Agency or the Dissemination Agent to comply with this Disclosure Agreement shall be an action to compel performance.

Section 11. **Duties, Immunities and Liabilities of Dissemination Agent**. The Dissemination Agent shall (so long as the Authority is the Dissemination Agent) be entitled to the protections and limitations from liability afforded to the Authority under the Indenture. The Dissemination Agent shall be not responsible for the form or content of financial statements made part of any Annual Report or notice of Listed Event or for

information sourced to the Agency. The Dissemination Agent shall receive reasonable compensation for its services provided under this Disclosure Agreement. The Dissemination Agent (if other than the Authority or the Authority acting in its capacity as Dissemination Agent) shall have only such duties as are specifically set forth in this Disclosure Agreement. To the extent permitted by law, the Agency shall indemnify and save the Dissemination Agent (if other than the Authority) and the Authority harmless against any liabilities which it may incur in the exercise and performance of its powers and duties hereunder, and which are not due to its negligence or its willful misconduct. The obligations of the Agency under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Authority Bonds and the Refunding Bonds.

Section 12. **Beneficiaries**. This Disclosure Agreement shall inure solely to the benefit of the Authority, the Agency, the Dissemination Agent, the Participating Underwriter and the holder and beneficial owners from time to time of the Authority Bonds, and shall create no rights in any other person or entity.

Section 13. **Counterparts**. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Balance of this page intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Disclosure Agreement as of the date first above written.

RIVERSIDE COUNTY PUBLIC FINANCING AUTHORITY

By: _____
Treasurer

SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY

By: _____
City Manager

ACCEPTED AND AGREED:

RIVERSIDE COUNTY PUBLIC FINANCING AUTHORITY, as Dissemination Agent

By: _____
Authorized Officer

ACKNOWLEDGED AND AGREED:

MUFG UNION BANK, N.A., as Authority Trustee

By: _____
Authorized Officer

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Riverside County Public Financing Authority

Name of Issue: Riverside County Public Financing Authority
2014 Tax Allocation Revenue Bonds, Series A
(Hemet Refunding Project)

Obligated Person: Successor Agency to the Hemet Redevelopment Agency

Date of Issuance: _____ 2014

NOTICE IS HEREBY GIVEN that the Successor Agency to the Hemet Redevelopment Agency (the "Agency") has not provided an Annual Report with respect to the above-named bonds as required by the Continuing Disclosure Agreement, dated as of _____ 1, 2014, by and between the Riverside County Public Financing Authority and the Agency. The Agency anticipates that the Annual Report will be filed by _____.

Dated: _____

RIVERSIDE COUNTY PUBLIC FINANCING AUTHORITY, as Dissemination Agent, on behalf of the Successor Agency to the HEMET REDEVELOPMENT AGENCY

cc: Successor Agency to the Hemet Redevelopment Agency

APPENDIX H

SPECIMEN BOND INSURANCE POLICY

APPENDIX I

STATE DEPARTMENT OF FINANCE
DETERMINATION LETTER APPROVING THE BONDS

CITY OF HEMET
Hemet, California
RESOLUTION BILL NO. 14-070

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE HEMET REDEVELOPMENT AGENCY CONFIRMING THE ISSUANCE OF TAX ALLOCATION REFUNDING BONDS PURSUANT TO AN INDENTURE OF TRUST, APPROVING PRELIMINARY AND FINAL OFFICIAL STATEMENTS AND PROVIDING OTHER MATTERS RELATING THERETO

WHEREAS, pursuant to Section 34172(a) of the California Health and Safety Code (unless otherwise noted, all Section references hereinafter being to such Code), the Redevelopment Agency of the City of Hemet (Former Agency) has been dissolved and no longer exists as a public body, corporate and politic, and pursuant to Section 34173, the City of Hemet has become the successor entity to the Former Agency (Successor Agency);

WHEREAS, prior to the dissolution of the Former Agency, the Former Agency issued its Hemet Redevelopment Project Subordinate Tax Allocation Bonds, 1999 Series A (1999 Bonds), and its Hemet Redevelopment Project Tax Allocation Bonds, 2002 Series A (2002 Bonds) and, together with the 1999 Bonds (Prior Bonds), in the respective initial aggregate principal amounts of $9,150,000 and $7,500,000 for the purpose of financing redevelopment activities;

WHEREAS, Section 34177.5 authorizes the Successor Agency to issue refunding bonds pursuant to Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code (Refunding Law) for the purpose of achieving debt service savings within the parameters set forth in Section 34177.5(a)(1) (Savings Parameters);

WHEREAS, the Successor Agency pursuant to Resolution No. 4596 (SA Resolution), adopted on August 26, 2014, approved the issuance by the Successor Agency of Successor Agency to the Hemet Redevelopment Agency Hemet Redevelopment Project Tax Allocation Refunding Bonds, Series 2014 (Refunding Bonds) to provide funds to refund the Prior Bonds, subject to the Savings Parameters being met, and requested that the Oversight Board for the Successor Agency (Oversight Board) approve the issuance of the Refunding Bonds by the Successor Agency;

WHEREAS, the Oversight Board, by Resolution OB No. 2014-06 (OB Resolution), adopted August 27, 2014, approved the issuance of the Refunding Bonds by the Successor Agency, and the OB Resolution, together with additional materials, have been submitted to the California Department of Finance for its approval of the OB Resolution and the issuance of the Refunding Bonds;

WHEREAS, the Successor Agency pursuant to the SA Resolution, also approved the sale of the Refunding Bonds to the Riverside County Public Financing Authority (Authority), and the Authority intends to issue its own bonds (Authority Bonds) in order to obtain the funds necessary to purchase the Refunding Bonds;

WHEREAS, the Authority, with the assistance of its disclosure counsel, Best Best & Krieger LLP, has prepared a draft of the Official Statement for the Authority Bonds (Official Statement), which contains information regarding the Authority Bonds, the Refunding Bonds, the Former Agency, the Successor Agency, and the Hemet Redevelopment Project Area, the preliminary form of which is on file with the City Clerk; and

WHEREAS, the Successor Agency, with the aid of its staff, has reviewed the Official Statement and wishes at this time to approve its use and distribution as in the public interests of the Successor Agency and applicable taxing entities;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hemet, serving as the Successor Agency to the dissolved Redevelopment Agency of the City of Hemet, as follows:

1. Confirmation of Approval of Issuance of the Refunding Bonds. The Successor Agency hereby confirms its actions in the SA Resolution authorizing and approving the issuance and sale of the Refunding Bonds.

2. Approval of Official Statement. The Successor Agency hereby approves the preliminary Official Statement in substantially the form on file with the City Clerk. Distribution of the preliminary Official Statement by the Authority and its underwriters (the "Underwriters") is hereby approved, and, prior to the distribution of the preliminary Official Statement, the Mayor, as the Chair and presiding officer of the Successor Agency, or the City Manager of the City of Hemet, as the chief administrative officer of the Successor Agency, each acting alone, are authorized and directed, on behalf of the Successor Agency, to deem the preliminary Official Statement "final" pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule"). The execution of the final Official Statement, which shall include such changes and additions thereto deemed advisable by the Mayor, as the Chair and presiding officer of the Successor Agency, or the City Manager, as the chief administrative officer of the Successor Agency, and such information permitted to be excluded from the preliminary Official Statement pursuant to the Rule, is hereby approved for delivery to the purchasers of the Authority Bonds, and the Mayor, as the Chair and presiding officer of the Successor Agency, or the City Manager, as the chief administrative officer of the Successor Agency, each acting alone, are authorized and directed to execute and deliver the final Official Statement for and on behalf of the Successor Agency, to deliver to the Underwriters a certificate with respect to the information set forth therein and to deliver to the Underwriters a Continuing Disclosure Agreement substantially in the form appended to the final Official Statement.

3. Official Actions. The Authorized Officers and any and all other officers of the Successor Agency are hereby authorized and directed, for and in the name and on behalf of the Successor Agency, to do any and all things and take any and all actions, which they, or any of them, may deem necessary or advisable in connection with the issuance, sale and delivery of the Refunding Bonds. Whenever in this Resolution any officer of the Successor Agency is directed to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person designated by such officer to act on his or her behalf in the case such officer is absent or unavailable.

4. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Successor Agency to the Hemet Redevelopment Agency, at a regular meeting held on this 14th day of October, 2014.

Larry Smith, Mayor

ATTEST:

Sarah McComas, City Clerk

APPROVED AS TO FORM:

Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 14th day of October, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sarah McComas, City Clerk

AGENDA # 17

Staff Report

TO: Honorable Mayor and Members of the City Council

FROM: Jessica A. Hurst, Deputy City Manager/Administrative Services Director
Wally Hill, City Manager

DATE: October 14, 2014

RE: Comprehensive Fee Schedule

RECOMMENDATION:

It is recommended that the City Council:

1.) Continue the public hearing from September 23, 2014 to elicit public comment, and

2.) Introduce, read by title, and waive further reading of the City Council Ordinance Bill No. 14-066 (Attachment No. 3) amending Sections 2-379 and 2-380 of the Hemet Municipal Code regarding user fees, and

3.) Consider proposed Resolution No. 14-067 to adopt new and changed City fees for service per the Comprehensive Fee Schedule, and

4.) Direct staff to amend the proposed ordinance and/or resolution, as needed.

BACKGROUND:

In 2012, the City contracted with Willdan Financial Services (Willdan) to prepare a Comprehensive Fee Schedule (CFS) to determine the true costs of City provided services, and recommendations for changes in the fees charged for those services. The CFS required input from virtually every City department to determine the direct, indirect and overhead costs of each service. As a part of the process to determine the actual costs of providing services, the City contracted with Willdan to prepare a Cost Allocation Plan (CAP) to determine the costs of indirect and overhead to be included in staff's fully-burdened hourly rate; the CAP was presented to the City Council at its July 22, 2014 meeting.

On September 23, 2014, the City Council opened a public hearing to elicit public comment regarding new and changed City fees for service per the Comprehensive Fee Schedule. The meeting was continued to October 14 for presentation of the proposed ordinance and resolution to adopt the fees.

ANALYSIS:

The City charges user fees for various services provided by the departments. The majority of the fees, both in number and in dollar impact, are in the Planning, Building, Code Enforcement divisions, and the Engineering department. The CFS prepared by Willdan analyzed the cost of providing those services. By State law, the City cannot charge more than the cost of the service.

A majority of the fees currently in place have not been updated since 2005; many have been in place longer. All fees within the CFS were reviewed to identify existing and potential new fees, resulting in the elimination of some and adjustment of others. Based on the actual costs to provide services, the CFS was updated to capture 100% of the cost for most services. For those fees being recommended at less than 100% cost recovery, a brief explanation is provided, including a superseding statute or the desire to make the service more accessible to the community.

The process for adopting the Comprehensive Fee Schedule is threefold: the public hearing process, adoption of the proposed ordinance to enact the new fees, and adoption of the proposed resolution to enact the changed fees. As the new fees require a 60 day period before they can become effective, staff is recommending that, if adopted on October 28, 2014, all fee changes become effective January 1, 2015.

The proposed fees are based on the estimated costs of each department or division performing the service as presented in the City's Fiscal Year 2014-15 Budget. The resolution would authorize an annual adjustment to the fees based on each succeeding year's adopted annual budget for the departments or divisions providing the respective services, with a July 1st effective date. This annual adjustment will ensure fees cover the established level of cost recovery set forth at this time. Any new fees, or increase to the cost recovery level or elimination of existing fees would be brought before the City Council.

The proposed changes in fees have been discussed with the various stakeholders, such as the Building Industry Association and the Chamber of Commerce. Their comments, if any, will be transmitted to the City Council in a separate report.

In addition to the Comprehensive User Fee Study Report are comparisons of proposed fees with fees charged in neighboring jurisdictions.

FISCAL IMPACT:

The Fiscal Year 2014-15 Budget assumes an additional $510,000 in revenue due to new and changed fees for service; however, the true effects of these changes are unknown at this time. The actual effect will depend on the level of building activity that the City experiences.

Respectfully submitted,

Jessica A. Hurst
Deputy City Manager/
Administrative Services Director

Approved:

Wally Hill
City Manager

ATTACHMENTS:

1) Comprehensive User Fee Study Report
2) Fee comparisons
3) Draft Ordinance Bill No. 14-066
4) Draft Resolution No. 14-067

Hemet

Comprehensive User Fee Study Report

September 17, 2014

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WILLDAN Financial Services

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EXECUTIVE SUMMARY

The City of Hemet engaged Willdan Financial Services (Willdan) to determine the full costs incurred by the City to support the various activities for which the City charges user fees. Due to the complexity and the breadth of performing a comprehensive review of fees, Willdan employed a variety of fee methodologies to identify the full costs of individual fee and program activities. This report and the appendices herein identifies 100% full cost recovery for City services and the recommended level of recovery as determined through discussion with departmental staff.

The reality of the local government fee environment is that significant increases to achieve 100% cost recovery can often not be feasible, desirable, or appropriate depending on policy direction —particularly in a single year. The recommended fees identified herein are either at or less than full cost recovery.

USER FEE BACKGROUND

BACKGROUND

As part of a general cost recovery strategy, local governments have adopted user fees to fund programs and services that provide limited or no direct benefit to the community as a whole. As cities struggle to maintain levels of service and variability of demand, they have become increasingly aware of subsidies provided by the General Fund and have implemented cost-recovery targets. To the extent that governments use general tax monies to provide individuals with private benefits, and not require them to pay the full cost of the service (and, therefore, receive a subsidy), the government is limiting funds that may be available to provide other community-wide benefits. In effect, the government is using community funds to pay for private benefit. Unlike most revenue sources, cities have more control over the level of user fees they charge to recover costs, or the subsidies they can institute.

Fees in California are required to conform to the statutory requirements of the California Constitution, Proposition 218, and the California Code of Regulations. The Code also requires that the City Council adopt fees by either ordinance or resolution, and that any fees in excess of the estimated total cost of rendering the related services must be approved by a popular vote of two-thirds of those electors voting because the charge would be considered a tax and not a fee.

CALIFORNIA USER FEE HISTORY

Before Proposition 13, California cities were less concerned with potential subsidies and recovering the cost of their services from individual fee payers. In times of fiscal shortages, cities simply raised property taxes, which funded everything from police and recreation to development-related services. However, this situation changed with the passage of Proposition 13 in 1978.

Proposition 13 established the era of revenue limitation in California local government. In subsequent years, the state saw a series of additional limitations to local government revenues. Proposition 4 (1979) defined the difference between a tax and a fee: a fee can be no greater than the cost of providing the service; and Proposition 218 (1996) further limited the imposition of taxes for certain classes of fees. As a result, cities were required to secure a supermajority vote in order to enact or increase taxes. Since the public continues to resist efforts to raise local government taxes, cities have little control and very few successful options for new revenues. Compounding this limitation, the State of California took a series of actions in the 1990's and 2000's to improve the State's fiscal situation—at the expense of local governments. Most recently, the Educational Revenue Augmentation Funds ("ERAF") take-away of property taxes and the reduction of Vehicle License Fees have severely reduced local tax revenues.

In addition, on November 2, 2010, California voters approved Proposition 26, the "Stop Hidden Taxes Initiative", which is aimed at defining "regulatory fees" as a special tax rather than a fee, thus requiring approval by two-thirds vote of local voters. These regulatory fees are typically intended to mitigate the societal and environmental impacts of a business or person's activities. Proposition 26 contains seven categories of exceptions. The vast majority of fees that cities would seek to adopt will most likely fall into one or more of these exemptions.

ADDITIONAL POLICY CONSIDERATIONS

In recent years, there has been a growing trend for municipalities to update their fee schedules to reflect the actual costs of certain public services primarily benefitting users. User Fees recover costs associated with the provision of specific services benefiting the user, thereby reducing the use of General Fund monies for such purposes.

In addition to collecting the direct cost of labor and materials associated with processing and administering user services, it is common for local governments to recover support costs. Support costs are those costs relating to a local government's central service departments that are properly allocable to the local government's operating departments. Central services support cost allocations were derived from the City's Cost Allocation Plan.

As labor effort and costs associated with the provision of services fluctuate over time, a significant element in the development of any fee schedule is that it has the flexibility to remain current. Therefore, it is recommended that the City include an inflationary factor in the resolution adopting the fee schedule to allow the City Council, by resolution, to annually increase or decrease the fees. It is also recommended that the City perform this internal review annually with a comprehensive review of services and fees performed every three to five years, which would include adding or removing fees for any new or eliminated programs/services.

STUDY OBJECTIVE

As the City of Hemet seeks to efficiently manage limited resources and adequately respond to increased service demands, it needs a variety of tools. These tools provide assurance that the City has the best information and the best resources available to make sound decisions, fairly and legitimately set fees, maintain compliance with state law and local policies, and meet the needs of the City administration and its constituency. Given the limitations on raising revenue in local government, the City recognizes that a User Fee Study is the most cost-effective way to understand the total cost of services and identify potential fee deficiencies. Essentially, a User Fee is a payment for a requested service provided by a local government that primarily benefits an individual or group.

The total cost of each service included in this analysis is based on the full cost of providing City services, including direct salaries and benefits of City staff, direct departmental costs, and indirect costs from central service support. This study determines the full cost recovery fee for the City to provide each service; however, each fee is set at the City's discretion, up to 100% of the total cost, as specified in this report.

The principle goal of the study was to help the City determine the full cost of the services that the City provides. In addition, Willdan established a series of additional objectives including:

- Developing a rational basis for setting fees
- Identifying subsidy amount, if applicable, of each fee in the model
- Enhancing fairness and equity
- Ensuring compliance with State law
- Developing an updatable and comprehensive list of fees

The study results will help the City better understand its true costs of providing services and may serve as a basis for making informed policy decisions regarding the most appropriate fees, if any, to collect from individuals and organizations that require individualized services from the City.

SCOPE OF THE STUDY

The scope of this study encompasses a review and calculation of the user fees charged by the following Hemet departments and divisions:

- City Clerk
- Finance
- Police
- Fire
- Library
- Planning & Code Enforcement
- Building
- Engineering

The study involved the identification of existing and potential new fees, fee schedule restructuring (particularly for the Building Division), data collection and analysis, orientation and consultation, quality control, communication and presentations, and calculation of individual service costs (fees) or program cost recovery levels.

AIM OF THE REPORT

The User Fee Study focused on the cost of City services, as City staff currently provides them at existing, known, or reasonably anticipated service and staff levels. This report provides a summary of the study results, and a general description of the approach and methods Willdan and City staff used to determine the recommended fee schedule. The report is not intended to document all of the numerous discussions throughout the process, nor is it intended to provide influential dissertation on the qualities of the utilized tools, techniques, or other approaches.

PROJECT APPROACH AND METHODOLOGY

CONCEPTUAL APPROACH

The basic concept of a User Fee Study is to determine the "reasonable cost" of each service provided by the City for which it charges a user fee. The full cost of providing a service may not necessarily become the City's fee, but it serves as the objective basis as to the maximum amount that may be collected. One of the critical methods used to ensure full cost recovery rates was to establish annual productive (or "billable") hours for staff. This study reduced the full-time annual hours (2,080) by the non-billable hours, such as holiday, vacation, and sick leave. By using the number of productive hours per employee, the study ensures that allowable costs are recovered during the actual hours of operation of the City.

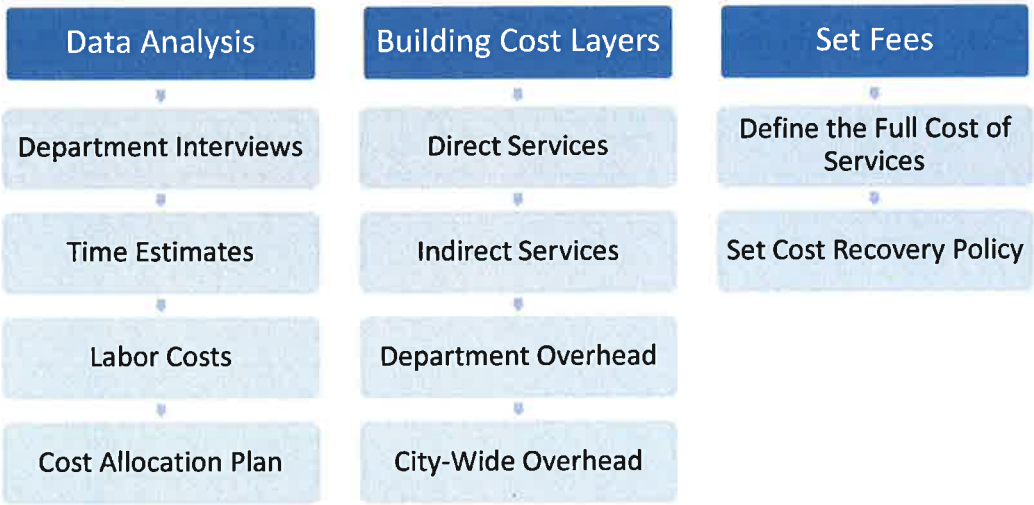
The standard fee limitation established in California law for property-related (non-discretionary) fees is the "estimated, reasonable cost" principle. In order to maintain compliance with the letter and spirit of this standard, every component of the fee study process included a related review. The use of budget figures, time estimates, and improvement valuation clearly indicates reliance upon estimates for some data. The cost figures used as the basis for the study were from the City of Hemet's FY 2014/15 Adopted Budget.

FULLY BURDENED HOURLY RATES

The total cost of each service included in this analysis is primarily based on the Fully Burdened Hourly Rates (FBHRs) that were determined for City personnel directly involved in providing services. The FBHRs include not only personnel salary and benefits, but also departmental overhead costs (operation costs and administration personnel costs) and central services overhead costs. The FBHRs are then multiplied by the average estimated number of hours, or portion thereof, by position, typically needed to complete each service.

SUMMARY STEPS OF THE STUDY

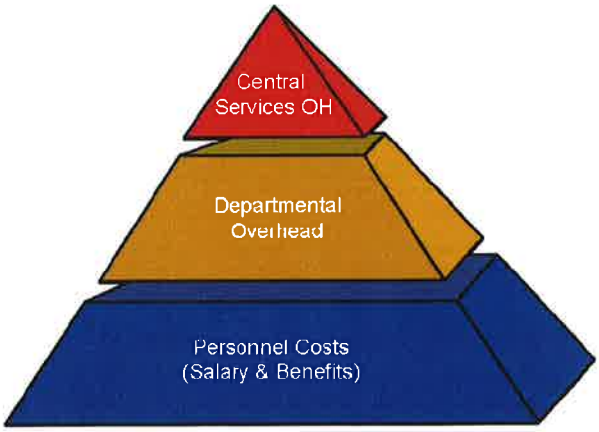
The methodology to evaluate most User Fee levels is straightforward and simple in concept. The following list provides a summary of the study process steps:



ALLOWABLE COSTS

This report identifies three types of costs that, when combined, constitute the fully burdened cost of a service **(Appendix A)**. Costs are defined as direct labor, including salary and benefits, departmental overhead costs, and the City's central services overhead, where departmental and central service overhead costs constitute support costs. These cost types are defined as follows:

- **Direct Labor:** The costs related to staff salaries for time spent directly on fee-related services.
- **Departmental Overhead:** A proportional allocation of departmental overhead costs, including operation costs such as supplies and materials that are necessary for the department to function.
- **Central Services Overhead:** These costs, detailed in the City's Cost Allocation Plan, represent services provided by those Central Services Departments whose primary function is to support other City departments.



METHODOLOGY

The two methods of analysis for calculating fees used in this report are the:

Case Study Method: This approach estimates the actual labor and material costs associated with providing a unit of service to a single user. This analysis is suitable when City staff time requirements do not vary dramatically for a service, or for special projects where the time and cost requirements are easy to identify at the project's outset. Further, the method is effective in instances when a staff member from one department assists on an application, service or permit for another department on an as-needed basis. Costs are estimated based upon interviews with City staff regarding the time typically spent on tasks, a review of available records, and a time and materials analysis.

Programmatic Approach: The standard Case Study approach relies upon the detailed analysis of specific time estimates, salaries and benefits, expenditures, and overhead costs. In many instances, the underlying data are not available or vary widely, leaving a standard unit cost build-up approach impractical. In addition, market factors and policy concerns (as opposed to actual costs) tend to influence fee levels more than other types of services. With these general constraints, and in order to maximize the utility of this analysis, Willdan employed a different methodology where appropriate.

Valuation Based Fees: This manner of collection is used when the valuation of the improvement can be used as a proxy for the amount of effort it would take for City staff to complete the service provided. More specifically, this approach is commonly used for certain User Fees in the Building Division.

QUALITY CONTROL / QUALITY ASSURANCE

All study components are interrelated, thus flawed data at any step in the process will cause the ultimate results to be inconsistent and unsound. The elements of our Quality Control process for User Fee calculations include:

- Involvement of knowledgeable City staff
- Clear instructions and guidance to City staff
- Reasonableness tests and validation
- Normalcy/expectation ranges
- Confirmation of staff hours
- FTE balancing
- Internal and external reviews
- Cross-checking

CITY STAFF CONTRIBUTIONS

As part of the study process, Willdan received tremendous support and cooperation from City staff, who contributed and reviewed a variety of components to the study, including:

- Budget and other cost data
- Staffing structures
- Fee and service structures, organization, and descriptions
- Direct and indirect work hours (billable/non-billable)
- Time estimates to complete work tasks
- Frequency and current fee levels
- Review of draft results and other documentation

A User Fee Study requires significant involvement of the managers and line staff from the departments—on top of their existing workloads and competing priorities. The contributions from City staff were critical to this study. We would like to express our appreciation to the individuals involved for their assistance, professionalism, positive attitudes, helpful suggestions, responsiveness, and overall cooperation.

HEMET USER FEES

COST RECOVERY

The cost recovery models, by department/division fee type, are presented in detail in **Appendix B**. Full cost recovery is determined by summing the estimated amount of time each position (in increments of minutes or hours) spends to render a service. Time estimates for each service rendered were majorily determined by Willdan and City Staff through a time and materials survey conducted for each department/division fee included in the study. The resulting cost recovery amount represents the total cost of providing each service. The City's current fee being charged for each service, if applicable, is provided in this section, as well, for reference.

It is important to note that the time and materials survey used to determine the amount of time each employee spends assisting in the provision of the services listed on the fee schedule is essential in indentifying the total cost of providing each service. Specifically, in providing services, a number of employees are often involved in various aspects of the process, spending anywhere from a few minutes to several hours on the service.

The principle goal of this study was to identify the cost of City services, in order to provide information to help the City make informed decisions regarding the actual fee levels and charges. The responsibility to determine the final fee levels is a complicated task. City staff must consider many issues in formulating recommendations, and the City Council must consider those same issues and more in making the final decisions.

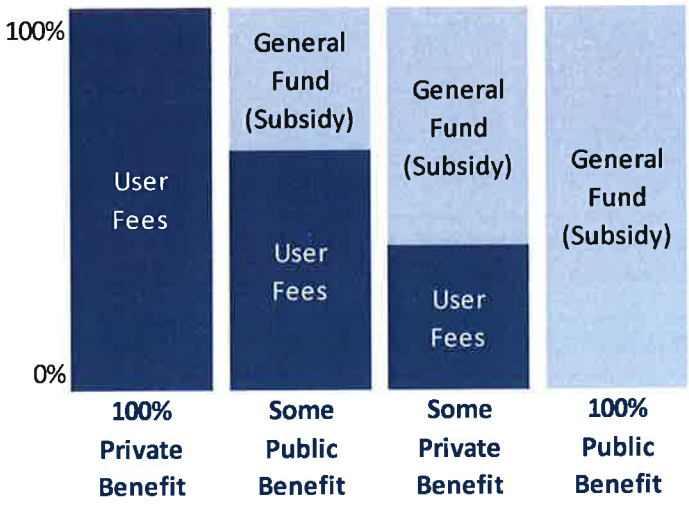
City staff assumes the responsibility to develop specific fee level recommendations to present to the City Council. Unfortunately, there are no hard and fast rules to guide the City, since many of the considerations are based on the unique characteristics of the City of Hemet, and administrative and political discretion. However, in setting the level of full cost recovery for each fee, one should consider whether the service solely benefits one end user or the general community.

SUBSIDIZATION

Recalling the definition of a user fee helps guide decisions regarding subsidization. The general standard is that individuals (or groups) whom receive a wholly private benefit should pay 100% of the full cost of the services. In contrast, services that are simply public benefit should be funded entirely by the general fund's tax dollars. Unfortunately, for the decision makers, a large number of services fall into the range between these two extremes (i.e., some planning and recreation services). The graphic on the following page illustrates the potential decision basis.

Further complicating the decision, opponents of fees often assert that the activities subject to the fees provide economic, cultural, "quality of life," or other community benefits that exceed the costs to the City. It is recommended the City consider such factors during its deliberations regarding appropriate fee levels.

Of course, subsidization can be an effective public policy tool, since it can be used to reduce fees to encourage certain activities (such as sports programs and educational classes) or allow some people to be able to afford to receive services they otherwise could not at the full cost. In addition, subsidies can be an appropriate and justifiable action, such as to allow citizens to rightfully access services, (such as appeals of discretionary actions) without burdensome costs.



Despite the intent, it is important for the City and public to understand that subsidies must be covered by another revenue source, such as the General Fund. Therefore, the general taxpayer will potentially help to fund private benefits, and/or other City services will not receive funds that are otherwise directed to cover subsidies.

IMPACT ON DEMAND (ELASTICITY)

Economic principles of elasticity suggest that increased costs for services (higher fees) will eventually curtail the demand for the services; whereas lower fees may spark an incentive to utilize the services and encourage certain actions. Either of these conditions may be a desirable effect to the City. However, the level of the fees that would cause demand changes is largely unknown. The Cost of Service Study did not attempt to evaluate the economic or behavioral impacts of higher fees; nevertheless, the City should consider the potential impacts of these issues when deciding on fee levels.

SUMMARY

If the City's overriding goal of this study were to maximize revenues from user fees, Willdan would recommend setting user fees at 100% of the full cost identified in this study. However, we understand that revenue enhancement is not the only goal of a cost of service study, and sometimes full-cost recovery is not needed, desired, or appropriate. Other City and departmental goals, City Council priorities, policy initiatives, past experience, implementation issues, and other internal and external factors may influence staff recommendations and City Council decisions. In this case, the proper identification of additional services (new or existing services) and creation of a consistent and comprehensive fee schedule was the primary objective of this study. City staff has reviewed the full costs and identified the "recommended fee levels" for consideration by City Council. The attached appendices exhibit these unit fees individually.

CITY CLERK

The City Clerk provides comprehensive records management and document retrieval in order to satisfy both City staff's and the public's need for complete and timely information on the City's business. This includes preparing City Council meeting agendas, compiling minutes of Council meetings, maintaining the City's historical records, providing copies of City documents for a fee, and conducting municipal elections

ANALYSIS

Willdan individually reviewed the services provided by the City Clerk. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of City Clerk activities relied on a standard unit cost build-up approach, whereby we determined the reasonable cost of each fee occurance using staff time to recover the direct cost of staff and pro-rata share of departmental costs. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee would recover the costs associated with the requested service. This analysis has led to the recommendation that the City Clerk increase their fees for research, minute and agenda services to ensure that the user requesting services bear the associated costs. The fees within the City Clerk are not seeing a change in structure or implementation, only in the fee amounts charged.

FINANCE

The Finance Department maintains the financial health, stability, and well-being for the City by managing the City's fiscal and financial affairs in conformity with generally accepted accounting principles and in compliance with state and federal laws. This department also provides accurate, timely, and comprehensive financial information to the City Council, the City Manager, other City departments, the media, and the general public.

ANALYSIS

Willdan individually reviewed the services provided by Finance. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The services in Finance are governed by California Civil Code 1719 and the California Public Records Act. Based on the Civil Code it is recommended that the City increase the processing fee for first and subsequent returned checks. The duplication fee for the first page of copying and printing is recommended to increase, while additional pages would stay the same.

POLICE

Public Safety is responsible for the overall coordination and direction of programs and services designed to protect life and property while preserving the health, safety, and quality of life of the community. This function encompasses Police Protection, Public Safety Administration, and operation of the Hemet Community Sheriff's Station.

ANALYSIS

Willdan individually reviewed the services and programs associated with Police. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The services within Police consist of fees set by government code, third parties contracted by the City, as well as other services. For fees set by government code or contracted through a third party, the fees have been set according to code, and at the contract rate respectively. The analysis for all other Police services relied upon a standard unit cost build-up approach, whereby we determined the reasonable cost of each fee occurance using staff time to recover the direct cost of staff and pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated cost against the current fee amount to determine, if charged, whether the fee would recover the costs associated with the requested service. It is recommended that the fees be set at full cost recovery for most of these fees.

FIRE

The Hemet Fire Department (HFD) is responsible for our City's emergency preparedness, response, mitigation and recovery efforts and activities. HFD is an extremely efficient, yet effective, service-driven fire department. The Hemet Fire Department remains "committed to the preservation of life, property and the environment." HFD personnel are highly skilled in fire suppression activities, emergency medical care and hazard mitigation.

The Fire Prevention Division of the Hemet Fire Department (HFD) receives authority from the provisions of the California Health and Safety Code, Hemet Municipal Code, California Code of Regulations; Title 19 (Public Safety) and Title 24 (the latest adoption of Building Codes and Fire Codes).

This Division provides services such as development planning and review, plans examination and consultation, inspection services for new construction, business inspections, fire investigations and weed abatement.

ANALYSIS

Willdan individually reviewed the services and programs associated with the Fire department. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The services provided by Fire predominantly surround prevention and emergency response. Due to the variable nature of incident response activities it is recommended that the department assess each situation according to the actual costs incurred on a case-by-case basis using fully burdened rates of the personnel and the actual costs of the equipment involved. For the majority of prevention activities the cost analysis relied upon a standard unit cost build-up approach, whereby we determined the reasonable cost of each fee occurance using staff time to recover the direct cost of staff and pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated cost against the current fee amount to determine, if charged, whether the fee would recover the costs associated with the requested service. It is recommended that the fees be set at full cost recovery for most of these fees. While there are both increases and decreases within Fire's fee schedule, the changes are estimated to result in an overall increase in revenue from fee activity.

LIBRARY

The Hemet Public Library strives to be the community's premiere life-long learning center for people of all ages, backgrounds and physical abilities. For over 100 years, our library has provided the community with the materials and services necessary for self-education, informed decision-making, and recreation. Our institution focuses on providing current technology by offering free public Internet and wireless access. Utilizing unique partnerships with other libraries and entities -most specifically through the Inland Library System-the library ensures maximum sharing of available materials for the benefit of the community.

ANALYSIS

Willdan individually reviewed the services and programs associated with the Library department. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of Library activities relied primarily upon a standard unit cost build-up approach, whereby we determined the reasonable cost of each fee occurance using staff time to recover the direct cost of staff and pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee would recover the costs associated with the requested service. This analysis has shown that the costs associated with Library services are greater than the amounts charged for each fee. It is the recommendation of the department that the majority of fees stay below the cost of providing services to encourage participation.

COMMUNITY DEVELOPMENT

PLANNING

The Planning Division's objective is to protect and enhance the natural and built environment of the City through the application of orderly and responsible growth. The Planning Division provides two primary functions: Current Planning and Advance Planning. Current Planning is responsible for the review and processing of proposed development projects to ensure conformity with the City's codes and policies; conducting environmental assessments, performing plan checks, assisting the general public with zoning and demographic information, and issuing minor permits. Advance Planning is responsible for maintaining and updating the General Plan and zoning ordinances, processing annexations and special projects, and participating in regional planning activities. Planning staff also provides professional planning support to the City Council and Planning Commission.

CODE ENFORCEMENT

The Code Enforcement Division of the Community Development Department is responsible for the inspection and enforcement of the City's adopted codes primarily related to zoning, property maintenance, nuisance abatement, Uniform Building Codes, and Health and Safety codes related to housing conditions, in order to enhance the livability of Hemet's neighborhoods and business districts.

ANALYSIS

Willdan individually reviewed the services and programs associated with the Planning and Code Enforcement. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

There are many new fees being introduced that will enable the City to more effectively provide service to the community by both enabling the department to apply more defined fees to specific projects, and by providing more transparency to the public by providing a more detailed fee schedule. Because there are substantial structural changes being made to the fee schedule it is difficult to predict what the revenue impacts will be as a result of the changes. For fees that are not new, or have not received such structural changes, the costs involved with the services are typically greater than the fee currently being charged. It is recommended that the City charge full cost for all Planning and Code Enforcement fees except for non-profit temporary use permits, garage sale permits, and fees associated with the rental registration program as established in resolution number 4554.

BUILDING

The Building Division of the Community Development Department issues building permits for all types of construction taking place within the city limits. This would include plan check services, inspection services, administration of Certificates of Occupancy, etc. We are here to serve the Public and deliver the utmost in customer service to the citizens, contractors, developers, and other agencies that interact with the City of Hemet.

ANALYSIS

Willdan individually reviewed the services and programs associated with the Building Division. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

A majority of fees in the Building fee schedule were currently determined by estimates of the cost associated with providing services. Through extensive efforts made by department staff the costs associated with each service was determined using staff time to recover the direct cost of staff and pro-rata share of departmental costs, including indirect costs for City Central Services. The new fee schedule should provide service requestors with a transparent experience and clear distinctions for project types and scales, along with a better estimate of the fee costs. It is recommended that the City charge full cost for Building service fees with the exception of water heater replacement permits. It is recommended that the City charge less than full cost for the water heater replacement permits in order to promote participation in the program.

ENGINEERING

The Development Engineering Division provides coordination, plan checking, inspection services, and permits issuance for private development projects. The Division interacts with developers, consultants, and the public, for the successful completion of every project.

In-house personnel review a variety of improvement plans, subdivision maps, and studies such as: hydrology / hydraulics, traffic impact, water quality management, and manage all agreements and bonding requirements for residential and commercial projects.

Development Engineering also provides support to the Planning Department during project review and conditioning, and to the Building Department during construction.

ANALYSIS

Willdan individually reviewed the services and programs associated with the Engineering Division. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The engineering fee schedule is being expanded to provide greater specialization for each fee, which in turn allows the analysis and cost determination to be more specific in regards to types and scopes of projects covered by each fee. This ensures that the fees associated with services received by a requestor will match the costs associated with providing services. Some fees are changing from a flat amount to a deposit based structure where the the full cost can be accurately determined on a project-by-project basis based on the time spent on a project. For most other fees the costs associated with each service was calculated using staff time to recover the direct cost of staff and pro-rata share of departmental costs, including indirect costs for City Central Services. The increased specialization within the updated fee schedule will provide clearer distinctions for the costs associated with different types of service requests and allow those costs to be more accurately assessed to users requesting service. It is recommended that the City charge full cost for Engineering services.

APPENDIX A – TOTAL ALLOWABLE COST TO BE RECOVERED

Below is the total allowable costs that may be recovered through User Fees; however, only a percentage of the total allowable cost is realized as staff not only works on services related to User Fees, but also works on an array of other City functions during the operational hours of the City. In addition, the frequency of each service activity plays a role in the amount of revenue recovered. As the activity level of certain services fluctuates from year to year, so will the amount of revenue generated by the City's User Fees. Only departments applicable to this study are listed.

The total cost of each service included in this analysis are primarily based on the Fully Burdened Hourly Rates (FBHRs) that were determined for City personnel directly involved in providing services. The FBHRs include not only personnel salary and benefits, but also departmental overhead costs (operation costs and administration personnel costs) and central service overhead costs. The FBHRs are then multiplied by the average estimated number of hours, or portion thereof, by position, needed to complete each service. The result is the total cost to the City for rendering a service. The total cost is also referred to as the full cost recovery fee.

City of Hemet - User Fee

Department Overhead Calculations

Dept #	Department	Total Budget	Department Salaries & Benefits	Operating Budget (related to fees)	Direct Overhead %	CAP Allocation	Indirect Overhead %
3100	Police Department	16,804,825	14,058,025	2,746,800	20%	958,971	6%
3200	Fire Department	10,328,400	8,946,000	1,382,400	15%	578,318	5%
4250	Parks	720,700	455,800	264,900	58%	62,414	8%
6100	Library Services	1,390,060	691,260	698,800	101%	94,760	7%
1700	Planning Division	1,073,050	742,100	330,950	45%	132,298	8%
3300	Building Division	1,064,800	829,000	235,800	28%	99,120	8%
3350	Code Enforcement Division	794,600	569,500	225,100	40%	95,379	10%
4100	Engineering Division	556,750	401,700	155,050	39%	87,822	13%

APPENDIX B – COST RECOVERY ANALYSIS

The following tables provide the results of the case study methodology (time surveys), resulting full cost recovery amount, and recommended fees. For fees in which the full cost or percent targeted cost recovery level is listed as "NA", the amount or percentage was not calculatable based on cost data. This is most common when either the current or the suggested fee includes a variable component that is not comparable on a one to one basis, a full cost was not calculated (for penalties and fines), or when there is not a current fee amount to compare against.

City of Hemet
City Clerk Fees

Fee #	Fee	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Copying and Printing Service - First Page	per Statute	$ 2.92	$ 0.25	9%	$ 0.25
2	Copying and Printing Service - Additional Pages after First	per Statute	$ 1.46	$ 0.10	7%	$ 0.10
3	Clerk Certification		$ 2.92	$ -	0%	$ -
4	Research Service		$ 29.24	$ 10.00	100%	$ 29.00
5	Minute/Agenda Mailing Service - With Stamped Envolpe Provided		$ 87.71	$ 20.00	100%	$ 87.00
6	Minute/Agenda Mailing Service - Without Stamped Envelope Provided		$ 105.25	$ 35.00	100%	$ 105.00
7	City Clerk Document Research Fee for Documents Requested Over 5 Years Old	per hour	$ 87.71	$ 10.00	100%	$ 87.00
8	City Clerk Documents Covered Under Fair Political Practices Commission Regulations (electronic or hard copy)	per Statute	$ 2.92	$ 0.10	3%	$ 0.10
9	Faxing of City Documents	per Statute	$ 5.85	$ 4.00	85%	$ 4.00
10	Municipal Code Update Service		$ 7.31	$ 40.00	100%	$ 7.00
11	Title 17 Packet Service		$ -	$ 30.00	100%	$ -
12	Electronic document request (Technology)		$ 43.86	$ 30.00	100%	$ 43.00
13	City Clerk Documents Covered Under Fair Political Practices Commission Regulations (Research fee)		$ 14.62	$ 5.00	100%	$ 14.00

City of Hemet

Finance Department Fees

Fee #	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Returned Check Processing	Cal Civil Code 1719. Statute limits to a service charge of $25 for first, $35 for 2+	1st returned check	$ 87.86	$ 22.00	28%	$ 25.00
2	Returned Check Processing	Cal Civil Code 1719. Statute limits to a service charge of $25 for first, $35 for 2+	2nd and subsequent returned checks	$ 87.86	$ 22.00	40%	$ 35.00
3	Copying & Printing		1 sheet	$ 1.88	$ 0.10	13%	$ 0.25
4	Copying & Printing		Each sheet over 1	$ 1.88	$ 0.10	5%	$ 0.10

City of Hemet

Police Department Fees

Fee #	Group	Fee Description	Unit	Notes	Third Party / Direct Costs	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
1		Animal Control Services - Dog License, Neutered		Services Contracted	-	Vendor	$ 8.00	100%	Contract Rate	
2		Animal Control Services - Dog License, Non Neutered		Services Contracted	-	Vendor	$ 16.00	100%	Contract Rate	
3		Animal Control Services - Disposal (Contract w/ Riverside County)		Services Contracted	-	Vendor	$ 35.00	100%	Contract Rate	
4		Animal Control Services - Shelter Delivery (Contract w/ Riverside County)		Services Contracted	-	Vendor	$ 35.00	100%	Contract Rate	
5		DUI Accident Investigation		FBHR + Testing Costs		$ 376.69	varies	100%	$ 376.00	
6		Abandoned Vehicle Removal		Reso 3891	-	$ 58.16	No Charge	100%	$ 58.00	
7		Crime Scene Photo Reproduction (digital only, no paper reproduction)		Reso 3891	-	$ 42.22	$ 30.00	100%	$ 42.00	
8		Concealed Weapons Investigation		Reso 3891	-	$ 113.92	$ -	100%	$ 113.00	
9		False 911 calls		New Fee	-	$ 68.11	New	100%	$ 68.00	
10		Civil Subpoenas		2 hrs minimum	-	Variable	FBHR	NA	2 hr minimum - Hourly Cost of Staff	
11		Massage Establishment Inspection		New Fee	-	$ 157.84	New	100%	$ 157.00	
12		Firearms Dealers		New Fee	-	$ 23.13	New	100%	$ 23.00	
13	Photographs	Photographs (CD/DVD)		Reso 3891	5.00	$ 32.09	$ 30.00	100%	$ 32.00	
14	Citation Sign off	Other Agency Citation: Non-Resident/Resident, HPD Citation Non-Resident		New Fee	-	$ 26.84	New	100%	$ 26.00	
15		Duplicate Citations			-	$ 6.34	$ 5.00	100%	$ 6.00	
16		Towing Fee (pass through)			-	Passthrough	$ -	100%	Passthrough Fee	
17		Massage Technician/Establishment Hearing		New Fee	-	$ 138.78	New	100%	$ 138.00	
18		Gun Storage Admin Fee		New Fee	-	$ 32.33	New	100%	$ 32.00	
19		Police Report (Non-Collision Report)		G.C. 6253(B)	-	$ 27.42	$ 10.00	40%	$ 10.00	
20		Call for Service		Reso 3891	-	$ 11.89	$ 5.00	45%	$ 5.00	
21		Traffic Collision w / injury		Reso 3891	-	$ 64.83	$ 30.00	48%	$ 31.00	
22		Traffic Collision without injury		Reso 3891	-	$ 64.83	$ 10.00	16%	$ 15.00	
23		Agency Live-scan fee		Reso 3891	-	$ 11.89	$ 10.00	100%	$ 11.00	
24		Subpoena Fee: Clerical Retrieval		per EC Section 1563	-	$ 119.94	$ 15.00	20%	$ 24.00	payment may be demanded before delivery
25		Subpoena Fee: Copies up to 8.5 x 14	per page	per EC Section 1563		$ 0.79	$ 0.10	13%	$ 0.10	payment may be demanded before delivery
26		Bicycle License	for 3 years	Reso 3891	-	$ 7.93	$ 3.00	100%	$ 7.00	
27		Repossession Fee		Reso 3891	-	$ 15.85	$ 15.00	100%	$ 15.00	
28		VIN Verification		Reso 3891	-	$ 35.02	$ 12.00	100%	$ 35.00	
29		Vehicle Impound Fee		22850.5 CVC	-	$ 198.95	$ 180.00	100%	$ 198.00	

City of Hemet
Police Department Fees

Fee #	Group	Fee Description	Unit	Notes	Third Party / Direct Costs	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
30		Statistical Report (per location)		Reso 3891	-	$ 7.93	$ 5.00	100%	$ 7.00	
31		Clearance Letter		Reso 3891	-	$ 7.93	$ 5.00	100%	$ 7.00	
32		Witness Fee (Civil)	per day	per GC 68097.2	-	Set by Govt Code	$ 275.00	NA	$ 275.00	
33	Taxi Vendors	HPD Inspection/admin processing	per vehicle	New Fee does not include Business License Fees		$ 69.39	New	100%	$ 69.00	
34	Ice Cream Vendors	HPD Inspection/admin processing	per cart	New Fee does not include Business License Fees		$ 69.39	New	100%	$ 69.00	
35	2nd Hand Dealer / Pawn Broker	HPD Clerical/Admin DOJ License Processing Recovery	per License	New Fee does not include Business License Fees	-	$ 46.91	New	100%	$ 46.00	

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Scanning of Submitted Documentation and File Retention	Scanning of Submitted Documentation and File Retention	Recover the costs of scanning all submitted documentation and organize and retain all records for public review			Variable	$2.00 per plan sheet $1.00 per 8 ½" X 11" sheet	100%	$2.00 per plan sheet $1.00 per 8 ½" X 11" sheet
2	Technology Support Fund	Technology Support Fund	Recover the costs associated with continuing support of electronic infrastructure to support all Fire Prevention services.			Variable	1 % of Permit Fee	100%	1 % of Permit Fee
3	Residential Systems	Plan Check Residential Fire Alarm & Life Safety Systems	One and Two Family Dwellings			Variable	50 % of Permit Fee	100%	50 % of Permit Fee
4	Residential Systems	Permit/Insp. Residential Fire Alarm & Life Safety Systems	One and Two Family Dwellings		<2000	$ 324.79	$ 273.56	100%	$ 324.00
5	Residential Systems	Permit/Insp. Residential Fire Alarm & Life Safety Systems	One and Two Family Dwellings		>2000	$ 357.46	$ 273.56	100%	$ 357.00
6	Commercial Systems	Plan Check New Fire Alarm System	1 to 10 Devices			$ 303.56	$ 227.96	100%	$ 303.00
7	Commercial Systems	Plan Check New Fire Alarm System	11 to 50 Devices			$ 374.62	$ 273.56	100%	$ 374.00
8	Commercial Systems	Plan Check New Fire Alarm System	51 to 100 Devices			$ 445.69	$ 364.74	100%	$ 445.00
9	Commercial Systems	Plan Check New Fire Alarm System	Greater than 100 Devices			$ 571.21	$ 455.93	100%	$ 571.00
10	Commercial Systems	Inspection New Fire Alarm System	1 to 10 Devices			$ 242.18	$ 273.56	100%	$ 242.00
11	Commercial Systems	Inspection New Fire Alarm System	11 to 50 Devices	if system is inside dwelling space, then $136		$ 307.53	$ 364.74	100%	$ 307.00
12	Commercial Systems	Inspection New Fire Alarm System	51 to 100 Devices	if system is inside dwelling space, then $180		$ 372.87	$ 455.93	100%	$ 372.00
13	Commercial Systems	Inspection New Fire Alarm System	Greater than 100 Devices	per additional device, plus $372		$ 7.46	$455.93 + $1.00 per additional device	100%	$ 7.00
14	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	1 to 10 Devices			$ 292.11	$ 182.37	100%	$ 292.00
15	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	11 to 50 Devices			$ 330.51	$ 227.96	100%	$ 330.00
16	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	51 to 100 Devices			$ 368.90	$ 273.56	100%	$ 368.00
17	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	Greater than 100 Devices			$ 445.69	$ 364.74	100%	$ 445.00
18	Commercial Systems	Inspection Tenant Improvement Fire Alarm	1 to 10 Devices			$ 242.18	$ 182.37	100%	$ 242.00
19	Commercial Systems	Inspection Tenant Improvement Fire Alarm	11 to 50 Devices			$ 274.85	$ 227.96	100%	$ 274.00
20	Commercial Systems	Inspection Tenant Improvement Fire Alarm	51 to 100 Devices			$ 372.87	$ 364.74	100%	$ 372.00
21	Commercial Systems	Inspection Tenant Improvement Fire Alarm	Greater than 100 Devices			$ 438.22	$ 455.93	100%	$ 438.00
22	Residential Systems	Plan Check Fire Sprinkler System	One and Two Family Dwellings			$ 292.11	$ 182.37	100%	$ 292.00

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
23	Residential Systems	Inspection Residential Fire Sprinkler System	One and Two Family Dwellings			$ 330.51	$ 182.37	100%	$ 330.00
24	Commercial Systems	Plan Check New Fire Sprinkler System	1 to 100 Sprinkler Heads			$ 445.69	$ 364.74	100%	$ 445.00
25	Commercial Systems	Plan Check New Fire Sprinkler System	101 to 300 Sprinkler Heads			$ 522.48	$ 455.93	100%	$ 522.00
26	Commercial Systems	Plan Check New Fire Sprinkler System	301 to 700 Sprinkler Heads			$ 849.21	$ 547.11	100%	$ 849.00
27	Commercial Systems	Plan Check New Fire Sprinkler System	Greater Than 700 Sprinkler Heads		per hour	$ 292.11	$ 729.48	100%	$ 292.00
28	Commercial Systems	Sprinkler Inspection New 1-100	1 to 100 Sprinkler Heads			$ 307.53	$ 364.74	100%	$ 307.00
29	Commercial Systems	Sprinkler Inspection New 100-300	101 to 300 Sprinkler Heads			$ 438.22	$ 547.11	100%	$ 438.00
30	Commercial Systems	Sprinkler Inspection New 300-700	301 to 700 Sprinkler Heads			$ 764.95	$ 729.48	100%	$ 764.00
31	Commercial Systems	Sprinkler Inspection >700	Greater Than 700 Sprinkler Heads		per hour	$ 242.18	$ 911.85	100%	$ 242.00
32	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	1 to 10 Sprinkler Heads			$ 292.11	$ 227.96	100%	$ 292.00
33	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	11 to 50 Sprinkler Heads			$ 368.90	$ 273.56	100%	$ 368.00
34	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	51 to 100 Sprinkler Heads			$ 407.30	$ 319.15	100%	$ 407.00
35	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	Greater than 100 Sprinkler Heads			$ 445.69	$ 364.74	100%	$ 445.00
36	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	1 to 10 Sprinkler Heads			$ 242.18	$ 182.37	100%	$ 242.00
37	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	11 to 50 Sprinkler Heads			$ 307.53	$ 273.56	100%	$ 307.00
38	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	51 to 100 Sprinkler Heads			$ 372.87	$ 364.74	100%	$ 372.00
39	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	Greater than 100 Sprinkler Heads			$ 503.57	$ 547.11	100%	$ 503.00
40	Commercial Systems	Plan Check ESFR System	Additional Design Review			$ 292.11	$ 273.56	100%	$ 292.00
41	Commercial Systems	Plan Check Standpipe Piping	Standpipe Systems			$ 368.90	$ 273.56	100%	$ 368.00
42	Commercial Systems	Inspection Standpipe Piping	Standpipe Systems			$ 307.53	$ 273.56	100%	$ 307.00
43	Commercial Systems	Additional Standpipe Outlets	Greater than 4 Standpipe Outlets	per additional standpipe, plus $307	per additional standpipe	$ 76.88	$91.19 per additional standpipe outlet	100%	$ 76.00
44	Underground Fire Sprinkler Piping	Plan Check Underground Piping	Automatic Fire Sprinkler Supply			$ 368.90	$ 273.56	100%	$ 368.00
45	Underground Fire Sprinkler Piping	Plan Check Underground Piping	On-Site Fire Hydrants			$ 368.90	$ 273.56	100%	$ 368.00

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
46	Underground Fire Sprinkler Piping	Inspection Underground Piping	Automatic Fire Sprinkler Supply			$ 503.57	$ 364.74	100%	$ 503.00
47	Underground Fire Sprinkler Piping	Inspection Underground Piping	On-Site Fire Hydrants			$ 503.57	$ 273.56	100%	$ 503.00
48	Underground Fire Sprinkler Piping	Additional Private Hydrants	Greater than 4 Hydrants	per additional hydrant, plus $503	per additional hydrant	$ 125.89	$91.19 per additional hydrant	100%	$ 125.00
49	Special Fire Protection Systems	Plan Check Hood & Duct Systems		Commercial Cooking Equipment		$ 292.11	$ 182.37	100%	$ 292.00
50	Special Fire Protection Systems	Inspection Hood & Duct Systems		Commercial Cooking Equipment		$ 274.85	$ 227.96	100%	$ 274.00
51	Special Fire Protection Systems	Plan Check Fire Pump		Fire Pump and Controller		$ 445.69	$ 364.74	100%	$ 445.00
52	Special Fire Protection Systems	Inspection Fire Pump		Fire Pump and Controller		$ 503.57	$ 455.93	100%	$ 503.00
53	Special Fire Protection Systems	Plan Check Special Suppression System		Foam, Gas or Liquid Supression System		$ 445.69	$ 273.56	100%	$ 445.00
54	Special Fire Protection Systems	Inspection Special Suppression System		Foam,Gas or Liquid Supression System		$ 307.53	$ 273.56	100%	$ 307.00
55	Special Fire Protection Systems	Plan Check Medical Gases		Third Party Review Coordination		$ 292.11	$ 182.37	100%	$ 292.00
56	Special Fire Protection Systems	Inspection Medical Gas Systems		Third Party Review Coordination		$ 274.85	$ 273.56	100%	$ 274.00
57	Special Fire Protection Systems	Plan Check Industrial Gases		Third Party Review Coordination		$ 368.90	$ 273.56	100%	$ 368.00
58	Special Fire Protection Systems	Industrial Gases Insp.		Third Party Review Coordination		$ 307.53	$ 273.56	100%	$ 307.00
59	Special Services	Plan Check Expedite Request		for 2 hour min, $238 hourly thereafter		$ 475.13	$ 364.74	100%	$ 475.00
60	Special Services	Inspection Expedite Request		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
61	Special Services	Plan Review Special Event		for 2 hour min, $161 hourly thereafter		$ 321.55	$ 364.74	100%	$ 321.00
62	Special Services	Special Event Expedite Request	Event Within Less Than 10 Working Days			$ 140.92	Double Permit Fee	100%	$ 140.00
63	Special Services	Off-Hours Inspection Request		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
64	Special Services	Weekend Or Holiday Inspection Request		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
65	Special Services	Special Event, Pre-Event Inspection Services		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
66	Special Services	Occupant Load Evaluation				$ 402.31	$ 364.74	100%	$ 402.00
67	Special Plan Review Services	New Occupancy		for 1 hour min, $199 hourly thereafter		$ 398.34	$ 182.37	100%	$ 398.00
68	Special Plan Review Services	Pre-submittal Review		for 1 hour min, $136 hourly thereafter		$ 271.61	$ 182.37	100%	$ 271.00

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
69	Special Plan Review Services	Fire, Life Safety Or Special Hazard Consultation			per hour	$ 271.61	$ 182.37	100%	$ 271.00
70	Special Plan Review Services	Closure Report Review				$ 336.96	$ 273.56	100%	$ 336.00
71	Special Plan Review Services	RMPP Consultation Review	Initial Escrow Account	Deposit Minimum $1,000	per hour	$ 271.61	Cost of Service Plus 25%	100%	$ 271.00
72	Special Plan Review Services	Fire Lane Plan Review (Fire Master Plan)		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
73	Special Plan Review Services	Fuel Modification Plan Revision Review (Change to Existing Plan)		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
74	Special Plan Review Services	Appeal for Alternate Methods and Materials	"Review and determination of a witten appeal to provide an alternate method for construction or operations that does not comply with the strict code requirements	for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
75	Special Plan Review Services	Appeal of Alternate Methods and Materials to the Board of Appeals	Appeal of a ruling by the Fire and/or Building Code Official	for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
76	Special Hazard Services - Underground or Above Ground Tanks	Plan Check Tank Installation Or Removal	Above Or Below Ground		per tank	$ 368.90	$ 364.74	100%	$ 368.00
77	Special Hazard Services - Underground or Above Ground Tanks	Inspection Tank Installation Or Removal	Above Or Below Ground		per tank	$ 372.87	$ 364.74	100%	$ 372.00
78	Special Hazard Services - Underground or Above Ground Tanks	Plan Check Hazardous Materials Piping	Includes Underground Flammable Liquids Piping			$ 434.25	$ 364.74	100%	$ 434.00
79	Special Hazard Services - Underground or Above Ground Tanks	Inspection Hazardous Materials Piping	Includes Underground Flammable Liquids Piping			$ 372.87	$ 364.74	100%	$ 372.00
80	Hazardous Processes Or Occupancies	Initial Plan Review Hazardous Processes Or Occupancies	Initial Review of Use or Occupancy for Regulated Activities Under the Uniform Fire Code Section 105	for 2 hour min, $186 hourly thereafter		$ 372.87	$ 182.37	100%	$ 372.00
81	Hazardous Processes Or Occupancies	Annual Permit Hazardous Processes Or Occupancies	Annual Permit, Uniform Fire Code Section 105			$ 242.18	$ 136.78	100%	$ 242.00
82	Hazardous Processes Or Occupancies	Hazardous Processes Or Occupancies	Single Event Permit, Uniform Fire Code Section 105			$ 307.53	$ 273.56	100%	$ 307.00
83	State Mandated Inspections	Places Of Assembly	Annual Permit Fee 50-299 Occupants			$ 242.18	$ 136.78	100%	$ 242.00
84	State Mandated Inspections	Places Of Assembly	Annual Permit Fee 300-999 Occupants			$ 274.85	$ 182.37	100%	$ 274.00
85	State Mandated Inspections	Places Of Assembly	Annual Permit Fee 1000 Or More Occupants			$ 307.53	$ 273.56	100%	$ 307.00
86	State Mandated Inspections	Clinics, Offices, and Treatment Facilities	Initial State Clearance			$ 242.18	$ 182.37	100%	$ 242.00
87	State Mandated Inspections	Care Facilities	Annual Permit Fee 7-99 Occupants			$ 242.18	$ 182.37	100%	$ 242.00
88	State Mandated Inspections	Care Facilities	Annual Permit Fee 100-199 Occupants			$ 307.53	$ 273.56	100%	$ 307.00
89	State Mandated Inspections	Care Facilities	Annual Permit Fee 200 Or More Occupants			$ 372.87	$ 364.74	100%	$ 372.00
90	State Mandated Inspections	Hospitals And Convalescent Facilities	Annual Permit Fee 1-99 Beds			$ 340.20	$ 273.56	100%	$ 340.00
91	State Mandated Inspections	Hospitals And Convalescent Facilities	Annual Permit Fee 100-199 Beds			$ 438.22	$ 364.74	100%	$ 438.00
92	State Mandated Inspections	Hospitals And Convalescent Facilities	Annual Permit Fee 200 Or More Beds			$ 503.57	$ 455.93	100%	$ 503.00

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
93	State Mandated Inspections	Hotels/Motels	Annual Permit Fee 50 - 299 Rooms			$ 307.53	$ 182.37	100%	$ 307.00
94	State Mandated Inspections	Hotels/Motels	Annual Permit Fee 300 Or More Rooms			$ 372.87	$ 273.56	100%	$ 372.00
95	State Mandated Inspections	Day Care Facilities	Annual Permit Fee			$ 242.18	$ 136.78	100%	$ 242.00
96	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee 20 Units or Less			$ 242.18	$ 136.78	100%	$ 242.00
97	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee More Than 20 Units Less Than 50 Units			$ 307.53	$ 182.37	100%	$ 307.00
98	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee More Than 50 Units Less Than 100 Units			$ 340.20	$ 273.56	100%	$ 340.00
99	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee Each Additional 50 Units or Portion Thereof Over 100 Units (In Addition to the Base Annual Fee)			$ 209.51	$ 91.19	100%	$ 209.00
100	State Mandated Inspections	High Rise Buildings	Annual Permit Fee			$ 1,157.03	$ 1,458.96	100%	$ 1,157.00
101	State Mandated Inspections	Residential High Rise Buildings	Annual Permit Fee			$ 634.26	$ 729.48	100%	$ 634.00
102	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	Gasoline/Service Stations, Per Site	Retail Dispensing of Fuels			$ 307.53	$ 182.37	100%	$ 307.00
103	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	1-2 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 307.53	$ 227.96	100%	$ 307.00
104	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	1-2 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 307.53	$ 273.56	100%	$ 307.00
105	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	1-2 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 307.53	$ 319.15	100%	$ 307.00
106	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	3-4 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 372.87	$ 319.15	100%	$ 372.00
107	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	3-4 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 372.87	$ 364.74	100%	$ 372.00
108	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	3-4 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 372.87	$ 364.74	100%	$ 372.00
109	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	5-6 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 438.22	$ 364.74	100%	$ 438.00
110	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	5-6 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 438.22	$ 364.74	100%	$ 438.00
111	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	5-6 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 438.22	$ 364.74	100%	$ 438.00

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
112	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	7-10 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 503.57	$ 364.74	100%	$ 503.00
113	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	7-10 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 503.57	$ 364.74	100%	$ 503.00
114	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	7-10 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 503.57	$ 364.74	100%	$ 503.00
115	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	11-14 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 634.26	$ 364.74	100%	$ 634.00
116	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	11-14 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 634.26	$ 364.74	100%	$ 634.00
117	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	11-14 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 634.26	$ 364.74	100%	$ 634.00
118	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	15-20 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 895.65	$ 364.74	100%	$ 895.00
119	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	15-20 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 895.65	$ 364.74	100%	$ 895.00
120	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	15-20 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 895.65	$ 364.74	100%	$ 895.00
121	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	21-40 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 1,549.11	$ 2,006.07	100%	$ 1,549.00
122	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	21-40 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 1,549.11	$ 2,006.07	100%	$ 1,549.00
123	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	21-40 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 1,614.46	$ 2,097.26	100%	$ 1,614.00
124	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	More Than 40 Chemicals	Each Additional Chemical Over 40th Chemical			$ 176.83	$ 45.59	100%	$ 176.00
125	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	More Than 40 Chemicals	Each Additional Chemical Over 40th Chemical			$ 176.83	$ 45.59	100%	$ 176.00

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
126	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	More Than 40 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 144.16	$ 45.59	100%	$ 144.00
127	Incident Response Recovery	Motor Vehicle Accidents	Level 1 Response - hazardous materials assessment, scene stabilization	Reso 4381		Variable	$ 435.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
128	Incident Response Recovery	Motor Vehicle Accidents	Level 2 Response - Includes Level 1 response + hazardous fluid clean up and disposal	Reso 4381		Variable	$ 495.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
129	Incident Response Recovery	Motor Vehicle Accidents	Level 3 Response - Car Fire - includes Level 1 & 2 response + scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection	Reso 4381		Variable	$ 605.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
130	Incident Response Recovery	Motor Vehicle Accidents	Level 4 Response - includes Level 1 & 2 response + extrication to free/remove anyone from the vehicle with heavy rescue tools, ropes, airbags, cribbing and other equipment rescues	Reso 4381		Variable	$ 1,800.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
131	Incident Response Recovery	Motor Vehicle Accidents	Level 5 Response - includes Level 1, 2 & 4 + multi-engine company response, mutual aid, and helicopter patient transport	Reso 4381		Variable	$ 2,200.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
132	Incident Response Recovery	Motor Vehicle Accidents	Level 6 Response - itemized billing for each incident as an independent event with custom mitigation rates, itemized per apparatus, per personnel deployed, plus products and equipment used	Reso 4381		Variable	FBHR + Costs for products, equipment utilized	100%	FBHR + Costs for materials, apparatus, and equipment utilized
133	Incident Response Recovery	Hazardous Materials	Level 1 Response - engine response, perimeter establishment, evacuations, set-up, command, and first responder assignment.	Reso 4381		Variable	$ 700.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
134	Incident Response Recovery	Hazardous Materials	Level 2 Response - includes Level 1 response + hazmat certified team, Level A or B suit donning, breathing air and detection equipment. Set up and removal of decontamination center	Reso 4381		Variable	$ 2,500.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
135	Incident Response Recovery	Hazardous Materials	Level 3 Response - includes Level 1 & 2 response + recovery & identification of material. Disposal and environmental cleanup + contaminated equipment disposal rates and reimbursement for materials used at the scene. Includes 3 hours of on scene time - each add'l hour at $300 per HAZMAT team	Reso 4381		Variable	$ 5,900.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
136	Incident Response Recovery	Pipeline and Power Line Incidents	Level 1 Response - engine response and first responder assignment, perimeter establishment, evacuations, first responder set up and command. Includes inspection without damage or breakage	Reso 4381		Variable	$ 400.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
137	Incident Response Recovery	Pipeline and Power Line Incidents	Level 2 Response - Level 1 response + HAZMAT team, Leval A or B suit donning, breathing air & detection equipment. Supervise and/or assist pipeline repair	per Reso 4381 December 2010		Variable	$ 1,000.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
138	Incident Response Recovery	Pipeline and Power Line Incidents	Level 3 Response - itemized billing claim for engine response, first responder assignment, set up and command, appropriate equipment, perimeter establishment, evacuations. May include HAZMAT team, Level A or B suit donning, breathing air & detection equipment. Supervise and/or assist pipeline repair of intermediate to major pipeline damage. May include set up and removal of decontamination center, detection, recovery and identification of materials. Disposal and environmental clean up	per Reso 4381 December 2010		Variable	FBHR + Costs for products, equipment utilized, 3 hrs HAZMAT TEAM +add'l $300/hr > 3 hours	100%	FBHR + Costs for materials, apparatus, and equipment utilized
139	Incident Response Recovery	Fire/Fire Investigation	Fire Investigation Team min $275.00 per hr. - Includes Scene safety, investigation, source identification, K-9/Arson Dog unit, identification equipment, mobile detection unit, Fire report	per Reso 4381 December 2010	per hour	Variable	$275	100%	FBHR + Costs for apparatus and equipment utilized
140	Incident Response Recovery	Fire/Fire Investigation	Fire response - Engine Company - Fire scene safety, fire/hazard control. $400/hr per engine company	Reso 4381	per hour	Variable	$400	100%	FBHR + Costs for apparatus and equipment utilized
141	Incident Response Recovery	Fire/Fire Investigation	Fire response - Truck Company - Fire scene safety, fire/hazard control. $500/hr truck company	Reso 4381	per hour	Variable	$500	100%	FBHR + Costs for apparatus and equipment utilized
142	Incident Response Recovery	Water Incidents	Level 1 Response - engine response, first responder assignment, perimeter establishment, evacuations, first responder set up and command, scene safety, investigation. Including possible patient contact, hazard control	Reso 4381	per hour	Variable	$400 + $50/hr per rescue person	100%	FBHR + Costs for apparatus and equipment utilized

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
143	Incident Response Recovery	Water Incidents	Level 2 Response - Level 1 response + clean up, material reimbursement (sorbents) minor hazardous clean up and disposal of spilled liquids	per Reso 4381 December 2010	per hour	Variable	$800 + $50/hr per rescue person	100%	FBHR + Costs for apparatus and equipment utilized
144	Incident Response Recovery	Water Incidents	Level 3 Response - Level 1 & 2 response + D.A.R.T. activation, donning breathing apparatus and detection equipment, set up and removal of decon center, detection equipment, recovery identification of material. Environmental clean up and spilled liquid disposal. Includes disposal rates of material and contaminated equipment and reimbursement of material used at scene	per Reso 4381 December 2010	per hour	Variable	$2000 + $50/hr per rescue person + $100/hr per HAZMAT team member	100%	FBHR + Costs for apparatus and equipment utilized
145	Incident Response Recovery	Water Incidents	Level 4 Response - itemized billing option for each incident as an independent event with custom mitigation rates, using itemized rates deemed usual, customary & reasonable.	per Reso 4381 December 2010		Variable	Varies	100%	FBHR + Costs for apparatus and equipment utilized
146	Incident Response Recovery	Special Rescue	"Back country" and special rescue fees itemized per apparatus/hr, per trained rescue person/hr + rescue products used	per Reso 4381 December 2010		Variable	Minimum $400 hr/each response vehicle + $50 hr /rescue person. Add'l $400/hr each response vehicle + $50 hr /rescue person	100%	FBHR + Costs for apparatus and equipment utilized
147	Incident Response Recovery	Chief Officer Response	Command set up, responder direction, operations, safety and administration of the incident	per Reso 4381 December 2010	per hour	Variable	$ 250.00	100%	FBHR + Costs for apparatus and equipment utilized
148	New Construction	Additional Hourly Plan Review Caused by Submitter		per Reso 4189, 1/2 hour MINIMUM		$ 140.92	$ 182.37	100%	$ 140.00
149	Incident Response Recovery	Skilled Nursing Facilities Non-Emer Situations		per Reso 4266, per 15 min		Variable	Fully Burdened Hourly Rate	100%	FBHR + Costs for apparatus and equipment utilized
150	Incident Response Recovery	Battalion Chief				$ 278.24	$ 98.51	100%	$ 278.00
151	Incident Response Recovery	Engine Captain				$ 266.83	$ 87.15	100%	$ 266.00
152	Incident Response Recovery	Engineer				$ 249.29	$ 72.21	100%	$ 249.00
153	Incident Response Recovery	Firefighter				$ 147.54	$ 63.11	100%	$ 147.00
154	Incident Response Recovery	Apparatus		per Reso 4266		$ 147.54	$ 71.00	100%	$ 147.00

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
155	Occupancy Required Permit Inspection	Mobile Home Park Insp				$ 111.49	Fee set by Housing Code	100%	Fee set by Housing Code
156	Occupancy Required Permit Inspection	Initial Company Inspection		per Reso 3891		$ 111.49	No Charge	0%	Initial Company Inspection provided at no cost
157	Occupancy Required Permit Inspection	Engine Company 1st Re-Inspection		per Reso 3891	per inspection	$ 332.52	$ 23.00	100%	$ 332.00
158	Occupancy Required Permit Inspection	Engine Company 2nd Re-Inspection		per Reso 3891	per inspection	$ 332.52	$ 46.00	100%	$ 332.00
159	Miscellaneous	Fire Report				$ 243.68	$8.50 plus $0.10/page	Flat Rate Fee	$ 25.00
160	Occupancy Required Permit Inspection	Hazardous Materials Review and Inspection		per Reso 3891		Variable	Fully Burdened Hourly Rate	100%	Fully Burdened Hourly Rate
161	Incident Response Recovery	Fire False Alarm Response	1st, and greater response to the same address, annually	per Reso 3891		Variable	$ 186.00	100%	FBHR + Costs for apparatus and equipment utilized
162	Weed Abatement	Weed Insp/Abatement		per Reso 3891		Variable	Cost of Contractor plus $250	100%	Cost of contractor; plus administrative cost equal to cost of contractor, minimum $250
163	New Construction	Private Fire System Flow Test		per Reso 3891		$ 111.49	$ 95.00	100%	$ 111.00
164	Incident Response Recovery	Fire Suppression Stand-By		per Reso 3891		Variable	Fully Burdened Hourly Rate	100%	Fully Burdened Hourly Rate
165	Occupancy Required Permit Inspection	State Mandated Inspection		per Reso 3891		Variable	Fully Burdened Hourly Rate	100%	Fully Burdened Hourly Rate
166	Occupancy Required Permit Inspection	Community Care Facility Pre-Insp		per Reso 3891		$ 111.49	$ 70.00	100%	$ 111.00
167	Occupancy Required Permit Inspection	CA Fire Code/International Fire Code Required Permits	Section 105 Permit Plan Review	Other Article 4 Required Permit		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate
168	Occupancy Required Permit Inspection	CA Fire Code/International Fire Code Required Permits	Section 105 Required Permits Inspection	Other Article 4 Required Permit		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate
169	New Construction	Special Plan Review Services	Special Plan Review	Not otherwise listed		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate
170	New Construction	Special Plan Review Services	Special Inspection	Not otherwise listed		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate

City of Hemet
Library Fees

Fee #	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Late fees for all materials		Per day	$ 4.34	$ 0.50	12%	$ 0.50
2	Maximum late fees for all material		Per item	$ 43.44	$ 10.00	24%	$ 10.00
3	Replacement fees			Variable	A/C +$7	100%	A/C +$7
4	Copies and printing		Per page black & white	$ 2.90	$ 0.15	5%	$ 0.15
5	Public fax - National	First page, $1.00 ea addnl	Per page, Pass-through	Vendor	$ 1.75	NA	$ 1.75
6	Public fax - International	First page, $3.45 ea addnl	Per page, Pass-through	Vendor	$ 3.95	NA	$ 3.95
7	Collection agency fees		Per Account	$ 11.85	$ 10.00	93%	$ 11.00
8	Replacement Card			$ 4.54	$ 4.50	66%	$ 3.00
9	Visitors Card			$ 5.99	$ 5.00	83%	$ 5.00
10	Buying computer time		Per 60 minutes	$ 7.75	$ 5.00	95%	$ 7.00
11	Passport processing		Set by Dept of State	$ 78.18	$ 25.00	32%	$ 25.00
12	Conference Room Rental	First 3 hrs, $25.00 ea add'l hr		$ 44.93	$ 50.00	100%	$ 44.00
13	Main Hall/ Kitchen (75 – 400 People)	First 3 hrs, $125.00 ea add'l hr		$ 391.21	$ 400.00	100%	$ 391.00
14	Half Hall/ No Kitchen (75 - 100 People)	First 3 hrs, $100 for ea add'l hr		$ 391.21	$ 350.00	100%	$ 391.00
15	Preparation		Per hour	$ 76.14	$ 20.00	100%	$ 76.00
16	Cleanup		Per hour	$ 76.14	$ 20.00	100%	$ 76.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
1	**Planning and Code Enf.**	Application	Alcoholic Beverage Control Review - Finding of Public Convenience or Necessity (CDDR)		$ 541.13	NEW	100%	$ 540.00	
2	**Planning and Code Enf.**	Application	Administrative Use Permit Modification		$ 650.98	NEW	100%	$ 650.00	
3	**Planning and Code Enf.**	Application	Administrative Adjustment (Zoning standards)		$ 389.22	NEW	100%	$ 390.00	
4	**Planning and Code Enf.**	Application	Administrative Use Permit (CDDR)		$ 2,872.41	$ 2,500.00	100%	$ 2,872.00	
5	**Planning and Code Enf.**	Application	Adult Business Permit		$ 5,923.84	NEW	100%	$ 5,923.00	
6	**Planning and Code Enf.**	Review	Airport Influence Area Review		$ 210.92	$ 155.00	100%	$ 210.00	
7	**Planning and Code Enf.**	Review	Airport Compatibility Study Review		$ 850.43	NEW	100%	$ 850.00	
8	**Planning and Code Enf.**	Application	Annexation	Full Cost Deposit for Staff Time + Deposit for City Attorney Time (Minimum $10,000.00 + GIS Mapping Fee)	Variable	$ 4,575.00	100%	$ 10,000.00	Minimum deposit- see fee formula
9	**Planning and Code Enf.**	Application	Appeal of Community Development Director Decision		$ 547.65	$ 220.00	100%	$ 547.00	
10	**Planning and Code Enf.**	Application	Appeal of Planning Commission Decision		$ 951.95	$ 220.00	100%	$ 951.00	
11	**Planning and Code Enf.**	Application	Auto Center Plan Review - Site Development Review		$ 2,971.67	$ 2,010.00	100%	$ 2,970.00	
12	**Planning and Code Enf.**	Technical study	CEQA: Environmental Impact Report	Full Cost Deposit + Staff Time Deposit @ 20% of Contract amount + Deposit for City Attorney Time	Variable	$ 8,000.00	100%	$ 20,000.00	Minimum Deposit-see fee formula
13	**Planning and Code Enf.**	Technical Study	CEQA: Initial Study w/Mitigated Negative Declaration	Full Cost Deposit + Staff Time Deposit @ 20% of Contract amount + Deposit for City Attorney Time	Variable	$ 2,100.00	100%	$ 5,000.00	Minimum Deposit-see fee formula
14	**Planning and Code Enf.**	Technical Study	CEQA: Initial Study w/Negative Declaration	Full Cost Deposit + Staff Time Deposit @ 20% of Contract amount + Deposit for City Attorney Time	Variable	$ 2,100.00	100%	$ 2,000.00	Minimum Deposit-see fee formula
15	**Planning and Code Enf.**	Technical Study	CEQA: Categorical Exemption		$ 210.92	$ 180.00	100%	$ 210.00	
16	**Planning and Code Enf.**	Application	Certificate of Compliance (Not Including Lot Line Adjustment)		$ 555.96	$ 285.00	100%	$ 556.00	
17	**Planning and Code Enf.**	Professional Services	City Attorney Review/Meeting Time	Deposit, per hour @ FBHR	Variable	NEW	100%	FBHR	Deposit

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
18	Planning and Code Enf.	Application	Conditions of Approval - Amendment		$ 951.58	NEW	100%	$ 951.00	
19	Planning and Code Enf.	Application	Conversion from Senior Housing Permit- (PC)		$ 5,819.49	NEW	100%	$ 5,820.00	
20	Planning and Code Enf.	Application	Conversion to Condominiums		$ 5,340.53	NEW	100%	$ 5,340.00	
21	Planning and Code Enf.	Application	Conditional Use Permit (CUP) - major		$ 5,469.48	$ 4,100.00	100%	$ 5,469.00	
22	Planning and Code Enf.	Application	CUP - minor		$ 2,036.28	$ 1,630.00	100%	$ 2,036.00	
23	Planning and Code Enf.	Application	CUP - Modification		$ 1,640.16	NEW	100%	$ 1,640.00	
24	Planning and Code Enf.	Agreement	Density bonus Agreement	Plus City Attorney @ FBHR	$ 2,767.32	NEW	100%	$ 2,767.00	Plus City Attorney time @ FBHR
25	Planning and Code Enf.	Application	Determination of Use (CDDR)		$ 359.32	$ 90.00	100%	$ 360.00	
26	Planning and Code Enf.	Agreement	Development Agreement	Deposit for full cost, plus City Attorney fees	Variable	$ 4,220.00	100%	$ 20,000.00	Minimum deposit
27	Planning and Code Enf.	Agreement	Development Agreement Amendment	Deposit for full cost, plus City Attorney fees	Variable	NEW	100%	$ 10,000.00	MInimum deposit
28	Planning and Code Enf.	application	Downtown Project Review (major -PC)		$ 2,672.75	NEW	100%	$ 2,672.00	
29	Planning and Code Enf.	Application	Downtown Project Review (minor-CDDR)		$ 684.30	NEW	100%	$ 684.00	
30	Planning and Code Enf.	Application	Extension of Time - Community Development Director Review		$ 725.56	$ 925.00	100%	$ 725.00	
31	Planning and Code Enf.	Application	Extension of Time - Planning Commission Review		$ 1,700.12	$ 1,510.00	100%	$ 1,700.00	
32	Planning and Code Enf.	Application	General Plan Amendment - Land Use or Circulation Map Change	Deposit for full cost + GIS Mapping fee	Variable	$ 4,480.00	100%	$ 8,000.00	Minimum Deposit
33	Planning and Code Enf.	Technical Review	GIS - Mapping Fee	Base Fee + $10/acre	$ 86.58	NEW	100%	$ 86.00	Base Fee + $10/acre
34	Planning and Code Enf.	Application	General Plan Amendment (GPA) - Text/Policy Change - Major	Actual Cost @ FBHR	Variable	$ 4,480.00	100%	$ 10,000.00	Minimum deposit
35	Planning and Code Enf.	Application	GPA - Text/Policy Change - Minor		$ 3,549.46	NEW	100%	$ 3,549.00	
36	Planning and Code Enf.	Application	Habitat Acquisition and Negotiation Strategy (HANS) Application Review		$ 1,617.26	$ 1,500.00	100%	$ 1,617.00	
37	Planning and Code Enf.	Permit	Home Occupation Permit		$ 40.73	$ 22.00	100%	$ 40.00	
38	Planning and Code Enf.	Permit	Homemade Food Operator Permit		$ 95.04	$ 75.00	100%	$ 95.00	
39	Planning and Code Enf.	Permit	Homemade Food Operator Permit Annual Renewal		$ 40.73	$ 35.00	100%	$ 40.00	
40	Planning and Code Enf.	Application	Lot Line Adjustment		$ 858.82	$ 610.00	100%	$ 858.00	
41	Planning and Code Enf.	Technical Review	Mitigation Monitoring	Actual Cost @ FBHR	Variable	NEW	100%	$ 2,000.00	Minimum deposit
42	Planning and Code Enf.	Application	Mobile Home Park Conversion		$ 7,373.22	NEW	100%	$ 7,373.00	
43	Planning and Code Enf.	Application	Model Home Complex/Sales Office: Model Home Plan Complex		$ 1,655.04	$ 2,010.00	100%	$ 1,655.00	
44	Planning and Code Enf.	Application	Parcel Map Waiver		$ 2,281.24	$ 3,100.00	100%	$ 2,281.00	
45	Planning and Code Enf.	Application	Planned Community Development (PCD)	Deposit for actual cost	Variable	$33,800.00	100%	$ 15,000.00	Minimum deposit

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
46	Planning and Code Enf.	Application	Planned Community Development (PCD) Amendment	Deposit for actual cost	Variable	$ 4,480.00	100%	$ 5,000.00	Minimum deposit
47	Planning and Code Enf.	Application	Planned Unit Development (PUD)	Deposit for actual cost	Variable	$200 + $10/ac	100%	$ 10,000.00	Minimum deposit
48	Planning and Code Enf.	Application	Planned Unit Development (PUD) Amendment	Deposit for actual cost	Variable	$ 4,480.00	100%	$ 5,000.00	Minimum deposit
49	Planning and Code Enf.	Professional Services	Planning Division Hourly Rate for other services	Deposit: Actual cost @ FBHR	Variable	NEW	100%	Actual Cost	Deposit @ FBHR
50	Planning and Code Enf.	Professional Services	Planning Research Fee	Deposit: Actual cost @ FBHR	Variable	NEW	100%	Actual Cost	Deposit @ FBHR
51	Planning and Code Enf.	Application	Preliminary Application Review - conceptual		$ 938.06	NEW	100%	$ 938.00	
52	Planning and Code Enf.	Direct Cost	Public Hearing Notice - Newspaper ad	Plus $75.00 direct cost for publication	$ 30.46	NEW	100%	$ 30.00	Plus $75 direct cost for publication
53	Planning and Code Enf.	Professional Services	Public Hearing Notice - mailed notice	Plus postage costs	$ 60.93	NEW	100%	$ 60.00	Plus postage costs
54	Planning and Code Enf.	Application	Site Development Review (SDR) Minor - CDDR		$ 2,634.32	$ 2,010.00	100%	$ 2,634.00	
55	Planning and Code Enf.	Application	Site Development Review Major- residential (PC)	Base Fee Plus $10.00 per unit	$ 4,936.75	$ 2,010.00	100%	$ 4,936.00	Base Fee + $10/unit
56	Planning and Code Enf.	Application	Site Development Review Major- Commercial/industrial (PC)	Base Fee Plus $15.00 per acre	$ 4,384.40	$ 2,010.00	100%	$ 4,384.00	Base Fee + $15/acre
57	Planning and Code Enf.	Application	SDR Modification- Minor (CDDR)		$ 961.14	NEW	100%	$ 960.00	
58	Planning and Code Enf.	Application	SDR Modification - Major (PC)		$ 1,975.70	NEW	100%	$ 1,975.00	
59	Planning and Code Enf.	Application	Shopping Cart Plan Containment Plan Review		$ 190.69	$ 100.00	100%	$ 190.00	
60	Planning and Code Enf.	Permit	Sign Permit Review		$ 81.46	$ 125.00	98%	$ 80.00	
61	Planning and Code Enf.	Application	Sign Program Review or Major Amendment (PC)		$ 1,041.75	NEW	100%	$ 1,042.00	
62	Planning and Code Enf.	Application	Sign Program Minor Amendment (CDDR)		$ 307.23	NEW	100%	$ 307.00	
63	Planning and Code Enf.	Application	Small Group Home Permit		$ 833.48	NEW	100%	$ 833.00	
64	Planning and Code Enf.	Application	Specific Plan	Actual Cost @ FBHR	Variable	$11,400.00	100%	$ 20,000.00	Minimum deposit
65	Planning and Code Enf.	Application	Specific Plan Amendment	Actual Cost @ FBHR	Variable	$11,400.00	100%	$ 10,000.00	Minimum deposit
66	Planning and Code Enf.	Application	Sphere Of Influence Amendment	Actual Cost @ FBHR	Variable	$ 4,575.00	100%	$ 15,000.00	Minimum deposit
67	Planning and Code Enf.	Application	Subdivision: Reversion to acreage/lot merger		$ 1,876.37	NEW	100%	$ 1,876.00	
68	Planning and Code Enf.	Application	Subdivisions: Amended Final Map		$ 2,232.76	NEW	100%	$ 2,232.00	
69	Planning and Code Enf.	Application	Substantial Conformance Determination (Subdivision, SDR,CUP) (CDDR)		$ 867.72	NEW	100%	$ 867.00	
70	Planning and Code Enf.	Technical review	Technical Study review	Deposit for FBHR - 1 hour minimum	Variable	NEW	100%	Actual Cost	Deposit @ FBHR
71	Planning and Code Enf.	Permit	Temporary Sign/Banner Permit		$ 40.73	$ 32.00	100%	$ 40.00	
72	Planning and Code Enf.	Permit	Temporary Use Permit	Plus cost for inspections, if needed	$ 130.35	$ 100.00	100%	$ 130.00	Plus cost of inspections if needed

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
73	Planning and Code Enf.	Permit	Temporary Use Permit - Non-Profit	Council Determination for no cost recovery for processing	$ 130.35	$ -	0%	$ -	No processing costs, may require inspection permits
74	Planning and Code Enf.	application	Tentative Map Revision/Resubmittal		$ 3,685.40	NEW	100%	$ 3,685.00	
75	Planning and Code Enf.	application	Tentative Parcel Map - Commercial/Industrial		$ 4,369.83	$ 3,050.00	100%	$ 4,369.00	
76	Planning and Code Enf.	Application	Tentative Parcel Map - Residential		$ 3,437.75	$ 3,050.00	100%	$ 3,437.00	
77	Planning and Code Enf.	Application	Tentative Tract Map - Commercial/Industrial	Base Fee + $25/lot	$ 6,796.44	$ 5,140.00	100%	$ 6,796.00	Base Fee + $25/lot
78	Planning and Code Enf.	Application	Tentative Tract Map - Condominium or Conveyance	Base Fee + $15/acre	$ 5,841.91	$ 5,140.00	100%	$ 5,841.00	Base Fee + $15/acre
79	Planning and Code Enf.	Application	Tentative Tract Map- Residential	Base Fee + $15/lot	$ 7,130.65	$ 5,140.00	100%	$ 7,130.00	Base Fee +$15/lot
80	Planning and Code Enf.	Application	Variance (Major)		$ 2,110.09	$ 3,400.00	100%	$ 2,110.00	
81	Planning and Code Enf.	Application	Vesting Tentative Tract Map	Actual Cost @ FBHR	Variable	NEW	100%	$ 15,000.00	Minimum deposit
82	Planning and Code Enf.	Application	Zone Change - map designation	Plus GIS mapping fee	$ 4,216.47	$ 4,050.00	100%	$ 4,216.00	Plus GIS mapping fee
83	Planning and Code Enf.	Application	Zoning /Planning Letter- basic		$ 150.56	$ 245.00	100%	$ 150.00	
84	Planning and Code Enf.	Application	Zoning Ordinance Amendment	Actual Cost @ FBHR	Variable	$ 4,050.00	100%	$ 3,000.00	Minimum Deposit
85	Planning and Code Enf.	Inspection	Code Compliance Reinspection		$ 96.15	$ 85.00	100%	$ 96.00	
86	Planning and Code Enf.	Application	Foreclosure Registration		$ 260.40	$ 146.00	100%	$ 260.00	
87	Planning and Code Enf.	Application	Foreclosure Re-registration		$ 73.33	$ 32.00	100%	$ 73.00	
88	Planning and Code Enf.	Permit	Garage Sale Permit	Council set fee at less than 100%	$ 14.83	$ 10.00	67%	$ 10.00	
89	Planning and Code Enf.	Application	Landlord in Good Standing Application - Multiple Family	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per Formula	Formula per Reso 4554
90	Planning and Code Enf.	Application	Landlord in Good Standing Application - Single-Family or Duplex		$ 40.66	$ 21.00	52%	$ 21.00	Per Reso 4554
91	Planning and Code Enf.	Inspection	Re-inspection Fee- rental registration	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per Formula	Formula per Reso 4554
92	Planning and Code Enf.	Application	Rental Property Annual Re-Registration		$ 56.73	$ 64.00	100%	$ 56.00	
93	Planning and Code Enf.	Application	Rental Property Registration		$ 127.44	$ 96.00	76%	$ 96.00	Per Reso 4554
94	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family 101 to 199 units	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per formula	Formula per Reso 4554
95	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family 26 to 100 units	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per formula	Formula per Reso 4554
96	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family with 200 or more units	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per formula	Formula per Reso 4554
97	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family, 3 to 25 units	FBHR per formula in Reso 4554	$ 169.80	$ 92.00	54%	$ 92.00	Per Reso 4554
98	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Single Family and Duplex		$ 63.38	$ 32.00	51%	$ 32.00	Per Reso 4554
791	Planning and Code Enf.		Shopping Cart Impound Fee (Public Works)		$ 85.83	NEW	100%	$ 85.00	

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
99	Building	Accessibility Ramp		Standard Plan SFR: Building Permit				$ 238.83	$ 229.74	100%	$ 238.00
100	Building	Accessibility Ramp		Standard Plan Mobile Home Park: Building Plan Check: Fee Per Title 25				NA	Per Title 25	NA	Per Title 25
101	Building	Accessibility Ramp		Standard Plan Mobile Home Park: Building Permit: Fee Per Title 25				NA	Per Title 25	NA	Per Title 25
102	Building	Accessibility Ramp		Non Standard Plan: Building Plan Check				$ 162.76	$ 160.73	100%	$ 162.00
103	Building	Accessibility Ramp		Non Standard Plan: Building Permit				$ 207.20	$ 197.52	100%	$ 207.00
104	Building	Addition-Commercial		Commercial: Building Plan Check			>500 Sq. Ft.	$ 288.64	$ 135.53	100%	$ 288.00
105	Building	Addition-Commercial		Commercial: Building Permit			>500 Sq. Ft.	$ 1,319.69	$ 1,648.38	100%	$ 1,319.00
106	Building	Addressing		10 or less Addresses	Each additional 1 minute/address x FBHR SI		10>	$ 68.65	$ 75.00	100%	$ 68.00
107	Building	Assembly	A-1, A-4, A-5: 1A, 1B	Assembly - usually with fixed seating. Plan Check	0.0004	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 5,265.21	Estimate	100%	$ 5,265.00
108	Building	Assembly	A-1, A-4, A-5: 1A, 1B	Assembly - usually with fixed seating. Building Permit	0.0031	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 8,653.65	Estimate	100%	$ 8,653.00
109	Building	Assembly	A-1, A-4, A-5: IIA, VA, IV	Assembly - usually with fixed seating. Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 4,121.38	Estimate	100%	$ 4,121.00
110	Building	Assembly	A-1, A-4, A-5: IIA, VA, IV	Assembly - usually with fixed seating. Building Permit	0.0023	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 6,902.45	Estimate	100%	$ 6,902.00
111	Building	Assembly	A-1, A-4, A-5: IIB, IIIB, VB	Assembly - usually with fixed seating. Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,976.42	Estimate	100%	$ 2,976.00
112	Building	Assembly	A-1, A-4, A-5: IIB, IIIB, VB	Assembly - usually with fixed seating. Building Permit	0.0015	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,617.36	Estimate	100%	$ 4,617.00
113	Building	Assembly	A-2: 1A, 1B	Assembly - intended for food and/or drink consumption Plan Check	0.0023	x FBHR BO Ea Additional Sq. Ft.	625	$ 2,081.24	Estimate	100%	$ 2,081.00
114	Building	Assembly	A-2: 1A, 1B	Assembly - intended for food and/or drink consumption Building Permit	0.0144	x FBHR SBI Ea Additional Sq. Ft.	625	$ 2,329.02	Estimate	100%	$ 2,329.00
115	Building	Assembly	A-2: IIA, VA, IV	Assembly - intended for food and/or drink consumption Plan Check	0.0018	x FBHR BO Ea Additional Sq. Ft.	625	$ 1,731.37	Estimate	100%	$ 1,731.00
116	Building	Assembly	A-2: IIA, VA, IV	Assembly - intended for food and/or drink consumption Building Permit	0.0108	x FBHR SBI Ea Additional Sq. Ft.	625	$ 1,825.30	Estimate	100%	$ 1,825.00
117	Building	Assembly	A-2: IIB, IIIB, VB	Assembly - intended for food and/or drink consumption Plan Check	0.0012	x FBHR BO Ea Additional Sq. Ft.	625	$ 1,382.64	$ 4,193.79	100%	$ 1,382.00
118	Building	Assembly	A-2: IIB, IIIB, VB	Assembly - intended for food and/or drink consumption Building Permit	0.0072	x FBHR SBI Ea Additional Sq. Ft.	625	$ 1,322.93	$ 5,927.40	100%	$ 1,322.00
119	Building	Assembly	A-3: IA, IB	Assembly - intended for worship, recreation or amusement Plan Check	0.0004	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 5,272.37	Estimate	100%	$ 5,272.00
120	Building	Assembly	A-3: IA, IB	Assembly - intended for worship, recreation or amusement Building Permit	0.0021	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 6,333.17	Estimate	100%	$ 6,333.00
121	Building	Assembly	A-3: IIA, VA, IV	Assembly - intended for worship, recreation or amusement Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 4,124.97	$ 5,009.25	100%	$ 4,124.00
122	Building	Assembly	A-3: IIA, VA, IV	Assembly - intended for worship, recreation or amusement Building Permit	0.0016	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,828.38	$ 4,566.27	100%	$ 4,828.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
123	Building	Assembly	A-3: IIB, IIIB, VB	Assembly - usually with fixed seating. Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,978.86	Estimate	100%	$ 2,978.00
124	Building	Assembly	A-3: IIB, IIIB, VB	Assembly - usually with fixed seating. Building Permit	0.001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,325.07	Estimate	100%	$ 3,325.00
125	Building	Assembly	Assembly: IA, IB	Assembly - Shell. Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 3,317.71	Estimate	100%	$ 3,317.00
126	Building	Assembly	Assembly: IA, IB	Assembly - Shell. Permit	0.0015	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 10,989.55	Estimate	100%	$ 10,989.00
127	Building	Assembly	Assembly: IIA, VA, IV	Assembly - Shell. Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,658.08	Estimate	100%	$ 2,658.00
128	Building	Assembly	Assembly: IIA, VA, IV	Assembly - Shell. Permit	0.0011	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 8,422.65	Estimate	100%	$ 8,422.00
129	Building	Assembly	Assembly: IIB, IIIB, VB	Assembly - Shell. Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,000.88	Estimate	100%	$ 2,000.00
130	Building	Assembly	Assembly: IIB, IIIB, VB	Assembly - Shell. Permit	0.0007	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 5,721.65	Estimate	100%	$ 5,721.00
131	Building	Assembly	Assembly VTI: IA IB	Assembly Basic Shell to TI	0.001	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,865.20	Estimate	100%	$ 1,865.00
132	Building	Assembly	Assembly VTI: IA IB	Assembly Basic Shell to TI	0.0093	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 6,533.74	Estimate	100%	$ 6,533.00
133	Building	Assembly	Assembly VTI: IIA, VA, IV	Assembly Basic Shell to TI	0.0008	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,503.71	Estimate	100%	$ 1,503.00
134	Building	Assembly	Assembly VTI: IIA, VA, IV	Assembly Basic Shell to TI	0.07	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 4,981.29	Estimate	100%	$ 4,981.00
135	Building	Assembly	Assembly VTI: IIB, IIIB, VB	Assembly Basic Shell to TI Plan Check	0.0005	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,143.36	Estimate	100%	$ 1,143.00
136	Building	Assembly	Assembly VTI: IIB, IIIB, VB	Assembly Basic Shell to TI Permit	0.0046	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 3,445.20	Estimate	100%	$ 3,445.00
137	Building	Assembly	Assembly TI: IA IB	Assembly - Tenant Improvement Plan Check	0.0018	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 3,006.01	Estimate	100%	$ 3,006.00
138	Building	Assembly	Assembly TI: IA IB	Assembly - Tenant Improvement Permit	0.0105	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 7,678.66	Estimate	100%	$ 7,678.00
139	Building	Assembly	Assembly TI: IIA, VA, IV	Assembly - Tenant Improvement Plan Check	0.0014	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 2,359.57	Estimate	100%	$ 2,359.00
140	Building	Assembly	Assembly TI: IIA, VA, IV	Assembly - Tenant Improvement Permit	0.007	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 5,307.27	Estimate	100%	$ 5,307.00
141	Building	Assembly	Assembly TI: IIB, IIIB, VB	Assembly - Tenant Improvement Plan Check	0.0009	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,714.41	Estimate	100%	$ 1,714.00
142	Building	Assembly	Assembly TI: IIB, IIIB, VB	Assembly - Tenant Improvement Permit	0.0047	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 989.12	Estimate	100%	$ 989.00
143	Building	Balcony/Deck		Deck & Balcony - Non-standard plan 500 SqFt Threshold: Building Plan Check	.01 *(SBI) Each additional ft.		<500	$ 234.74	$ 228.72	100%	$ 234.00
144	Building	Balcony/Deck		Deck & Balcony - Non-standard plan 500 SqFt Threshold: Building Permit	.014*(FBHR BI1) Each additional ft.		<500	$ 326.64	$ 505.74	100%	$ 326.00
145	Building	Balcony/Deck		Deck & Balcony - Standard plan 500 SqFt Threshold	.01 x FBHR of BI1 each additional 1'		<500	$ 326.98	$ 540.64	100%	$ 326.00
146	Building	Block Wall		Block wall 3-6 ft high, standard plan, up to 50'	.014 x FBHR of BI1 each additional 1'		50 lineal '	$ 199.78	$ 286.88	100%	$ 199.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
147	Building	Block Wall		Block wall 3-6 ft high, non-standard plan, up to 50' Plan Check	.01 *SBI Each additional ft.		50 lineal '	$ 84.19	Estimate	100%	$ 84.00
148	Building	Block Wall		Block wall 3-6 ft high, non-standard plan, up to 50' Building Permit	.014*FBHR BI1 Each additional ft.		50 lineal '	$ 193.29	$ 286.88	100%	$ 193.00
149	Building	Block Wall		Retaining Wall <50 Sq. Ft. Plan Review	.014 *FBHR SBI Each additional ft.		50 lineal '	$ 98.94	$ 451.14	100%	$ 98.00
150	Building	Block Wall		Retaining Wall <50 Sq. Ft. Building Inspection	0.018*BI1 Each additional ft.		50 lineal '	$ 193.29	$ 286.88	100%	$ 193.00
151	Building	Business	Business: IA, IB	Office Group B Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 2,390.84	$ 5,875.05	100%	$ 2,390.00
152	Building	Business	Business: IA, IB	Office Group B Building Inspection	0.0052	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,978.76	$ 7,438.20	100%	$ 2,978.00
153	Building	Business	Business: IIA, VA, IV	Office Group B Plan Check	0.0005	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,900.66	$ 5,875.05	100%	$ 1,900.00
154	Building	Business	Business: IIA, VA, IV	Office Group B Building Inspection	0.0034	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,798.87	$ 7,438.20	100%	$ 2,798.00
155	Building	Business	Business: IIB, IIIB, VB	Office Group B Plan Check	0.0004	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,405.84	$ 5,875.05	100%	$ 1,405.00
156	Building	Business	Business: IIB, IIIB, VB	Office Group B Building Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,618.97	$ 7,438.20	100%	$ 2,618.00
157	Building	Business	Business: IA, IB	Medical Group B Plan Check	0.0025	x FBHR BO Ea Additional Sq. Ft.	900	$ 2,406.62	$ 5,875.05	100%	$ 2,406.00
158	Building	Business	Business: IA, IB	Medical Group B Building Inspection	0.0179	x FBHR SBI Ea Additional Sq. Ft.	900	$ 2,984.18	$ 7,438.20	100%	$ 2,984.00
159	Building	Business	Business: IIA, VA, IV	Medical Group B Plan Check	0.0019	x FBHR BO Ea Additional Sq. Ft.	900	$ 1,909.13	$ 5,875.05	100%	$ 1,909.00
160	Building	Business	Business: IIA, VA, IV	Medical Group B Building Inspection	0.0119	x FBHR SBI Ea Additional Sq. Ft.	900	$ 2,801.57	$ 7,438.20	100%	$ 2,801.00
161	Building	Business	Business: IIB, IIIB, VB	Medical Group B Plan Check	0.0013	x FBHR BO Ea Additional Sq. Ft.	900	$ 1,414.07	$ 5,875.05	100%	$ 1,414.00
162	Building	Business	Business: IIB, IIIB, VB	Medical Group B Building Inspection	0.0058	x FBHR SBI Ea Additional Sq. Ft.	900	$ 2,621.68	$ 7,438.20	100%	$ 2,621.00
163	Building	Business	Business: IA, IB	Shell Group B Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,936.95	$ 5,875.05	100%	$ 1,936.00
164	Building	Business	Business: IA, IB	Shell Group B Building Inspection	0.0021	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 4,039.45	$ 7,438.20	100%	$ 4,039.00
165	Building	Business	Business: IIA, VA, IV	Shell Group B Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,556.91	$ 5,875.05	100%	$ 1,556.00
166	Building	Business	Business: IIA, VA, IV	Shell Group B Building Inspection	0.0012	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 3,516.76	$ 7,438.20	100%	$ 3,516.00
167	Building	Business	Business: IIB, IIIB, VB	Shell Group B Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,178.01	$ 5,875.05	100%	$ 1,178.00
168	Building	Business	Business: IIB, IIIB, VB	Shell Group B Building Inspection	0.0008	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,178.21	$ 7,438.20	100%	$ 2,178.00
169	Building	Business	Business: IA, IB	VTI-Tenant Improvement to empty shell Group B Plan Check	0.0008	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,004.14	Estimate	100%	$ 1,004.00
170	Building	Business	Business: IA, IB	VTI-Tenant Improvement to empty shell Group B Building Inspection	0.0078	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,824.03	Estimate	100%	$ 1,824.00
171	Building	Business	Business: IIA, VA, IV	VTI-Tenant Improvement to empty shell Group B Plan Check	0.0006	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 859.51	Estimate	100%	$ 859.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
172	Building	Business	Business: IIA, VA, IV	VTI-Tenant Improvement to empty shell Group B Building Inspection	0.0043	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,446.56	Estimate	100%	$ 1,446.00
173	Building	Business	Business: IIB, IIIB, VB	VTI-Tenant Improvement to empty shell Group B Plan Check	0.0004	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 730.56	Estimate	100%	$ 730.00
174	Building	Business	Business: IIB, IIIB, VB	VTI-Tenant Improvement to empty shell Group B Building Inspection	0.0029	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,071.91	Estimate	100%	$ 1,071.00
175	Building	Business	Business: IA, IB	TI in existing business Group B Plan Check	0.001	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 939.60	Estimate	100%	$ 939.00
176	Building	Business	Business: IA, IB	TI in existing business Group B Building Inspection	0.0064	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,656.25	Estimate	100%	$ 1,656.00
177	Building	Business	Business: IIA, VA, IV	TI in existing business Group B Plan Check	0.0007	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 809.06	$ 1,164.94	100%	$ 809.00
178	Building	Business	Business: IIA, VA, IV	TI in existing business Group B Building Inspection	0.0048	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,323.64	$ 1,658.17	100%	$ 1,323.00
179	Building	Business	Business: IIB, IIIB, VB	TI in existing business Group B Plan Check	0.0005	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 681.13	Estimate	100%	$ 681.00
180	Building	Business	Business: IIB, IIIB, VB	TI in existing business Group B Building Inspection	0.0032	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 986.61	Estimate	100%	$ 986.00
181	Building	Carport		Residential Carport - Standard City of Hemet Handout	.0074 x FBHR of BI1 for each additional Sq. Ft.		<400	$ 299.25	$ 358.81	100%	$ 299.00
182	Building	Carport		Residential Carport - Non-Standard Plan Building Plan Check	.0014 x FBHR of SBI for each additional Sq. Ft.		<400	$ 160.34	$ 158.80	100%	$ 160.00
183	Building	Carport		Residential Carport - Non-Standard Plan Building Permit	.0088 x FBHR of BI1 for each additional Sq. Ft.		<400	$ 265.05	$ 356.14	100%	$ 265.00
184	Building	Carport		Advanced Residential Carport - Continuous Footing Plan Check	.0041 x FBHR of SBI for each additional Sq. Ft.		<400	$ 221.75	$ 228.72	100%	$ 221.00
185	Building	Carport		Advanced Residential Carport - Continuous Footing Building Permit	.0149 x FBHR of BI1 for each additional Sq. Ft.		<400	$ 480.81	$ 641.08	100%	$ 480.00
186	Building	Carport		Commercial Carport - Standard City of Hemet Handout Plan Check	.0021 x FBHR of SBI for each additional Sq. Ft.		<400	$ 427.06	Estimate	100%	$ 427.00
187	Building	Carport		Commercial Carport - Standard City of Hemet Handout Building Permit	.0074 x FBHR of SBI for each additional Sq. Ft.		<400	$ 615.07	Estimate	100%	$ 615.00
188	Building	Carport		Commercial Carport - Non-Standard Plan Building Plan Check	.0034 x FBHR of SBI for each additional Sq. Ft.		<400	$ 469.55	Estimate	100%	$ 469.00
189	Building	Carport		Commercial Carport - Non-Standard Plan Building Permit	.0088 x FBHR of SBI for each additional Sq. Ft.		<400	$ 663.74	Estimate	100%	$ 663.00
190	Building	Certificate of Occupancy		B &M <5,000 Sq. Ft.			<5000	$ 246.06	$ 264.00	100%	$ 246.00
191	Building	Certificate of Occupancy		B &M 5,001-25,000 Sq. Ft.			5001-25000	$ 418.10	$ 264.00	100%	$ 418.00
192	Building	Certificate of Occupancy		B &M >25,000 Sq. Ft.	each over 25,000 or fraction		25,000	$ 142.16	New	100%	$ 142.00
193	Building	Certificate of Occupancy		All Other <5,000 Sq. Ft.			<5000	$ 370.40	$ 264.00	100%	$ 370.00
194	Building	Certificate of Occupancy		All Other 5,001-25,000 Sq. Ft.			5001-25000	$ 644.05	$ 264.00	100%	$ 644.00
195	Building	Certificate of Occupancy		All Others >25,000 Sq. Ft.	each over 25,000 or fraction		25,000	$ 142.16	New	100%	$ 142.00
196	Building	Certificate of Occupancy		Temporary: All <5,000 Sq. Ft.			<5000	$ 532.26	$ 300.00	100%	$ 532.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
197	Building	Certificate of Occupancy		Temporary: All 5,001-25,000 Sq. Ft.			5001-25000	$ 693.91	$ 300.00	100%	$ 693.00
198	Building	Certificate of Occupancy		Temporary: >25,000 Sq. Ft.	each over 25,000 or fraction		>25000	$ 318.15	New	100%	$ 318.00
199	Building	Certificate of Occupancy		Extension (All)				$ 158.50	$ -	100%	$ 158.00
200	Building	Change of Occupancy Use		B&M: <5,000				$ 423.71	Estimate	100%	$ 423.00
201	Building	Change of Occupancy Use		B&M: 5,000-25,000	1 hour FBHR of SBI each or portion 25,000 sq. ft. or portion of			$ 508.32	Estimate	100%	$ 508.00
202	Building	Change of Occupancy Use		All Other: <5,000				$ 570.04	Estimate	100%	$ 570.00
203	Building	Change of Occupancy Use		All Other: 5,000-25,000	2 hours FBRH of SBI each or portion 25,000 sq. ft. or portion of			$ 780.62	Estimate	100%	$ 780.00
204	Building	Change of Occupancy Use		B&M: 5,000-25,000 Inspection	1 hour FBHR of SBI each or portion 25,000 sq. ft. or portion of			$ 443.64	$ 5.38	100%	$ 443.00
205	Building	Change of Occupancy Use		All Other: <5,000 Inspection				$ 291.65	$ 5.38	100%	$ 291.00
206	Building	Change of Occupancy Use		All Other: 5,000-25,000 Inspection	2 hours FBRH of SBI each or portion 25,000 sq. ft. or portion of			$ 566.51	$ 5.38	100%	$ 566.00
207	Building	Change of Use-Temporary		Use Of Retail Occupancy As Place Of Assembly-Special Use-Plan Review				$ 410.88	Estimate	100%	$ 410.00
208	Building	Change of Use-Temporary		Use Of Retail Occupancy As Place Of Assembly-Special Use-Inspection				$ 319.57	Estimate	100%	$ 319.00
209	Building	Inspection	Commercial	Additional inspection outside of normal scope			ea 60 min	$ 159.94	$ 225.83	100%	$ 159.00
210	Building	Inspection	Commercial	Each additional after 1 @ same time				$ 110.00	$ 154.47	100%	$ 110.00
211	Building	Commercial	Wall Addition	Commercial Interior: Building Plan Check				$ 337.41	Estimate	100%	$ 337.00
212	Building	Commercial	Wall Addition	Commercial Interior: Building Permit				$ 581.63	Estimate	100%	$ 581.00
213	Building	Commercial	Wall Addition w/ Plumbing	Commercial Interior w/ Bathroom: Building Plan Check				$ 381.66	Estimate	100%	$ 381.00
214	Building	Commercial	Wall Addition w/ Plumbing	Commercial Interior w/ Bathroom: Building Permit				$ 868.10	Estimate	100%	$ 868.00
215	Building	Construction Trailer		Temporary Construction Trailer Building Permit			each	$ 199.40	$ 297.96	100%	$ 199.00
216	Building	Demo		1 Building or portion thereof			each	$ 244.11	$ 532.56	100%	$ 244.00
217	Building	Demo		Patio Cover			each	$ 142.34	$ 166.12	100%	$ 142.00
218	Building	Demo		Residential Room or Swimming Pool			each	$ 209.78	$ 261.13	100%	$ 209.00
219	Building	Door		Addition of a new exterior door to a SFR: Building Plan Check			each	$ 111.37	$ 127.18	100%	$ 111.00
220	Building	Door		Addition of a new exterior door to a SFR: Building Permit			each	$ 237.79	$ 335.42	100%	$ 237.00
221	Building	Drywall		Drywall Repair 1000 SqFt Threshold	60 x FBHR of BI1 each additional 1000sq. Ft		1,000	$ 159.89	$ 202.27	100%	$ 159.00
222	Building	Educational	Educational: IA, IB	Group E Occupancy Building Plan Check	0.0015	x FBHR BO Ea Additional Sq. Ft.	875	$ 1,602.40	Estimate	100%	$ 1,602.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
223	Building	Educational	Educational: IA, IB	Group E Occupancy Building Permit	0.0109	x FBHR SBI Ea Additional Sq. Ft.	875	$ 2,576.13	Estimate	100%	$ 2,576.00
224	Building	Educational	Educational: IIA, VA, IV	Group E Occupancy Building Plan Check	0.0011	x FBHR BO Ea Additional Sq. Ft.	875	$ 1,308.11	Estimate	100%	$ 1,308.00
225	Building	Educational	Educational: IIA, VA, IV	Group E Occupancy Building Permit	0.0082	x FBHR SBI Ea Additional Sq. Ft.	875	$ 2,012.29	Estimate	100%	$ 2,012.00
226	Building	Educational	Educational: IIB, IIIB, VB	Group E Occupancy Building Plan Check	0.0008	x FBHR BO Ea Additional Sq. Ft.	875	$ 1,011.39	$ 2,155.14	100%	$ 1,011.00
227	Building	Educational	Educational: IIB, IIIB, VB	Group E Occupancy Building Permit	0.0055	x FBHR SBI Ea Additional Sq. Ft.	875	$ 1,447.23	$ 4,891.75	100%	$ 1,447.00
228	Building	Electrical	Electrical Meter Pedestal	1 meter pedestal			each	$ 306.52	$ 380.29	100%	$ 306.00
229	Building	Electrical	Electrical Panel Upgrade	100 amp to a 200 amp panel			each	$ 228.72	$ 282.73	100%	$ 228.00
230	Building	Other	EVR Upgrade	Upgrade to EVR System			each	$ 425.78	$ 277.36	100%	$ 425.00
231	Building	Other	EVR Upgrade	Upgrade to EVR System			each	$ 317.13	$ 361.29	100%	$ 317.00
232	Building	Factory	F-1: IA, IB	Factory-1: Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 2,319.10	Estimate	100%	$ 2,319.00
233	Building	Factory	F-1: IA, IB	Factory-1: Inspection	0.003	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 5,446.84	Estimate	100%	$ 5,446.00
234	Building	Factory	F-1: IIA, IIIA, VA, IV	Factory-1: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 1,912.21	Estimate	100%	$ 1,912.00
235	Building	Factory	F-1: IIA, IIIA, VA, IV	Factory-1: Inspection	0.0022	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 4,164.74	Estimate	100%	$ 4,164.00
236	Building	Factory	F-1: IIB, IIIB, VB	Factory-1: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 1,501.58	$ 2,708.49	100%	$ 1,501.00
237	Building	Factory	F-1: IIB, IIIB, VB	Factory-1: Inspection	0.0015	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 2,881.17	$ 2,951.60	100%	$ 2,881.00
238	Building	Factory	F-2: IA, IB	Factory-2: Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,536.67	Estimate	100%	$ 2,536.00
239	Building	Factory	F-2: IA, IB	Factory 2: Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,129.26	Estimate	100%	$ 4,129.00
240	Building	Factory	F-2: IIA, IIIA, VA, IV	Factory-2: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,073.23	$ 3,727.81	100%	$ 2,073.00
241	Building	Factory	F-2: IIA, IIIA, VA, IV	Factory 2: Inspection	0.0013	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,437.88	$ 3,710.88	100%	$ 3,437.00
242	Building	Factory	F-2: IIB, IIIB, VB	Factory-2: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,348.40	Estimate	100%	$ 1,348.00
243	Building	Factory	F-2: IIB, IIIB, VB	Factory 2: Inspection	0.0009	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,486.59	Estimate	100%	$ 2,486.00
244	Building	Factory	F Shell: IA, IB	F Shell: Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,275.29	Estimate	100%	$ 2,275.00
245	Building	Factory	F Shell: IA, IB	F Shell: Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,452.87	Estimate	100%	$ 4,452.00
246	Building	Factory	F-Shell: IIA, IIIA, VA, IV, VA	F Shell: Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,811.84	Estimate	100%	$ 1,811.00
247	Building	Factory	F-Shell: IIA, IIIA, VA, IV, VA	F Shell: Inspection	0.0013	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,222.49	Estimate	100%	$ 3,222.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
248	Building	Factory	F Shell: IIB, IIIB, VB	F Shell: Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,348.40	Estimate	100%	$ 1,348.00
249	Building	Factory	F-Shell: IIB, IIIB, VB	F Shell: Inspection	0.0009	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,254.96	Estimate	100%	$ 2,254.00
250	Building	Fence		Fence				$ 120.12	New	100%	$ 120.00
251	Building	Fire Damage Assessment		Assessment of Fire Damage and Fee Recovery				$ 304.08	$ 662.97	100%	$ 304.00
252	Building	Fire Damage Assessment		Assessment of Fire Damage (No Inspection at time of fire)				$ 153.12	$ 129.03	100%	$ 153.00
253	Building	Fireplace		Building Plan Check				$ 122.81	$ 328.52	100%	$ 122.00
254	Building	Fireplace		Building Permit				$ 359.72	$ 600.65	100%	$ 359.00
255	Building	Flag Pole		Residential: Building Plan Check				$ 98.94	$ 88.88	100%	$ 98.00
256	Building	Flag Pole		Residential: Building Permit				$ 162.04	$ 204.35	100%	$ 162.00
257	Building	Flag Pole		Commercial: Building Plan Check				$ 197.87	$ 189.10	100%	$ 197.00
258	Building	Flag Pole		Commercial: Building Permit				$ 234.05	$ 266.51	100%	$ 234.00
259	Building	Garage		Non-Standard: Building Plan Check				$ 268.28	$ 279.07	100%	$ 268.00
260	Building	Garage		Non-Standard: Building Permit				$ 917.10	$ 1,245.86	100%	$ 917.00
261	Building	Garage		Standard City of Hemet Plan: Building Permit				$ 988.95	$ 1,240.16	100%	$ 988.00
262	Building	Garage		Standard <450 Sq. Ft. Constructed with New SFD: Building Plan Check	Fee added to SFR Permit		<450	$ 44.24	$ 407.69	100%	$ 44.00
263	Building	Garage		Standard <450 Sq. Ft. Constructed with New SFD: Inspection	Fee added to SFR Permit		<450	$ 64.70	$ 461.69	100%	$ 64.00
264	Building	Garage		Standard <450 Sq. Ft. Constructed with New SFD: Building Permit - Production	Fee added to SFR Permit		<450	$ 32.35	$ 461.69	100%	$ 32.00
265	Building	Garage		Standard <650 Sq. Ft. Constructed with New SFD: Building Plan Check	Fee added to SFR Permit		451-650	$ 73.74	$ 509.62	100%	$ 73.00
266	Building	Garage		Standard <650 Sq. Ft. Constructed with New SFD: Building Permit	Fee added to SFR Permit		451-650	$ 80.87	$ 554.02	100%	$ 80.00
267	Building	Garage		Standard <650 Sq. Ft. Constructed with New SFD: Building Permit - Production	Fee added to SFR Permit		451-650	$ 48.52	$ 554.02	100%	$ 48.00
268	Building	Garage Conversion		Adding walls to existing structure: Building Plan Check				$ 155.38	$ 177.75	100%	$ 155.00
269	Building	Garage Conversion		Adding walls to existing structure: Building Permit				$ 436.25	$ 581.43	100%	$ 436.00
270	Building	Garage Conversion		Adding walls to existing structure w/ plumbing: Building Plan Check				$ 199.63	$ 203.24	100%	$ 199.00
271	Building	Garage Conversion		Adding walls to existing structure w/ plumbing: Building Permit				$ 608.00	$ 789.80	100%	$ 607.00
272	Building	Plumbing		Gas Line: Building Permit			500 lineal ft	$ 227.50	$ 272.05	100%	$ 227.00
273	Building	Generator		Generator Building Plan Check				$ 296.37	$ 277.36	100%	$ 296.00
274	Building	Generator		Generator Building Permit				$ 402.15	$ 379.85	100%	$ 402.00
275	Building	Hazardous	H-1: IA, IB	H-1: Building Plan Check	0.0014	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,795.77	Estimate	100%	$ 1,795.00
276	Building	Hazardous	H-1: IA, IB	H-1: Inspection	0.008	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,908.04	Estimate	100%	$ 2,908.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
277	Building	Hazardous	H-1: IIA, IIIA, VA, IV	H-1: Building Plan Check	0.0011	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,517.23	Estimate	100%	$ 1,517.00
278	Building	Hazardous	H-1: IIA, IIIA, VA, IV	H-1: Inspection	0.006	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,524.15	Estimate	100%	$ 2,524.00
279	Building	Hazardous	H-1: IIB, IIIB, VB	H-1: Building Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,242.12	Estimate	100%	$ 1,242.00
280	Building	Hazardous	H-1: IIB, IIIB, VB	H-1: Inspection	0.004	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,135.95	Estimate	100%	$ 2,135.00
281	Building	Hazardous	H-2, H-3, H-4, H-5: IA, IB	H-2, H-3, H-4, H-5: Building Plan Check	0.0019	x FBHR BO Ea Additional Sq. Ft.	750	$ 2,023.76	Estimate	100%	$ 2,023.00
282	Building	Hazardous	H-2, H-3, H-4, H-5: IA, IB	H-2, H-3, H-4, H-5: Inspection	0.01	x FBHR SBI Ea Additional Sq. Ft.	750	$ 3,083.64	Estimate	100%	$ 3,083.00
283	Building	Hazardous	H-2, H-3, H-4, H-5: IIA, IIIA, VA, IV	H-2, H-3, H-4, H-5: Building Plan Check	0.0014	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,680.21	$ 4,834.51	100%	$ 1,680.00
284	Building	Hazardous	H-2, H-3, H-4, H-5: IIA, IIIA, VA, IV	H-2, H-3, H-4, H-5: Inspection	0.0075	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,655.51	$ 3,921.68	100%	$ 2,655.00
285	Building	Hazardous	H-2, H-3, H-4, H-5: IIB, IIIB, VB	H-2, H-3, H-4, H-5: Building Plan Check	0.0009	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,353.98	$ -	100%	$ 1,353.00
286	Building	Hazardous	H-2, H-3, H-4, H-5: IIB, IIIB, VB	H-2, H-3, H-4, H-5: Inspection	0.005	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,224.43	Estimate	100%	$ 2,224.00
287	Building	Housing Inspection		For inspection to release of utilities 1 dwelling unit (No Existing Code Case)				$ 204.30	$ 231.24	100%	$ 204.00
288	Building	Housing Inspection		Special Housing Inspection, Code Case Related				$ 226.94	$ 231.24	100%	$ 226.00
289	Building	HVAC		Comm/Multi-family Replacement: 1 Pcs	each additional 20 minutes of FBHR for BI1		1 Piece	$ 214.30	$ 326.90	100%	$ 214.00
290	Building	HVAC		Residential Replacement: 2 Pcs	each additional 20 minutes for BII time for each piece over 2			$ 159.89	$ 147.34	100%	$ 159.00
291	Building	Institutional	I-2, I-3; I-4: IA, IB	Institutional: Building Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	10,000	$ 3,777.62	Estimate	100%	$ 3,777.00
292	Building	Institutional	I-2, I-3; I-4: IA, IB	Institutional: Building Inspection	0.0035	x FBHR SBI Ea Additional Sq. Ft.	10,000	$ 11,068.54	Estimate	100%	$ 11,068.00
293	Building	Institutional	I-2, I-3; I-4: IIA, IIIA, VA, IV	Institutional: Building Plan Check	0.0005	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 2,806.61	Estimate	100%	$ 2,806.00
294	Building	Institutional	I-2, I-3; I-4: IIA, IIIA, VA, IV	Institutional: Building Inspection	0.0026	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 7,756.54	Estimate	100%	$ 7,756.00
295	Building	Institutional	I-2, I-3; I-4: IIB, IIIB, VB	Institutional: Building Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 2,486.62	$ 6,057.70	100%	$ 2,486.00
296	Building	Institutional	I-2, I-3; I-4: IIB, IIIB, VB	Institutional: Building Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 3,385.16	$ 5,538.45	100%	$ 3,385.00
297	Building	Permit		Landscape Inspection Fee/Permit				$ 222.00	$ 312.83	100%	$ 222.00
298	Building	Plan Check		Landscape Plan Check - minor project (Modify Existing)				$ 609.20	NEW	100%	$ 609.20
299	Building	Plan Check		Landscape Plan Check- major project (New Construction)				$ 1,118.36	NEW	100%	$ 1,118.36
300	Building	Light Poles		Parking Lot or Landscaping Type Light Poles Plan Review	additional .25 hours fbhr for SBI 10 additional lights		1-10	$ 682.73	$ 189.10	100%	$ 682.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
301	Building	Light Poles		Parking Lot or Landscaping Type Light Poles Building Permit	additional 1 hours fbhr for SBII for 10 additional lights		1-10	$ 329.31	$ 379.07	100%	$ 329.00
302	Building	Mercantile	M: IA, IB	Mercantile: Retail Market Building Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	5,000	$ 3,350.91	Estimate	100%	$ 3,350.00
303	Building	Mercantile	M: IA, IB	Mercantile: Retail Market Building Permit	0.0031	x FBHR SBI Ea Additional Sq. Ft.	5,000	$ 5,756.37	Estimate	100%	$ 5,756.00
304	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Retail Market Building Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	5,000	$ 2,617.99	$ 4,980.53	100%	$ 2,617.00
305	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Retail Market Building Permit	0.0023	x FBHR SBI Ea Additional Sq. Ft.	5,000	$ 2,741.34	$ 6,259.96	100%	$ 2,741.00
306	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Retail Market Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	5,000	$ 1,886.21	$ 3,150.82	100%	$ 1,886.00
307	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Retail Market Building Permit	0.0016	x FBHR SBI Ea Additional Sq. Ft.	5,000	$ 3,035.81	$ 3,072.86	100%	$ 3,035.00
308	Building	Mercantile	M: IA, IB	Mercantile: Shell Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,971.44	Estimate	100%	$ 2,971.00
309	Building	Mercantile	M: IA, IB	Mercantile: Shell Building Permit	0.0015	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,949.76	Estimate	100%	$ 3,949.00
310	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Shell Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,256.19	Estimate	100%	$ 2,256.00
311	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Shell Building Permit	0.0011	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,041.93	Estimate	100%	$ 3,041.00
312	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Shell Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,695.26	Estimate	100%	$ 1,695.00
313	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Shell Building Permit	0.0007	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,132.63	Estimate	100%	$ 2,132.00
314	Building	Mercantile	M: IA, IB	Mercantile: All Others Not Specified-Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 5,740.26	Estimate	100%	$ 5,740.00
315	Building	Mercantile	M: IA, IB	Mercantile: All Others Not Specified- Building Permit	0.0022	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 9,538.41	Estimate	100%	$ 9,538.00
316	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: All Others Not Specified-Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 4,410.57	Estimate	100%	$ 4,410.00
317	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: All Others Not Specified- Building Permit	0.0017	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 7,233.39	Estimate	100%	$ 7,233.00
318	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: All Others Not Specified-Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 3,080.89	Estimate	100%	$ 3,080.00
319	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: All Others Not Specified- Building Permit	0.0011	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 4,928.36	Estimate	100%	$ 4,928.00
320	Building	Mercantile	M: IA, IB	Mercantile: Tenant Improvement Building Plan Check	0.0009	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,118.14	Estimate	100%	$ 1,118.00
321	Building	Mercantile	M: IA, IB	Mercantile: Tenant Improvement Building Permit	0.0058	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,473.46	Estimate	100%	$ 1,473.00
322	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Tenant Improvement Building Plan Check	0.0006	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 866.28	Estimate	100%	$ 866.00
323	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Tenant Improvement Building Permit	0.0044	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,178.59	Estimate	100%	$ 1,178.00
324	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Tenant Improvement Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 857.43	Estimate	100%	$ 857.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
325	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Tenant Improvement Building Permit	0.0029	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 882.25	Estimate	100%	$ 882.00
326	Building	Mercantile	M: IA, IB	Mercantile: Basic Shell Tenant Improvement Building Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 927.23	Estimate	100%	$ 927.00
327	Building	Mercantile	M: IA, IB	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0045	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,414.47	Estimate	100%	$ 1,414.00
328	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0005	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 775.45	Estimate	100%	$ 775.00
329	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0034	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,134.35	Estimate	100%	$ 1,134.00
330	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0003	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 622.20	Estimate	100%	$ 622.00
331	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0023	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 851.53	Estimate	100%	$ 851.00
332	Building	Model Home	Conversion	Model complex to SFR 2500 SqFt Threshold Building Plan Review			2,500	$ 143.18	Estimate	100%	$ 143.00
333	Building	Model Home	Conversion	Model complex to SFR 2500 SqFt Threshold Building Permit			2,500	$ 231.08	Estimate	100%	$ 231.00
334	Building	Model Home	Sales Office	Sales Office for Tract in SFR Building Plan Review			each	$ 359.38	Estimate	100%	$ 359.00
335	Building	Model Home	Sales Office	Sales Office for Tract in SFR Building Permit			each	$ 355.83	Estimate	100%	$ 355.00
336	Building	Other		Training Fee-Residential	.0105 of Building Permit Fee			Variable	NEW	100%	.0105 of Building Permit Fee
337	Building	Other		Training Fee-Commercial	.0117 of Building Permit Fee			Variable	NEW	100%	.0117 of Building Permit Fee
338	Building	Other		Computer Fee	$7.25 per plan check & Permit			$ 7.25	$ 7.25	100%	$ 7.25
339	Building	Other		Plan Storage	$0.00018 x Job Value			Variable	$0.00018 x Job Value	100%	$0.00018 x Job Value
340	Building	Other		Microfilm/Scanning	$6.00 per page			$ 6.00	$ 6.00	100%	$ 6.00
341	Building	Parking Lot Restripe		Accessible Parking Spaces: Building Plan Check	5min of PC for ea stall		1-2	$ 22.12	$ 94.55	100%	$ 22.00
342	Building	Parking Lot Restripe		Accessible Parking Spaces: Building Permit	5min of SBI for ea stall		1-2	$ 121.23	$ 194.41	100%	$ 121.00
343	Building	Patio Cover		Aluminum Nationally Recognized Approved Plan-Residential: Building Permit			<500	$ 208.58	$ 192.74	100%	$ 208.00
344	Building	Patio Cover		Lattice-Residential Non-Standard: Building Plan Check			<500	$ 130.85	$ 158.80	100%	$ 130.00
345	Building	Patio Cover		Lattice-Residential Non-Standard: Building Permit			<500	$ 153.89	$ 276.83	100%	$ 153.00
346	Building	Patio Cover		Lattice-Residential Standard: Building Permit			<500	$ 187.14	$ 309.04	100%	$ 187.00
347	Building	Patio Cover		Solid- Residential "stick built" cover, Non-Standard Plan: Building Plan Check			<500	$ 138.22	$ 158.80	100%	$ 138.00
348	Building	Patio Cover		Solid- Residential "stick built" cover, Non-Standard Plan: Building Permit			<500	$ 227.01	$ 356.14	100%	$ 227.00
349	Building	Patio Cover		Solid- Residential "stick built" cover, Standard: Building Permit			<500	$ 261.34	$ 358.81	100%	$ 261.00
350	Building	Patio Cover		Patio Cover simultaneous w/ SFD: Building Plan Check			<500	$ 22.12	$ 382.21	100%	$ 22.00
351	Building	Patio Cover		Patio Cover simultaneous w/ SFD, : Building Permit			<500	$ 16.17	$ 323.18	100%	$ 16.00
352	Building	Patio Cover		Patio Cover simultaneous w/ SFD, Production: Building Permit			<500	$ 16.17	$ 323.18	100%	$ 16.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
353	Building	Patio Enclosure		Standard Nationally Recognized Approved Plan			<500	$ 177.43	$ 230.65	100%	$ 177.00
354	Building	Photovoltaic		Residential Roof Mounted: Building Plan Check				$ 121.82	$ 173.02	100%	$ 121.00
355	Building	Photovoltaic		Residential Roof Mounted: Building Permit				$ 172.83	$ 250.52	100%	$ 172.00
356	Building	Photovoltaic		Residential Ground Mounted: Building Plan Check				$ 155.38	$ 228.72	100%	$ 155.00
357	Building	Photovoltaic		Residential Ground Mounted: Building Permit				$ 237.87	$ 415.98	100%	$ 237.00
358	Building	Photovoltaic		Commercial Photovoltaic-Plan Review				$ 395.18	$ 250.52	100%	$ 395.00
359	Building	Photovoltaic		Commercial Photovoltaic-Building Permit				$ 571.80	$ 173.02	100%	$ 571.00
360	Building	Re-pipe		Single Family Dwelling Plan Check				$ 67.13	$ 101.47	100%	$ 67.00
361	Building	Re-pipe		Single Family Dwelling Permit				$ 237.87	$ 310.16	100%	$ 237.00
362	Building	Re-roof		Awning, Carport, Garage; No habitable space <500 Sq. Ft.			<500 sq. ft.	$ 131.56	$ 150.42	100%	$ 131.00
363	Building	Re-roof		SFD <4,000 Sq. Ft.			<4,000	$ 215.47	$ 309.97	100%	$ 215.00
364	Building	Re-roof		SFD where new tile is being installed: Building Plan Check			<4,000	$ 95.73	$ 177.75	100%	$ 95.00
365	Building	Re-roof		SFD where new tile is being installed: Building Permit			<4,000	$ 209.47	$ 277.75	100%	$ 209.00
366	Building	Inspection	Residential	Additional inspection outside of normal scope			ea 30 min	$ 107.76	$ 129.03	100%	$ 107.00
367	Building	Inspection	Residential	Each additional after 1 @ same time				$ 57.82	$ 73.24	100%	$ 57.00
368	Building	Residental	R-1 Hotel/Motel & Other	Residential: 1-25 Units Per Building: Building Plan Check			1-25	$ 3,395.91	$ 4,065.43	100%	$ 3,395.00
369	Building	Residental	R-1 Hotel/Motel & Other	Residential: 1-25 Units Per Building: Building Permit			1-25	$ 11,603.07	$12,769.71	100%	$ 11,603.00
370	Building	Residental	R-1 Hotel/Motel & Other	Residential: 26-50 Units Per Building: Building Plan Check			26-50	$ 6,239.60	$ 8,130.87	100%	$ 6,239.00
371	Building	Residental	R-1 Hotel/Motel & Other	Residential: 26-50 Units Per Building: Building Permit			26-50	$ 22,887.63	$25,528.02	100%	$ 22,887.00
372	Building	Residental	R-1 Hotel/Motel & Other	Residential: 51-75 Units Per Building: Building Plan Check			51-75	$ 9,083.30	$12,196.30	100%	$ 9,083.00
373	Building	Residental	R-1 Hotel/Motel & Other	Residential: 51-75 Units Per Building: Building Permit			51-75	$ 34,172.28	$38,286.33	100%	$ 34,172.00
374	Building	Residental	R-1 Hotel/Motel & Other	Residential: 76-100 Units Per Building: Building Plan Check			76-100	$ 11,926.99	$16,261.73	100%	$ 11,926.00
375	Building	Residental	R-1 Hotel/Motel & Other	Residential: 76-100 Units Per Building: Building Permit			76-100	$ 45,443.41	$51,044.63	100%	$ 45,443.00
376	Building	Residental	R-1 Hotel/Motel & Other	Residential: 101-125 Units Per Building: Building Plan Check			101-125	$ 14,770.70	$20,327.16	100%	$ 14,770.00
377	Building	Residental	R-1 Hotel/Motel & Other	Residential: 101-125 Units Per Building: Building Permit			101-125	$ 56,742.08	$63,802.94	100%	$ 56,742.00
378	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: <10,000 Sq. Ft. <10 Units: Building Plan Check			<10,000 Sq. Ft. and <10 Units	$ 1,930.97	$ 3,312.57	100%	$ 1,930.00
379	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: <10,000 Sq. Ft. <10 Units: Building Permit			<10,000 Sq. Ft. and <10 Units	$ 5,393.92	$ 5,719.31	100%	$ 5,393.00
380	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 10,001-25,000 Sq. Ft. 11-25 Units: Building Plan Check			0-25,000 Sq. Ft. and 11-25 Units	$ 4,860.84	$ 6,159.75	100%	$ 4,860.00
381	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 10,001-25,000 Sq. Ft. 11-25 Unit: Building Permit			0-25,000 Sq. Ft. and 11-25 Units	$ 15,009.10	$16,329.99	100%	$ 15,009.00
382	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 25,001-50,000 Sq. Ft. 26-50 Units: Building Plan Check			0-50,000 St. Ft. and 26-50 Units	$ 9,169.47	$12,319.49	100%	$ 9,169.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
383	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 25,001-50,000 Sq. Ft. 26-50 Units: Building Permit			0-50,000 St. Ft. and 26-50 Units	$ 29,699.72	$32,648.58	100%	$ 29,699.00
384	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 50,001-75,000 Sq. Ft. 51-75 Units: Building Plan Check			0-75,000 Sq. Ft. and 51-75	$ 13,479.32	$18,479.24	100%	$ 13,479.00
385	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 50,001-75,000 Sq. Ft. 51-75 Units: Building Permit			0-75,000 Sq. Ft. and 51-75	$ 44,389.19	$48,967.16	100%	$ 44,389.00
386	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 75,001-100,000 Sq. Ft. 76-100 Units: Building Plan Check			0-100,000 Sq. Ft. and 76-100 Units	$ 17,786.73	$24,638.99	100%	$ 17,786.00
387	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 75,001-100,000 Sq. Ft. 76-100 Units: Building Permit			0-100,000 Sq. Ft. and 76-100 Units	$ 59,079.99	$65,285.75	100%	$ 59,079.00
388	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 100,001-125,000 Sq. Ft. 101-125 Units: Building Plan Check			0-125,000 Sq. Ft. and 101-125 Units	$ 22,095.36	$30,798.73	100%	$ 22,095.00
389	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 100,001-125,000 Sq. Ft. 101-125 Units: Building Permit			0-125,000 Sq. Ft. and 101-125 Units	$ 73,770.40	$81,604.34	100%	$ 73,770.00
390	Building	Residential	R-3 Single Family Dwelling	Residential: Single Family Dwelling Plan Check		0.00215 x SBI Time for Ea Sq.Ft.	1,500	$ 601.37	$ 1,591.77	100%	$ 601.00
391	Building	Residential	R-3 Single Family Dwelling	Residential: Single Family Dwelling Building Permit		0.0072 x BI1 Time for ea sq. ft.	1,500	$ 2,101.56	$ 3,168.19	100%	$ 2,101.00
392	Building	Residential	R-3 Single Family Dwelling Production	Residential: Single Family Dwelling Building Permit Production		0.00525 x BI1 Time for ea sq. ft.	1,500	$ 1,376.18	$ 2,376.08	100%	$ 1,376.00
393	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			600	$ 455.03	$ 2,481.94	100%	$ 455.00
394	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			600	$ 1,183.40	$ 4,283.35	100%	$ 1,183.00
395	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			1,200	$ 806.13	$ 2,481.94	100%	$ 806.00
396	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			1,200	$ 2,180.83	$ 4,283.35	100%	$ 2,180.00
397	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			2,400	$ 1,184.80	$ 2,481.94	100%	$ 1,184.00
398	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			2,400	$ 3,169.91	$ 4,283.35	100%	$ 3,169.00
399	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			4,000	$ 1,759.58	Estimate	100%	$ 1,759.00
400	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			4,000	$ 4,915.40	Estimate	100%	$ 4,915.00
401	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			6,000	$ 2,346.32	Estimate	100%	$ 2,346.00
402	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			6,000	$ 6,502.91	Estimate	100%	$ 6,502.00
403	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	600	$ 1,002.49	Estimate	100%	$ 1,002.00
404	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	1,200	$ 1,793.97	Estimate	100%	$ 1,793.00
405	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	2,400	$ 2,578.18	Estimate	100%	$ 2,578.00
406	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	4,000	$ 3,977.56	Estimate	100%	$ 3,977.00
407	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	6,000	$ 5,237.28	Estimate	100%	$ 5,237.00
408	Building	Residential	Room Addition	Room Addition Building Plan Check			125	$ 190.72	$ 279.07	100%	$ 190.00
409	Building	Residential	Room Addition	Room Addition Building Permit			125	$ 418.56	$ 1,547.60	100%	$ 418.00
410	Building	Residential	Room Addition	Room Addition Building Plan Check			250	$ 263.09	$ 279.07	100%	$ 263.00
411	Building	Residential	Room Addition	Room Addition Building Permit			250	$ 818.17	$ 1,547.60	100%	$ 818.00
412	Building	Residential	Room Addition	Room Addition Building Plan Check			500	$ 312.52	$ 279.07	100%	$ 312.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
413	Building	Residential	Room Addition	Room Addition Building Permit			500	$ 1,360.75	$ 1,547.60	100%	$ 1,360.00
414	Building	Residential	Room Addition	Room Addition Building Plan Check			833	$ 387.02	$ 330.03	100%	$ 387.00
415	Building	Residential	Room Addition	Room Addition Building Permit			833	$ 2,122.56	$ 1,939.66	100%	$ 2,122.00
416	Building	Residential	Room Addition	Room Addition Building Plan Check			1,250	$ 413.21	Estimate	100%	$ 413.00
417	Building	Residential	Room Addition	Room Addition Building Permit			1,250	$ 2,852.55	Estimate	100%	$ 2,852.00
418	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			<=125	$ 125.30	$ 152.66	100%	$ 125.00
419	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			<=125	$ 301.03	$ 1,351.67	100%	$ 301.00
420	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			126-250	$ 169.01	$ 152.66	100%	$ 169.00
421	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			126-250	$ 558.49	$ 1,351.67	100%	$ 558.00
422	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			251-500	$ 199.63	$ 152.66	100%	$ 199.00
423	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			251-500	$ 951.21	$ 1,351.67	100%	$ 951.00
424	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			501-833	$ 282.27	$ 152.66	100%	$ 282.00
425	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			501-833	$ 1,483.31	$ 1,351.67	100%	$ 1,483.00
426	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			834-1250	$ 349.80	$ 152.66	100%	$ 349.00
427	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			834-1250	$ 1,994.38	$ 1,351.67	100%	$ 1,994.00
428	Building	Residential	Siding	Siding				$ 183.78	Estimate	100%	$ 183.00
429	Building	Residential	Wall Addition	Residential Interior: Building Plan Check				$ 157.14	Estimate	100%	$ 157.00
430	Building	Residential	Wall Addition	Residential Interior: Building Permit				$ 301.61	Estimate	100%	$ 301.00
431	Building	Residential	Wall Addition w/ Plumbing	Residential Interior w/ Bathroom: Building Plan Check				$ 289.87	Estimate	100%	$ 289.00
432	Building	Residential	Wall Addition w/ Plumbing	Residential Interior w/ Bathroom: Building Permit				$ 421.49	Estimate	100%	$ 421.00
433	Building	Screen Room		Under an Existing Patio Cover for a stick SFD: Building Plan Check				$ 84.19	$ 114.36	100%	$ 84.00
434	Building	Screen Room		Under an Existing Patio Cover for a stick SFD: Building Permit				$ 204.74	$ 364.00	100%	$ 204.00
435	Building	Screen Room		Without an Existing Patio Cover for a stick SFD: Building Plan Check				$ 116.10	$ 158.80	100%	$ 116.00
436	Building	Screen Room		Without an Existing Patio Cover for a stick SFD: Building Permit				$ 302.97	$ 454.11	100%	$ 302.00
437	Building	Screen Room		With ICC Plan as addition to Stick SFD: Building Permit		29.76		$ 215.16	$ 233.74	100%	$ 215.00
438	Building	Septic System		New or Replacement: Building Plan Check				$ 139.98	$ 158.80	100%	$ 139.00
439	Building	Septic System		New or Replacement: Building Permit				$ 209.31	$ 277.75	100%	$ 209.00
440	Building	Sewer Hook Up		Connection to sewer system and abandon septic tank				$ 335.06	$ 450.34	100%	$ 335.00
441	Building	Sewer Repair		Repair Building Sewer				$ 276.37	$ 294.27	100%	$ 276.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
442	Building	Signs		Monument Sign: Building Plan Check				$ 95.73	$ 141.82	100%	$ 95.00
443	Building	Signs		Monument Sign: Building Permit				$ 314.48	$ 362.67	100%	$ 314.00
444	Building	Signs		Monument Sign-Illuminated: Building Plan Check				$ 117.85	$ 168.93	100%	$ 117.00
445	Building	Signs		Monument Sign-Illuminated: Building Permit				$ 337.16	$ 450.67	100%	$ 337.00
446	Building	Signs		Site Signage: Building Plan Check				$ 157.14	$ 189.10	100%	$ 157.00
447	Building	Signs		Site Signage: Building Permit				$ 367.21	$ 489.57	100%	$ 367.00
448	Building	Signs		Wall Sign: Building Plan Check				$ 95.73	$ 141.82	100%	$ 95.00
449	Building	Signs		Wall Sign: Building Permit				$ 163.08	$ 218.38	100%	$ 163.00
450	Building	Signs		Wall Sign-Illuminated: Building Plan Check				$ 117.85	$ 168.93	100%	$ 117.00
451	Building	Signs		Wall Sign-Illuminated: Building Permit				$ 211.28	$ 274.66	100%	$ 211.00
452	Building	Spa/Hot Tub		Above Ground Spa or Hot Tub				$ 296.02	$ 350.04	100%	$ 296.00
453	Building	Special Event		Christmas Tree/Pumpkin Patch: Building Plan Check				$ 231.76	$ 168.93	100%	$ 231.00
454	Building	Special Event		Christmas Tree/Pumpkin Patch: Building Permit				$ 350.44	$ 243.52	100%	$ 350.00
455	Building	Spray Booth		Spray Booth				$ 667.44	Estimate	100%	$ 667.00
456	Building	Spray Booth		Spray Booth				$ 420.19	Estimate	100%	$ 420.00
457	Building	Storage	S1 & S2: IA, IB	Storage: Building Plan Check	0.0003	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,023.83	Estimate	100%	$ 2,023.00
458	Building	Storage	S1 & S2: IA, IB	Storage: Building Permit	0.0036	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 7,044.67	Estimate	100%	$ 7,044.00
459	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Building Plan Check	0.0002	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,594.74	$ 3,524.65	100%	$ 1,594.00
460	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Building Permit	0.0027	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 5,515.28	$ 6,505.63	100%	$ 5,515.00
461	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,165.64	Estimate	100%	$ 1,165.00
462	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Building Permit	0.0018	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 3,984.41	Estimate	100%	$ 3,984.00
463	Building	Storage	S1 & S2: IA, IB	Storage: Shell - Building Plan Check	0.0002	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,492.89	Estimate	100%	$ 1,492.00
464	Building	Storage	S1 & S2: IA, IB	Storage: Shell - Building Permit	0.0024	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 4,963.69	Estimate	100%	$ 4,963.00
465	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Shell - Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,196.53	Estimate	100%	$ 1,196.00
466	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Shell - Building Permit	0.0018	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 3,953.44	Estimate	100%	$ 3,953.00
467	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Shell - Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 900.17	Estimate	100%	$ 900.00
468	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Shell - Building Permit	0.0012	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 2,943.19	Estimate	100%	$ 2,943.00
469	Building	Storage	S1 & S2: IA, IB	Storage: Basic Shell TI - Building Plan Check	0.0013	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,227.43	Estimate	100%	$ 1,227.00
470	Building	Storage	S1 & S2: IA, IB	Storage: Basic Shell TI - Building Permit	0.015	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 3,984.41	Estimate	100%	$ 3,984.00
471	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Basic Shell TI - Building Plan Check	0.001	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 997.43	Estimate	100%	$ 997.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
472	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Basic Shell TI - Building Permit	0.0113	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 3,218.98	Estimate	100%	$ 3,218.00
473	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Basic Shell TI - Building Plan Check	0.0007	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 767.44	Estimate	100%	$ 767.00
474	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Basic Shell TI - Building Permit	0.0075	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 2,453.55	Estimate	100%	$ 2,453.00
475	Building	Storage	S1 & S2: IA, IB	Storage: TI - Building Plan Check	0.0017	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,492.89	Estimate	100%	$ 1,492.00
476	Building	Storage	S1 & S2: IA, IB	Storage: TI - Building Permit	0.0239	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 4,963.69	Estimate	100%	$ 4,963.00
477	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: TI - Building Plan Check	0.0013	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,196.53	Estimate	100%	$ 1,196.00
478	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: TI - Building Permit	0.0179	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 3,953.44	Estimate	100%	$ 3,953.00
479	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: TI - Building Plan Check	0.0009	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 900.17	Estimate	100%	$ 900.00
480	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: TI - Building Permit	0.0119	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 2,943.19	Estimate	100%	$ 2,943.00
481	Building	Storage Rack		<50,000 Sq. Ft. Building: Building Plan Check	25,000 sq. ft. or portion thereof .25 hour of SBI			$ 389.54	$ 148.76	100%	$ 389.00
482	Building	Storage Rack		<50,000 Sq. Ft. Building: Building Permit	25,000 sq. ft. or portion thereof 1.11 hour of SBI			$ 831.01	$ 341.75	100%	$ 831.00
483	Building	Stucco		Application to Existing Home				$ 264.43	$ 373.58	100%	$ 264.00
484	Building	Swimming Pool		Residential Swimming Pool				$ 506.73	$ 790.66	100%	$ 506.00
485	Building	Swimming Pool		Commercial Swimming Pool Plan Review				$ 250.27	NEW	100%	$ 250.00
486	Building	Swimming Pool		Commercial Swimming Pool Inspection				$ 849.83	$ 790.66	100%	$ 849.00
487	Building	Temporary Utilities		Commercial: Electrical & Gas				$ 157.31	$ 334.51	100%	$ 157.00
488	Building	Temporary Utilities		Residential: Deposit Required				$ 67.77	$ 89.94	100%	$ 67.00
489	Building	Tent		Commercial Tent Sale, no Generator: Building Plan Check				$ 252.13	$ 114.72	100%	$ 252.00
490	Building	Tent		Commercial Tent Sale, no Generator: Building Permit				$ 337.61	$ 243.52	100%	$ 337.00
491	Building	Tent		Commercial Tent Sale, w/ Generator: Building Plan Check				$ 274.25	$ 114.72	100%	$ 274.00
492	Building	Tent		Commercial Tent Sale, w/ Generator: Building Permit				$ 396.61	$ 243.52	100%	$ 396.00
493	Building	Trash Enclosure		City Standard: Building Plan Check				$ 95.73	$ 153.64	100%	$ 95.00
494	Building	Trash Enclosure		City Standard: Building Permit				$ 290.94	$ 530.53	100%	$ 290.00
495	Building	Utilities to Shed		Underground electrical, plumbing and/or gas				$ 231.49	$ 261.13	100%	$ 231.00
496	Building	Wall Heater		Residential Replacement				$ 197.80	$ 248.23	100%	$ 197.00
497	Building	Wall Heater		Multiple Equipment Residential Replacement				$ 224.87	$ 91.56	100%	$ 224.00
498	Building	Water Heater		Residential Replace				$ 119.69	$ 137.53	42%	$ 50.00
499	Building	Window Changeout		Residential				$ 174.89	$ 264.86	100%	$ 174.00
500	Building	Mechanical Permit Fees		Permit Issuance: Residential			ea	$ 129.03	$ 129.03	100%	$ 129.00
501	Building	Mechanical Permit Fees		Permit Processing Fee: Commercial			ea	$ 225.83	$ 225.83	100%	$ 225.00

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
502	Building	Mechanical Permit Fees		Forced-Air Furnace: 100,000 BTU/h or less			ea	$ 10.74	$ 10.74	100%	$ 10.74
503	Building	Mechanical Permit Fees		Forced-Air Furnace: 100,000 BTU/h or more			ea	$ 13.14	$ 13.14	100%	$ 13.14
504	Building	Mechanical Permit Fees		Gravity Furnace:100,000 BTU/h or less			ea	$ 10.74	$ 10.74	100%	$ 10.74
505	Building	Mechanical Permit Fees		Gravity Furnace:100,000 BTU/h or more			ea	$ 13.14	$ 13.14	100%	$ 13.14
506	Building	Mechanical Permit Fees		Burner: 100,000 BTU/h or less			ea	$ 10.74	$ 10.74	100%	$ 10.74
507	Building	Mechanical Permit Fees		Burner: 100,000 BTU/h or more			ea	$ 13.14	$ 13.14	100%	$ 13.14
508	Building	Mechanical Permit Fees		Floor Furnace			ea	$ 10.74	$ 10.74	100%	$ 10.74
509	Building	Mechanical Permit Fees		Suspended Heater			ea	$ 10.74	$ 10.74	100%	$ 10.74
510	Building	Mechanical Permit Fees		Wall-Heater - Recessed			ea	$ 10.74	$ 10.74	100%	$ 10.74
511	Building	Mechanical Permit Fees		Floor-Mounted Unit Heater			ea	$ 10.74	$ 10.74	100%	$ 10.74
512	Building	Mechanical Permit Fees		Appliance Vents			ea	$ 5.38	$ 5.38	100%	$ 5.38
513	Building	Mechanical Permit Fees		Heating Appliance			ea	$ 10.74	$ 10.74	100%	$ 10.74
514	Building	Mechanical Permit Fees		Refrigeration Unit			ea	$ 10.74	$ 10.74	100%	$ 10.74
515	Building	Mechanical Permit Fees		Cooling Unit			ea	$ 10.74	$ 10.74	100%	$ 10.74
516	Building	Mechanical Permit Fees		Absorption Unit			ea	$ 10.74	$ 10.74	100%	$ 10.74
517	Building	Mechanical Permit Fees		Heating System			ea	$ 10.74	$ 10.74	100%	$ 10.74
518	Building	Mechanical Permit Fees		Cooling System			ea	$ 10.74	$ 10.74	100%	$ 10.74
519	Building	Mechanical Permit Fees		Absorption System			ea	$ 10.74	$ 10.74	100%	$ 10.74
520	Building	Mechanical Permit Fees		Evaporative Cooling System			ea	$ 10.74	$ 10.74	100%	$ 10.74
521	Building	Mechanical Permit Fees		Boiler: 0-3 Horsepower			ea	$ 10.74	$ 10.74	100%	$ 10.74
522	Building	Mechanical Permit Fees		Boiler: 3.1-15 Horsepower			ea	$ 19.70	$ 19.70	100%	$ 19.70
523	Building	Mechanical Permit Fees		Boiler: 15.1-30 Horsepower			ea	$ 26.87	$ 26.87	100%	$ 26.87
524	Building	Mechanical Permit Fees		Boiler: 30.1-50 Horsepower			ea	$ 40.01	$ 40.01	100%	$ 40.01
525	Building	Mechanical Permit Fees		Boiler: 50.1 Horsepower			ea	$ 66.88	$ 66.88	100%	$ 66.88
526	Building	Mechanical Permit Fees		Compressor: 0-3 Horsepower			ea	$ 10.74	$ 10.74	100%	$ 10.74

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
527	Building	Mechanical Permit Fees		Compressor: 3.1-15 Horsepower			ea	$ 19.70	$ 19.70	100%	$ 19.70
528	Building	Mechanical Permit Fees		Compressor: 15.1-30 Horsepower			ea	$ 26.87	$ 26.87	100%	$ 26.87
529	Building	Mechanical Permit Fees		Compressor: 30.1-50 Horsepower			ea	$ 40.01	$ 40.01	100%	$ 40.01
530	Building	Mechanical Permit Fees		Compressor: 50.1 Horsepower			ea	$ 66.88	$ 66.88	100%	$ 66.88
531	Building	Mechanical Permit Fees		Absorption System: 0-100,000 BTU/h			ea	$ 10.74	$ 10.74	100%	$ 10.74
532	Building	Mechanical Permit Fees		Absorption System: 100,001-500,000 BTU/h			ea	$ 19.70	$ 19.70	100%	$ 19.70
533	Building	Mechanical Permit Fees		Absorption System: 500,001-1,000,000 BTU/h			ea	$ 26.87	$ 26.87	100%	$ 26.87
534	Building	Mechanical Permit Fees		Absorption System: 1,000,000-1,750,000 BTU/h			ea	$ 40.01	$ 40.01	100%	$ 40.01
535	Building	Mechanical Permit Fees		Absorption System: 1,750,000 BTU/h or greater			ea	$ 66.88	$ 66.88	100%	$ 66.88
536	Building	Mechanical Permit Fees		Air Handling Unit: 0-10,000 cfm			ea	$ 7.76	$ 7.76	100%	$ 7.76
537	Building	Mechanical Permit Fees		Air Handling Unit: 10,001 cfm or greater			ea	$ 13.14	$ 13.14	100%	$ 13.14
538	Building	Mechanical Permit Fees		Evaporative Coolers			ea	$ 7.76	$ 7.76	100%	$ 7.76
539	Building	Mechanical Permit Fees		Ventilation Fan			ea	$ 5.38	$ 5.38	100%	$ 5.38
540	Building	Mechanical Permit Fees		Ventilation System Miscellaneous			ea	$ 7.76	$ 7.76	100%	$ 7.76
541	Building	Mechanical Permit Fees		Hood			ea	$ 7.76	$ 7.76	100%	$ 7.76
542	Building	Mechanical Permit Fees		Incinerator-Domestic Type			ea	$ 13.14	$ 13.14	100%	$ 13.14
543	Building	Mechanical Permit Fees		Incinerator-Commercial or Industrial Type			ea	$ 53.75	$ 53.75	100%	$ 53.75
544	Building	Mechanical Permit Fees		Miscellaneous			ea	$ 7.76	$ 7.76	100%	$ 7.76
545	Building	Mechanical Permit Fees		New SFD-Tract: 0-1,500 Sq. Ft. each			ea	$ 71.02	$ 71.02	100%	$ 71.02
546	Building	Mechanical Permit Fees		New SFD-Tract: 1,501-2,500 Sq. Ft. each			ea	$ 78.78	$ 78.78	100%	$ 78.78
547	Building	Mechanical Permit Fees		New SFD-Tract: 2,501-4,500 Sq. Ft. each			ea	$ 108.02	$ 108.02	100%	$ 108.02
548	Building	Plumbing Permit Fees		Permit Processing Fee-Residential			ea	$ 129.03	$ 129.03	100%	$ 129.00
549	Building	Plumbing Permit Fees		Permit Processing Fee-Commercial			ea	$ 225.83	$ 225.83	100%	$ 225.00
550	Building	Plumbing Permit Fees		System Fee Schedule: Gas connection prior to permit final			ea	$ 193.33	$ 193.33	100%	$ 193.33
551	Building	Plumbing Permit Fees		System Fee Schedule: Gas connection simultaneous w/ release of temp electrical			ea	$ 167.25	$ 167.25	100%	$ 167.25

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Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
552	Building	Plumbing Permit Fees		Plumbing Fixture			ea	$ 7.16	$ 7.16	100%	$ 7.16
553	Building	Plumbing Permit Fees		Trap			ea	$ 7.16	$ 7.16	100%	$ 7.16
554	Building	Plumbing Permit Fees		Set of Fixture on 1 Trap			ea	$ 7.16	$ 7.16	100%	$ 7.16
555	Building	Plumbing Permit Fees		Sewer-Building			ea	$ 17.92	$ 17.92	100%	$ 17.92
556	Building	Plumbing Permit Fees		Sewer-Trailer Park			ea	$ 17.92	$ 17.92	100%	$ 17.92
557	Building	Plumbing Permit Fees		Rainwater Systems			ea	$ 7.16	$ 7.16	100%	$ 7.16
558	Building	Plumbing Permit Fees		Cesspool			ea	$ 26.87	$ 26.87	100%	$ 26.87
559	Building	Plumbing Permit Fees		Private Sewage Disposal System			ea	$ 53.75	$ 53.75	100%	$ 53.75
560	Building	Plumbing Permit Fees		Water Heater			ea	$ 8.96	$ 8.96	100%	$ 8.96
561	Building	Plumbing Permit Fees		Vent			ea	$ 8.96	$ 8.96	100%	$ 8.96
562	Building	Plumbing Permit Fees		Industrial Waste Pretreatment Interceptor			ea	$ 14.33	$ 14.33	100%	$ 14.33
563	Building	Plumbing Permit Fees		Water Piping			ea	$ 3.58	$ 3.58	100%	$ 3.58
564	Building	Plumbing Permit Fees		Water-Treating Equipment			ea	$ 3.58	$ 3.58	100%	$ 3.58
565	Building	Plumbing Permit Fees		Drainage			ea	$ 3.58	$ 3.58	100%	$ 3.58
566	Building	Plumbing Permit Fees		Vent: Repair or Alteration			ea	$ 3.58	$ 3.58	100%	$ 3.58
567	Building	Plumbing Permit Fees		Lawn Sprinkler			ea	$ 10.74	$ 10.74	100%	$ 10.74
568	Building	Plumbing Permit Fees		Backflow Protection			ea	$ 10.74	$ 10.74	100%	$ 10.74
569	Building	Plumbing Permit Fees		Atmospheric-type Vacuum Beakers: 1 to 5			ea	$ 8.96	$ 8.96	100%	$ 8.96
570	Building	Plumbing Permit Fees		Atmospheric-type Vacuum Beakers: over 5, per outlet			ea	$ 1.80	$ 1.80	100%	$ 1.80
571	Building	Plumbing Permit Fees		Backflow Protective Device: 2 in and smaller			ea	$ 8.96	$ 8.96	100%	$ 8.96
572	Building	Plumbing Permit Fees		Backflow Protective Device: over 2 inches			ea	$ 17.92	$ 17.92	100%	$ 17.92
573	Building	Plumbing Permit Fees		Gas Piping: 1-4 outlets			ea	$ 3.58	$ 3.58	100%	$ 3.58
574	Building	Plumbing Permit Fees		Gas Piping: 5 or more, per outlet			ea	$ 0.89	$ 0.89	100%	$ 0.89
575	Building	Plumbing Permit Fees		New SFD-Tract: 0-1,500 Sq. Ft. each			ea	$ 291.80	$ 291.80	100%	$ 291.80
576	Building	Plumbing Permit Fees		New SFD-Tract: 1,501-2,500 Sq. Ft. each			ea	$ 334.76	$ 334.76	100%	$ 334.76

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Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
577	Building	Plumbing Permit Fees		New SFD-Tract: 2,501-4,500 Sq. Ft. each			ea	$ 371.45	$ 371.45	100%	$ 371.45
578	Building	Electrical Permit Fees		Permit Processing Fee-Residential			ea	$ 129.03	$ 129.03	100%	$ 129.00
579	Building	Electrical Permit Fees		Permit Processing Fee-Commercial			ea	$ 225.83	$ 225.83	100%	$ 225.00
580	Building	Electrical Permit Fees		Multifamily Building, per Sq. Ft.			ea	$ 0.03	$ 0.03	100%	$ 0.03
581	Building	Electrical Permit Fees		Single and Two Family Building, per Sq. Ft.			ea	$ 0.04	$ 0.04	100%	$ 0.04
582	Building	Electrical Permit Fees		New SFD-Tract Standard, per Sq. Ft.			ea	$ 0.41	$ 0.41	100%	$ 0.41
583	Building	Electrical Permit Fees		New SFD-Tract Non-Standard: 0-1,500 Sq. Ft.			ea	$ 207.49	$ 207.49	100%	$ 207.49
584	Building	Electrical Permit Fees		New SFD-Tract Non-Standard: 1501-2,500 Sq. Ft.			ea	$ 251.16	$ 251.16	100%	$ 251.16
585	Building	Electrical Permit Fees		New SFD-Tract Non-Standard: 2,501-4,500 Sq. Ft.			ea	$ 334.94	$ 334.94	100%	$ 334.94
586	Building	Electrical Permit Fees		Carnivals and Cruises: Generator			ea	$ 17.92	$ 17.92	100%	$ 17.92
587	Building	Electrical Permit Fees		Carnivals and Cruises: Rides, electrically driven			ea	$ 17.92	$ 17.92	100%	$ 17.92
588	Building	Electrical Permit Fees		Carnivals and Cruises: Rides, mechanically driven			ea	$ 5.38	$ 5.38	100%	$ 5.38
589	Building	Electrical Permit Fees		Carnivals and Cruises: Walk Through Attractions			ea	$ 5.38	$ 5.38	100%	$ 5.38
590	Building	Electrical Permit Fees		Carnivals and Cruises: Displays having electrical lighting			ea	$ 5.38	$ 5.38	100%	$ 5.38
591	Building	Electrical Permit Fees		Carnivals and Cruises: Area Lighting			ea	$ 5.38	$ 5.38	100%	$ 5.38
592	Building	Electrical Permit Fees		Carnivals and Cruises: Booth Lighting			ea	$ 5.38	$ 5.38	100%	$ 5.38
593	Building	Electrical Permit Fees		Temporary Power Pole			ea	$ 17.92	$ 17.92	100%	$ 17.92
594	Building	Electrical Permit Fees		Temporary Pedestal			ea	$ 17.92	$ 17.92	100%	$ 17.92
595	Building	Electrical Permit Fees		Temporary Distribution System			ea	$ 8.96	$ 8.96	100%	$ 8.96
596	Building	Electrical Permit Fees		Temporary Lighting			ea	$ 8.96	$ 8.96	100%	$ 8.96
597	Building	Electrical Permit Fees		Receptacle Outlets			ea	$ 8.96	$ 8.96	100%	$ 8.96
598	Building	Electrical Permit Fees		Connection of temporary electrical, prior to permit final			ea	$ 193.33	$ 193.33	100%	$ 193.33
599	Building	Electrical Permit Fees		Connection of temporary electrical w/ release of temporary gas			ea	$ 167.25	$ 167.25	100%	$ 167.25
600	Building	Electrical Permit Fees		Receptacle: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
601	Building	Electrical Permit Fees		Receptacle: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53

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Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
602	Building	Electrical Permit Fees		Switch: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
603	Building	Electrical Permit Fees		Switch: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53
604	Building	Electrical Permit Fees		Lighting Outlets: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
605	Building	Electrical Permit Fees		Lighting Outlets: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53
606	Building	Electrical Permit Fees		Light Fixtures: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
607	Building	Electrical Permit Fees		Light Fixtures: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53
608	Building	Electrical Permit Fees		Lighting Fixtures-Pole			ea	$ 0.89	$ 0.89	100%	$ 0.89
609	Building	Electrical Permit Fees		Lighting Fixtures-Platform-Mounted			ea	$ 0.89	$ 0.89	100%	$ 0.89
610	Building	Electrical Permit Fees		Lighting Fixtures-Theatrical-type			ea	$ 0.89	$ 0.89	100%	$ 0.89
611	Building	Electrical Permit Fees		Residential Appliances			ea	$ 0.89	$ 0.89	100%	$ 0.89
612	Building	Electrical Permit Fees		Electric Ovens-Wall Mounted			ea	$ 3.58	$ 3.58	100%	$ 3.58
613	Building	Electrical Permit Fees		Cooking Tops-Counter-Mounted			ea	$ 3.58	$ 3.58	100%	$ 3.58
614	Building	Electrical Permit Fees		Ranges-Electric			ea	$ 3.58	$ 3.58	100%	$ 3.58
615	Building	Electrical Permit Fees		Self-Contained Room			ea	$ 3.58	$ 3.58	100%	$ 3.58
616	Building	Electrical Permit Fees		Console			ea	$ 3.58	$ 3.58	100%	$ 3.58
617	Building	Electrical Permit Fees		Air Conditioners-Through-Wall			ea	$ 3.58	$ 3.58	100%	$ 3.58
618	Building	Electrical Permit Fees		Heaters-Space			ea	$ 3.58	$ 3.58	100%	$ 3.58
619	Building	Electrical Permit Fees		Food Waste Grinders			ea	$ 3.58	$ 3.58	100%	$ 3.58
620	Building	Electrical Permit Fees		Dishwashers			ea	$ 3.58	$ 3.58	100%	$ 3.58
621	Building	Electrical Permit Fees		Washing Machines			ea	$ 3.58	$ 3.58	100%	$ 3.58
622	Building	Electrical Permit Fees		Water Heaters			ea	$ 3.58	$ 3.58	100%	$ 3.58
623	Building	Electrical Permit Fees		Clothes Dryers			ea	$ 3.58	$ 3.58	100%	$ 3.58
624	Building	Electrical Permit Fees		Motor-Operated Appliances			ea	$ 3.58	$ 3.58	100%	$ 3.58
625	Building	Electrical Permit Fees		Non-residential Appliances			ea	$ 3.58	$ 3.58	100%	$ 3.58
626	Building	Electrical Permit Fees		Medical Devices			ea	$ 3.58	$ 3.58	100%	$ 3.58

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Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
627	Building	Electrical Permit Fees		Dental Devices			ea	$ 3.58	$ 3.58	100%	$ 3.58
628	Building	Electrical Permit Fees		Food Cabinets			ea	$ 3.58	$ 3.58	100%	$ 3.58
629	Building	Electrical Permit Fees		Beverage Cabinets			ea	$ 3.58	$ 3.58	100%	$ 3.58
630	Building	Electrical Permit Fees		Ice Cream Cabinets			ea	$ 3.58	$ 3.58	100%	$ 3.58
631	Building	Electrical Permit Fees		Illuminated Show Cases			ea	$ 3.58	$ 3.58	100%	$ 3.58
632	Building	Electrical Permit Fees		Drinking Fountains			ea	$ 3.58	$ 3.58	100%	$ 3.58
633	Building	Electrical Permit Fees		Vending Machines			ea	$ 3.58	$ 3.58	100%	$ 3.58
634	Building	Electrical Permit Fees		Laundry Machines			ea	$ 3.58	$ 3.58	100%	$ 3.58
635	Building	Electrical Permit Fees		Other Similar Equipment			ea	$ 3.58	$ 3.58	100%	$ 3.58
636	Building	Electrical Permit Fees		Power Apparatus, Motors: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
637	Building	Electrical Permit Fees		Power Apparatus, Motors: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
638	Building	Electrical Permit Fees		Power Apparatus, Motors: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
639	Building	Electrical Permit Fees		Power Apparatus, Motors: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
640	Building	Electrical Permit Fees		Power Apparatus, Motors: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
641	Building	Electrical Permit Fees		Power Apparatus, Generators: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
642	Building	Electrical Permit Fees		Power Apparatus, Generators: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
643	Building	Electrical Permit Fees		Power Apparatus, Generators: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
644	Building	Electrical Permit Fees		Power Apparatus, Generators: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
645	Building	Electrical Permit Fees		Power Apparatus, Generators: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
646	Building	Electrical Permit Fees		Power Apparatus, Transformers: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
647	Building	Electrical Permit Fees		Power Apparatus, Transformers: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
648	Building	Electrical Permit Fees		Power Apparatus, Transformers: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
649	Building	Electrical Permit Fees		Power Apparatus, Transformers: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
650	Building	Electrical Permit Fees		Power Apparatus, Transformers: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
651	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27

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Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
652	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
653	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
654	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
655	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
656	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
657	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
658	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
659	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
660	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
661	Building	Electrical Permit Fees		Power Apparatus, Capacitors: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
662	Building	Electrical Permit Fees		Power Apparatus, Capacitors: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
663	Building	Electrical Permit Fees		Power Apparatus, Capacitors: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
664	Building	Electrical Permit Fees		Power Apparatus, Capacitors: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
665	Building	Electrical Permit Fees		Power Apparatus, Capacitors: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
666	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
667	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
668	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
669	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
670	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
671	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
672	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
673	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
674	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
675	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
676	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
677	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
678	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
679	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
680	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
681	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
682	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
683	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
684	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
685	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
686	Building	Electrical Permit Fees		Trolley, each 100 ft			ea	$ 5.38	$ 5.38	100%	$ 5.38
687	Building	Electrical Permit Fees		Busways-Plug in Type, each 100 ft			ea	$ 5.38	$ 5.38	100%	$ 5.38
688	Building	Electrical Permit Fees		Signs-One Branch Circuit			ea	$ 17.92	$ 17.92	100%	$ 17.92
689	Building	Electrical Permit Fees		Outline Lighting Systems			ea	$ 17.92	$ 17.92	100%	$ 17.92
690	Building	Electrical Permit Fees		Marques			ea	$ 17.92	$ 17.92	100%	$ 17.92
691	Building	Electrical Permit Fees		Signs-Additional Branch Circuits			ea	$ 4.81	$ 4.81	100%	$ 4.81
692	Building	Electrical Permit Fees		Outline Lighting Systems Additional Branch Circuits			ea	$ 3.58	$ 3.58	100%	$ 3.58
693	Building	Electrical Permit Fees		Services: up to 600 volts and 200 amperes			ea	$ 22.09	$ 22.09	100%	$ 22.09
694	Building	Electrical Permit Fees		Services: up to 600 volts and 201-1,000 amperes			ea	$ 44.79	$ 44.79	100%	$ 44.79
695	Building	Electrical Permit Fees		Services: over 600 volts or over 1,000 amperes			ea	$ 89.57	$ 89.57	100%	$ 89.57
696	Building	Electrical Permit Fees		Apparatus-Electrical			ea	$ 13.14	$ 13.14	100%	$ 13.14
697	Building	Electrical Permit Fees		Conduits			ea	$ 13.14	$ 13.14	100%	$ 13.14
698	Building	Electrical Permit Fees		Conductors			ea	$ 13.14	$ 13.14	100%	$ 13.14

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
699	Engineering	Plan Checking	Grading	Clear & Grub - Stockpile - Mass - Rough	Single Family Home - 1 Acre Or Less		3 Reviews Maximum	$ 607.81	NEW	100%	$ 607.00	
700	Engineering	Plan Checking	Grading	Clear & Grub - Stockpile - Mass - Rough	Residential Subdivisions		Initial Deposit of 4% of grading construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of grading construction costs with FBHR of involved personnel plus Outside Costs	
701	Engineering	Plan Checking	Grading	Clear & Grub - Stockpile - Mass - Rough	Commercial Sites		Initial Deposit of 4% of grading construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of grading construction costs with FBHR of involved personnel plus Outside Costs	
702	Engineering	Plan Checking	Grading	Precise Grading	Single Family Home - 1 Acre Or Less - 1st Review			$ 390.43	$ 25.00	100%	$ 390.00	
703	Engineering	Plan Checking	Grading	Precise Grading	Single Family Home - 1 Acre Or Less - 2nd Review			$ 217.28	NEW	100%	$ 217.00	
704	Engineering	Plan Checking	Grading	Precise Grading	Single Family Home - 1 Acre Or Less - 3rd Review & Approval			$ 189.04	NEW	100%	$ 189.00	
705	Engineering	Plan Checking	Grading	Precise Grading	Additional Lot			$ 177.52	$ 25.00	100%	$ 177.00	
706	Engineering	Plan Checking	Grading	Precise Grading	Commercial Sites		Initial Deposit of 4% of grading construction costs with FBHR plus Outside Costs	Variable	From $44 to $1450 depending on cubic yards moved	100%	Initial Deposit of 4% of grading construction costs with FBHR of involved personnel plus Outside Costs	
707	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	1st Review		per sheet	$ 177.52	NEW	100%	$ 177.00	
708	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	2nd Review		per sheet	$ 139.99	NEW	100%	$ 139.00	
709	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	3rd Review & Approval		per sheet	$ 238.09	NEW	100%	$ 238.00	
710	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	SWPPP		per sheet	$ 430.19	NEW	100%	$ 430.00	
711	Engineering	Plan Checking	Grading	Grading Permit Issuance	Review Submitted Documentation			$ 177.52	NEW	100%	$ 177.00	
712	Engineering	Plan Checking	Grading	Grading Permit Issuance	Issuance			$ 47.65	$ 3.00	100%	$ 47.60	
713	Engineering	Plan Checking	Grading	Grading Permit Extension/Renewal	Research Previous Permit Documentation			$ 143.57	NEW	100%	$ 143.00	
714	Engineering	Plan Checking	Grading	Grading Permit Extension/Renewal	Review Submitted Documentation			$ 192.62	NEW	100%	$ 192.00	
715	Engineering	Plan Checking	Grading	Grading Permit Extension/Renewal	Issuance			$ 96.70	NEW	100%	$ 96.00	
716	Engineering	Plan Checking	Grading		4th & Subsequent Review		per sheet	$ 220.80	NEW	100%	$ 220.00	
717	Engineering	Plan Checking	Grading		Grading Plan Revision		per sheet	$ 448.77	NEW	100%	$ 448.00	
718	Engineering	Plan Checking	Grading		Traffic Control Plans		per sheet	$ 116.54	NEW	100%	$ 116.00	
719	Engineering	Plan Checking	Grading		Encroachment Permit			$ 177.52	$ 3.00	100%	$ 177.00	
720	Engineering	Plan Checking	Grading		Import/Export Fee		per CY	$ 4.71	.35/CY	100%	$ 4.70	

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
721	Engineering	Plan Checking	Public/Private Improvements		Improvement Plans Review		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	4% of construction cost estimate	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
722	Engineering	Plan Checking	Public/Private Improvements		Permit Issuance - On/Off-Site Improvements			$ 356.83	$ 3.00	100%	$ 356.00	
723	Engineering	Plan Checking	Public/Private Improvements		Traffic Control Plans		per sheet	$ 109.62	NEW	100%	$ 109.00	
724	Engineering	Plan Checking	Public/Private Improvements		4th & Subsequent Review		per sheet	$ 220.80	NEW	100%	$ 220.00	
725	Engineering	Plan Checking	Public/Private Improvements		Improvement Plan Revision		per sheet	$ 448.77	NEW	100%	$ 448.00	
726	Engineering	Plan Checking	Public/Private Improvements		Encroachment Permit			$ 177.52	$ 3.00	100%	$ 177.50	
727	Engineering	Plan Checking	Public/Private Improvements		Plans Storage/Scanning		per sheet	$ 6.86	NEW	100%	$ 6.00	
728	Engineering	Plan Checking	Mapping	Easements	Dedication/Quitclaim - 1st Review & Research			$ 509.71	NEW	100%	$ 509.00	
729	Engineering	Plan Checking	Mapping	Easements	Dedication/Quitclaim - 2nd Review - Process Documents - Staff Report			$ 348.08	NEW	100%	$ 348.00	
730	Engineering	Plan Checking	Mapping	Easements	Vacation - 1st Review & Research			$ 596.29	NEW	100%	$ 596.00	
731	Engineering	Plan Checking	Mapping	Easements	Vacation - 2nd Review - Process Documents - Staff Report			$ 434.66	NEW	100%	$ 434.00	
732	Engineering	Plan Checking	Mapping	Street Vacation	Summary - 1st Review & Research			$ 1,703.35	$ 270.00	100%	$ 1,703.00	
733	Engineering	Plan Checking	Mapping	Street Vacation	Summary - 2nd Review - Process Documents - Staff Report			$ 507.12	NEW	100%	$ 507.00	
734	Engineering	Plan Checking	Mapping	Street Vacation	Detailed - 1st Review & Research			$ 2,708.87	$ 270.00	100%	$ 2,708.00	
735	Engineering	Plan Checking	Mapping	Street Vacation	Detailed - 2nd Review - Process Documents - Staff Report			$ 850.84	NEW	100%	$ 850.00	
736	Engineering	Plan Checking	Mapping	Parcel Maps	Up To 4 Parcels		3 reviews	$ 3,206.82	$ 1,400.00	100%	$ 3,206.00	
737	Engineering	Plan Checking	Mapping	Parcel Maps	More Than 4 Parcels (Commercial)		3 reviews	$ 4,871.56	$ 1,640.00	100%	$ 4,871.00	
738	Engineering	Plan Checking	Mapping	Parcel Maps	Parcel Map Waiver		3 reviews	$ 2,083.63	NEW	100%	$ 2,083.00	
739	Engineering	Plan Checking	Mapping	Parcel Maps	Reversion To Acreage		3 reviews	$ 2,256.78	NEW	100%	$ 2,256.00	
740	Engineering	Plan Checking	Mapping	Final Maps	Up To 25 Lots		3 reviews	$ 6,614.23	$ 1,200.00	100%	$ 6,614.00	
741	Engineering	Plan Checking	Mapping	Final Maps	More Than 25 Lots —> Add 1 hr/Lot Above 25		3 reviews	$ 318.20	$ 2,000.00	100%	$ 318.00	
742	Engineering	Plan Checking	Mapping	Final Maps	Subdivision Agreement And Bonds Processing		3 reviews	$ 1,195.01	NEW	100%	$ 1,195.00	
743	Engineering	Plan Checking	Mapping	Final Maps	Bond Replacement/Reduction		3 reviews	$ 767.17	NEW	100%	$ 767.00	
744	Engineering	Plan Checking	Mapping		Maps - 4th And Subsequent Review		per sheet	$ 365.74	NEW	100%	$ 365.00	
745	Engineering	Plan Checking	Mapping		Record Of Survey			$ 1,842.25	NEW	100%	$ 1,842.00	
746	Engineering	Plan Checking	Mapping		Amended Map			$ 1,119.50	NEW	100%	$ 1,119.00	
747	Engineering	Plan Checking	Mapping		Certificate Of Compliance			$ 1,009.89	NEW	100%	$ 1,009.00	
748	Engineering	Plan Checking	Mapping		Certificate Of Correction			$ 836.73	NEW	100%	$ 836.00	
749	Engineering	Plan Checking	Mapping		Centerline Ties Review			$ 177.52	NEW	100%	$ 177.00	
750	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 1 thru 10 w/ Engineers Report	Base Fee + per parcel fee of $25	Contracted	$ 2,555.00	$ 5,000.00	100%	$ 2,555.00	Base Fee + per parcel fee of $25
751	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 11 thru 150 w/Engineers Report	Base fee + per parcel fee of $20	Contracted	$ 3,484.00	$ 5,000.00	100%	$ 3,484.00	Base fee + per parcel fee of $20

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
752	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 151 thru 400 w/Engineers Report	Base fee + per parcel fee of $10	Contracted	$ 4,416.00	$ 5,000.00	100%	$ 4,416.00	Base fee + per parcel fee of $10
753	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 401 + w/Engineers Report	Base fee + per parcel fee pf $2.50	Contracted	$ 5,347.00	$ 5,000.00	100%	$ 5,347.00	Base fee + per parcel fee pf $2.50
754	Engineering	Plan Checking	Mapping		CFD (Public Safety) Formation		Contracted - Minimum deposit of $3,000, Add'l costs will be based on project size and level of effort specific to the development	Variable	Deposit	100%	$ 3,000.00	Minimum Deposit, Based on Actual Costs
755	Engineering	Plan Checking	Mapping		LLMD Processing			$ 841.91	NEW	100%	$ 841.00	
756	Engineering	Plan Checking	Studies		Traffic Impact Analysis			$ 1,669.10	NEW	100%	$ 1,669.00	
757	Engineering	Plan Checking	Studies	FEMA	Conditional Letter Of Map Revision (CLOMR)			$ 1,720.36	$ 40.00	100%	$ 1,720.00	
758	Engineering	Plan Checking	Studies	FEMA	Letter Of Map Revision (LOMR)			$ 448.77	$ 40.00	100%	$ 448.00	
759	Engineering	Plan Checking	Studies	FEMA	Letter Of Map Amendment (LOMA)			$ 448.77	$ 40.00	100%	$ 448.00	
760	Engineering	Plan Checking	Studies	FEMA	Elevation Certificate			$ 818.07	NEW	100%	$ 818.00	
761	Engineering	Plan Checking	Studies	FEMA	Flood Zone Clearance Letter/FIRmette			$ 525.64	$ 40.00	100%	$ 525.00	
762	Engineering	Plan Checking	Studies	Hydrology And Hydraulics	0 To 50 Acres			$ 2,333.49	NEW	100%	$ 2,333.00	
763	Engineering	Plan Checking	Studies	Hydrology And Hydraulics	50 To 100 Acres			$ 3,460.91	NEW	100%	$ 3,460.00	
764	Engineering	Plan Checking	Studies	Hydrology And Hydraulics	More Than 100 Acres		Each additional acre over 100	$ 344.03	NEW	100%	$ 344.00	
765	Engineering	Plan Checking	Studies	Water Quality Management Plan (WQMP)	Preliminary			$ 502.66	NEW	100%	$ 502.00	
766	Engineering	Plan Checking	Studies	Water Quality Management Plan (WQMP)	Final			$ 2,903.23	NEW	100%	$ 2,903.00	
767	Engineering	Inspection	Grading		Clear & Grub - Stockpile - Mass - Rough		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
768	Engineering	Inspection	Grading	Precise Grading	Single Family Home - 1 Acre Or Less			$ 242.54	$ 25.00	100%	$ 242.00	
769	Engineering	Inspection	Grading	Precise Grading	Subdivision Lots		Up to 4 parcels	$ 300.01	$ 25.00	100%	$ 300.00	
770	Engineering	Inspection	Grading	Precise Grading	Additional Lot			$ 97.14	$ 25.00	100%	$ 97.00	
771	Engineering	Inspection	Grading	Precise Grading	Commercial Sites		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	4% of construction cost estimate	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
772	Engineering	Inspection	Grading		Erosion And Sediment Control Facilities		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
773	Engineering	Inspection	Grading		Special Inspection		per hour	$ 109.62	NEW	100%	$ 109.00	
774	Engineering	Inspection	Public/Private Improvements		Improvements Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	4% of construction cost estimate	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
775	Engineering	Inspection	Public/Private Improvements		Traffic Control Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
776	Engineering	Inspection	Public/Private Improvements		Storm Water Pollution Prevention Plan (SWPPP) Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
777	Engineering	Inspection	Public/Private Improvements		Water Quality Mgmt. Plan (WQMP) Facilities Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	$ 304.27	NEW	100%	$ 304.00	
778	Engineering	Inspection	Public/Private Improvements		WQMP - Annual Inspection Per Site		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
779	Engineering	Permits			Encroachment Permit			$ 177.52	$ 3.00	100%	$ 177.00	
780	Engineering	Permits		Driveways	Residential			$ 264.95	$ 3.00	100%	$ 264.00	
781	Engineering	Permits		Driveways	Commercial			$ 438.96	$ 3.00	100%	$ 438.00	
782	Engineering	Permits		Driveways	Second Approach			$ 264.95	$ 3.00	100%	$ 264.00	
783	Engineering	Permits			Curb Core		Max. 2 per lot	$ 177.94	$ 3.00	100%	$ 177.00	
784	Engineering	Permits			Block Party			$ 345.43	$ 3.00	100%	$ 345.00	
785	Engineering	Permits		Excavation	Crossing			$ 230.78	$ 3.00	100%	$ 230.00	

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
786	Engineering	Permits		Excavation	Parallel		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	$ 120.00	100%	Initial Deposit of 4% of construction costs with FBHR of Involved personnel plus Outside Costs	
787	Engineering	Permits		Transportation Permit	Single Trip		per Caltrans	$ 106.94	$ 16.00	100%	$ 106.00	
788	Engineering	Permits		Transportation Permit	Annual		per Caltrans	$ 180.94	$ 90.00	100%	$ 180.00	
789	Engineering	Permits		Transportation Permit	Multi-Trip		per Caltrans	$ 180.94	$ 90.00	100%	$ 180.00	
790	Engineering	Permits			Documents/Plans Research		per hour	$ 90.94	NEW	100%	$ 90.00	
791	Planning				Shopping Cart Impound Fee (Public Works)			$ 85.83	NEW	100%	$ 85.00	

APPENDIX C – FULLY BURDENED HOURLY RATES

Below are fully burdened hourly rates of staff positions that provide for the services detailed in Appendix B. The FBHRs were used to determine the full cost of each service. They include the salary and benefit costs for each position as well as a percentage of departmental overhead and central service overhead applicable based on the position's department.

City of Hemet - User Fee

Fully Burdened Hourly Rates

Position Title	Fully Burdened Hourly Rate
Building - Administrative Assistant	81.16
Building - Building Inspector I	64.70
Building - Building Official	146.33
Building - Building Tech II	68.65
Building - Community Development Director	192.59
Building - Office Specialist I PT	21.74
Building - Senior Building Inspector	88.49
Code - Code Comp Manager	112.65
Code - Code Enforcment Officer II	81.31
Code - Community Development Director	211.16
Code - Office Specialist I	48.89
Code - Office Specialist II	59.34
Engineering - Administrative Assistant	87.86
Engineering - Engineering Director/City Engineer	196.20
Engineering - Engineering Tech II	86.58
Engineering - Principal Engineer	159.04
Engineering - Public Works Inspector II	87.00
Engineering - Sr. Public Works Inspector	105.25
Fire - Administrative Assistant	64.02
Fire - Fire Captain	119.28
Fire - Fire Captain (Admin Capt)	130.69
Fire - Fire Chief	176.61
Fire - Fire Engineer	101.75
Fire - Fire Engineer (Acting Captain)	113.53
Fire - Fire Engineer CFD	101.45
Fire - Fire Fighter	86.10
Fire - Fire Fighter (Acting Fire Engineer)	95.18
Library - Librarian	108.57
Library - Librarian (currently Acting Sr Librarian)	125.98
Library - Library Assistant I PT	41.26
Library - Library Assistant II	86.89
Library - Library Associate I	92.27
Library - Library Associate II	93.05
Library - Library Page PT	24.69
Library - Literacy Coordinator PT	63.15

City of Hemet - User Fee

Fully Burdened Hourly Rates

Position Title	Fully Burdened Hourly Rate
Parks - Lead Maintenance Worker	81.79
Parks - Lead Tree Trimmer	87.04
Parks - Maint Wkr I	63.32
Parks - Maint Wkr II	76.14
Parks - Maintenance Worker II	75.39
Parks - Parks Supervisor	103.18
Parks - Tree Trimmer	80.90
Planning - Administrative Assistant	80.42
Planning - Associate Planner	103.20
Planning - Community Dev. Specialist	60.93
Planning - Community Development Director	215.45
Planning - Planning Tech	81.46
Planning - Principal Planner	149.95
Police - Community Service Officer	51.96
Police - Crime Scene Tech	64.72
Police - Deputy Chief of Police	200.55
Police - Dispatcher PT	148.38
Police - Investigator	104.75
Police - Investigator - Limited Term Prog. PT	57.11
Police - Management Assistant	86.39
Police - Office Specialist I PT	25.94
Police - Police Chief	223.16
Police - Police Corporal	111.98
Police - Police Lieutenant	168.96
Police - Police Officer	97.24
Police - Police Officer CFD	96.19
Police - Police Sergeant	138.78
Police - Property/Evidence Tech	54.18
Police - Property/Evidence Tech PT	30.93
Police - Public Safety Dispatcher	59.88
Police - Public Safety Office Specialist	47.56

APPENDIX D – STAFF REPORTS

The documents following were provided by staff and were developed using the analysis from this User Fee Study. Willdan Financial Services did not review or assist with the staff reports in Appendix D.

CBC-California Building Code

Buildings are classified by 1 of 5 ***construction types***, each of which can be broken down further into type A or B.

Type I and II are construction types which the building elements are made of noncombustible materials.

Type III is a construction type where the exterior walls are noncombustible and the interior has different construction make up.

Type IV is a construction type where Heavy Timber is used and the exterior walls are of noncombustible materials and the interior has different construction make up.

Type V is combustible construction.

Occupancy Classifications (CBC Class) are as follows:

A-Assembly: Occupancy where persons gather for the purposes of civic, social or religious functions; recreation, food or drink consumption or awaiting transportation.

A-1: Usually with fixed seats, intended for the production of viewing performing arts or motion pictures.

A-2: Use intended for food and/or drink consumption

A-3: Use for worship, recreation or amusement.

A-4: use for viewing of indoor sporting events.

A-5: Use for participation in or viewing outdoor activities.

B-Business: Occupancy where the use is for office, professional or service-type transactions, including storage of records and accounts; Banks, post office, car wash.

E-Educational: Occupancy by more than 6 persons at any one time for educational purposes through the 12th grade.

F-Factory: Occupancy for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group or S occupancy.

F-1: Moderate-hazard; boats, clothing furniture, etc.

F-2: Fabricating or manufacturing noncombustible materials which do not involve a significant fire hazard; Beverages; Ice, Glass products.

H-Hazardous: Occupancy where the use, manufacturing or storage of a product creates a hazardous condition.

CBC-California Building Code

H-1: Materials pose a detonation hazard.

H-2: Materials that pose a deflagration hazard or a hazard from accelerated burning.

H-3: Materials that readily support combustion or that pose a physical hazard.

H-4: Materials that are health hazards.

H-5: Semiconductor fabrication facilities and comparable research and development areas which use hazardous production materials.

I-Institutional: Occupancy where care or supervision is provided to persons who are not capable of self-preservation without assistance.

I-1: Not Used

I-2: Medical care on a 24 hours basis

I-3: Occupants are under restraint or security; jail

I-4: Day Care Facilities; Adult or Child

M-Mercantile: department store, super market, retail

R-Residential

R-1: Hotel/Motel

R-2: Apartment house, timeshares.

R-3: Single Family Dwelling

R-4: House 6 ambulatory clients, but not more than 16 persons, who reside on a 24 hour basis.

S-Storage: Occupancy used for storage of non-hazardous occupancy.

S-1: Storage of moderate-hazard storage

S-2: Low-hazard storage;

U-Utility: Occupancy that is an accessory structure; carport, retaining wall, tower.

Police Department
User Fee Study
Fee Comparison by City

				Hemet						
Item	**Sub Code**	**Description**		**Current Fee**	**Proposed Fee**	**Menifee**	**Murrieta**	**Perris**	**San Jacinto**	**Temecula**
6		Abandoned Vehicle Removal	Reso 3891	No charge	$ 58.00	$ 88.00		$ 75.00	$100 and over	No private property tows See #29 for storage fees
9		False 911 calls	New Fee		$ 68.00		Penal Code 148.3		0 to $150	Penal Code 148.3
14	Citation Sign off	Other Agency Citation: Non-Resident/Resident. HPD Citation Non-Resident	New Fee		$ 26.00	$ 27.00	City residents - No charge; Non-City residents $10	$ 27.00	All are $27.00 No stipulations	
19		Police Report (Non-Collision Report)	G.C. 6253(B)	$ 10.00	$ 10.00	$15 for all	$18 per report	$15 for all	$20 - all report types	$20 City Resident $13 County Resident
20		Call for Service	Reso 3891	$ 5.00	$ 5.00	$ 15.00	$ 10.00	$ 15.00	No fee	No charge
21		Traffic Collision w / injury	Reso 3891	$ 30.00	$ 31.00	$ 15.00	$ 18.00	$ 15.00	$20 - all report types	$20 City Resident $13 County Resident
22		Traffic Collision without injury	Reso 3891	$ 10.00	$ 15.00	$ 15.00	$ 18.00	$ 15.00	$20 - all report types	$20 City Resident $13 County Resident
23		Agency Live-scan fee	Reso 3891	$ 10.00	$ 11.00	$ 10.00	$ 20.00	$ 10.00	did not ask	$ 10.00
27		Repossession Fee	Reso 3891	$ 15.00	$ 15.00	$ 15.00	$ 15.00	$ 15.00	see #6	$ 15.00
29		Vehicle Impound Fee	22850.5 CVC	$ 180.00	$ 198.00	$ 150.00	$ 150.00	$ 150.00	see #6	$ 150.00
31		Clearance Letter	Reso 3891	$ 5.00	$ 70.00	$ 17.00	$20 notarized; $15 not notarized	$ 17.00		$ 17.00
32		Witness Fee (Civil)	per GC 68097.2 (per day)	275.00	Set by Gov't Code	Statute	$ 275.00	Statute	Statute	Statute

Fire Department
User Fee Study
Fee Comparison by City

Item	Sub Code	Description	Hemet Current Fee	Hemet Proposed Fee	Menifee	Murrieta	Temecula
7	Commercial Systems	Plan Check New Fire Alarm System	$ 273.56	$ 374.00	No Fire Fees	$ 573.00	$ 531.00
10	Commercial Systems	Inspection New Fire Alarm System	$ 273.56	$ 242.00		$ 180.00	510
18	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	$ 227.96	$ 330.00		$ 263.00	$ 531.00
22	Commercial Systems	Inspection Tenant Improvement Fire Alarm	$ 227.96	$ 274.00		$ 180.00	$ 737.00
24	Commercial Systems	Plan Check New Fire Sprinkler System	$ 364.74	$ 445.00		$ 516.00	$ 531.00
30	Commercial Systems	Plan Check New Fire Sprinkler System	$ 729.48	$ 292.00		$ 1,086.00	$ 1,029.00
31	Commercial Systems	Sprinkler Inspection New 1-100	$ 364.74	$ 307.00		$ 511.00	$ 583.00
33	Commercial Systems	Plan Check Tenant Improvement	$ 273.56	$ 368.00		$ 263.00	$ 365.00
37	Commercial Systems	Inspection Tenant Improvement	$ 273.56	$ 307.00		$ 180.00	$ 510.00
44	Underground Fire Sprinkler Piping	Plan Check Underground Piping	$ 273.56	$ 368.00		$ 309.00	$ 615.00
49	Special Fire Protection Systems	Plan Check Hood & Duct Systems	$ 182.37	$ 292.00		$ 400.00	$ 415.00
50	Special Fire Protection Systems	Inspection Hood & Duct Systems	$ 227.96	$ 274.00		$ 361.00	$ 287.00
76	Special Hazard Services - Underground or Above Ground Tanks	Plan Check Tank Installation Or Removal	$ 364.74	$ 368.00		$ 740.00	$ 614.00
77	Special Hazard Services - Underground or Above Ground Tanks	Inspection Tank Installation Or Removal	$ 364.74	$ 372.00		$ 361.00	$ 948.00
80	Hazardous Processes Or Occupancies	Initial Plan Review Hazardous Processes Or Occupancies	$ 182.37	$ 372.00		$ -	$ 964.00
81	Hazardous Processes Or Occupancies	Annual Permit Hazardous Processes Or Occupancies	$ 136.78	$ 242.00		$ -	$ 559.00

Library
User Fee Study
Fee Comparison by City

Ref #	Description	Hemet Current	Hemet Proposed	Banning	Beaumont	Murrieta	San Jacinto
1	Late Fees: Books - Daily Fee						
	Adult	$ 0.50	$ 0.50	$ 0.25	$ 0.25	$ 0.25	$ 0.25
	Juvenile	$ 0.50	$ 0.50	$ 0.25	$ 0.10	$ 0.10	$ 0.10
2	Late Fees: Media & Other	$ 0.50	$ 0.50	$ 1.00	$ 0.25	$ 0.25	
2	Late Fees: DVDs	$ 0.50	$ 0.50	$ 1.00	$ 0.25	$ 0.25	$ 0.25
	Maximum Fee - Adult	$ 0.50	$ 0.50	n/a	n/a	$ 5.00	$ 5.00
	Maximum Fee - Juvenile	$ 0.50	$ 0.50	n/a	n/a	$ 3.00	$ 3.00
3	Replacement Books	Actual Cost	Actual Cost	Book Cost	Book Cost	Book Cost	Book Cost
	+ Admin Processing Fee	$ 7.00	$ 7.00	$ 10.00	$ 5.00	$ -	$ 10.00
8	Replacement Card	$ 4.50	$ 3.00	$ 1.00	$ 1.00	$ 2.00	$ 1.00
10	Computer Time *	1 hour free with Library card additional time $5.00 per hour	$7.00 per 60 minutes	No Charge	No Charge	No Charge	No Charge

* Sessions may be timed and/or limited per Day

COMPARISON OF PLANNING FEES - Sept. 2014

Permit	Hemet (Current)	Hemet (Proposed)	Corona	Lake Elsinore	Menifee	Moreno Valley	Murrieta	Riverside County	Temecula
Appeals:									
• To Planning Commission of Director decision	$220	$547	$785	$200	$5,385 (1st)	$750	$1,000	$964[7]	$407
• To City Council of PC decision	$220	$951	$805	200	3,350 (2nd)	750	1,000	1,540[7]	407
Conditional Use Permit:									
• Major	$4,100	$5,684	6,085[1]	5,601[7]	10,000[7]	10,926[1]	6,058[1]	9,646.14[7] +5.10/lot	9,206[10]
• Minor	$1,630	$2,036	1,780[2]	3,401[7]	2,345	6,365[1]	3,805[1]	9,646.14[7]	3,411[11]
Extension of Time	$1,510 (PC) $925 (Director)	$1,700 (PC) $725 (Director)	1,815[3]	3,150[7]	3,155	3,611	1,200	698[7]	2,860 w/hearing 1,450 wo/hearing
Home Occupation Permit	$22	$40	--	--	--	95	50	NA	20
Pre-Application Review-conceptual	NEW	$938	4,265[4]	2,800[7]	370[8]	784	1,000	1,500[7]	
Signs									
• Permit Review	$125	$80	125	75 (counter) 200(staff)	400 (on bldg.) 2,000 (comm) 1,000 (non-com)	121(wall) 483(monument)	53	NA	NA
• Comprehensive Program	NEW	$1,042	--	Per Design Review	3,970	1,300[7]	938	NA	2,631
• Temporary or Banner	$32	$40	180	50	--	43	NA	NA	27
Site Development Review									
• Major (PC)	$2,010	$4,936 + $10/du (Res) $4,384 + $15/ac (Com/Ind.)	6,485 plus 15/du[1]	6,760 + 120/ac[7] (com/Ind); 5,200+ 3/du[7](SFR); 6,060+ 3/du[7](MFR)	10,000[7]	11,637[1] +42/du(mfr)	14,781[1] +15/du or 67/ac (com/ind)	4,791.96[7]	8,206[1] (≥ than 10,000 sf) 11,148[1] (10-100,000 sf) 13,410[1] (≤ than 100,000)
• Minor (Director)	$2,010	$2,634	1,305	2,050[7]	2,500[7]	8,113[1] (no hearing/notice) 4,315 (no hearing or notice)	5,104[1]+15/du or 67/ac (com/ind)	4,023.90[7]	8,206
Specific Plan Amendment - Major	$11,400 (Deposit)	$10,000 (Deposit)	9,410[1,6]	21,677[7]	10,000[7]	8,000[7]	10,000[7]	9,347.28[7]	34,520[1]
Temporary Use Permit	$100 (for profit) $ 0 (Non-profit)	$130 (for profit) $0 (Non-profit)	160	75 – 3 days; 800[7] – 120 days	2,400 (minor) 5,000 (major) 1,030 (outdoor) 320 (holiday)	329	427[9]	2,701.98[7]	300-Major 150-Minor
Tentative Tract Map	$5,410	$7,130 + $15/lot (Res) $6,796+ $25/lot (Com/Ind)	7,670 plus 35/lot[1]	19,063[7]	20,000[7]		12,700[1] +25/lot	9,109.62[7] +24/ac and 19/lot	10,738 (5-34 lots) 12,147 (35-75 lots) 13,919 (75-166) 15,564 (166+)
Variance	$3,400	$2,110	6,155 + $20/lot	2,829	5,375	NA	2,971	2,625[7]	3,946
Zone Change – Map Designation	$4,050	$4,216	4,195[1]	5,851[7]	5,000[7]	3,500[7]	10,000[7]	3,684.54[7]	6,070[1]
Zoning Letter - Basic	$245	$150	315	--	480	114 (basic) 250[7](research)	143 (basic) 71 (add'l /hr)	92/hour	26

[1] Plus fees for public noticing, scanning, and environmental assessment
[2] Plus fees for environmental assessment
[3] Processed as a CUP
[4] For Commercial/Industrial/All Others. The City has a range of fees for different types of applications.
[5] Plus fee for scanning
[6] Defined as "New Chapter"
[7] Initial or Minimum Deposit
[8] Site plan conceptual review
[9] Non-profits get a 25% reduction
[10] No site changes
[11] With development plan

Building Department
User Fee Study
Fee Comparison by City

		Hemet				
Plan Review Tasks		**Current**	**Proposed**	**Menifee**	**Temecula**	**Murrieta**
8,750 Sq. Ft. Retail Building Shell Only		$ 3,151	$ 1,274	$ 1,170	$ 2,485	$ 874
8,750 Sq. Ft. Retail Building TI Only		Estimated	$ 605	$ -		$ 523
Single Family Dwelling	2500 Sq. Ft.	$ 2,183	$ 740	$ 986	$ 838	$ 787
Over-The-Counter Permit						
Tract Production Single Family Dwelling	2500 Sq. Ft.	$ 666	$ -	$ 986	$ 310	$ 307
Swimming Pool		$ -	$ -	$ -		$ 35
Re-Roof		$ -	$ -	$ -		$ 23
Water Heater		$ -	$ -	$ -	$ -	$ -
Awning		$ 65	$ -	$ -		$ 35
Permit Fee Tasks		**Current**	**Proposed**	**Menifee**	**Temecula**	**Murrieta**
8,750 Sq. Ft. Retail Building Shell Only		$ 3,073	$ 2,279	$ 3,132	$ 3,727	$ 1,249
8,750 Sq. Ft. Retail Building TI Only		Estimated	$ 2,514	$ 4,402		$ 587
Single Family Dwelling	2500 Sq. Ft.	$ 3,567	$ 2,713	$ 3,784	$ 1,257	$ 838
Tract Production Single Family Dwelling	2500 Sq. Ft.	$ 2,786	$ 1,690	$ 3,784	$ 465	$ 753
Swimming Pool		$ 791	$ 486	$ 501	$ 399	$ 132
Re-Roof		$ 310	$ 215	$ 126	$ 181	$ 132
Water Heater		$ 138	$ 50	$ 111	$ 82	$ 84
Awning		$ 193	$ 182	$ 278	$ 136	$ 206
Total Project Fee		**Current**	**Proposed**	**Menifee**	**Temecula**	**Murrieta**
8,750 Sq. Ft. Retail Building Shell Only		$ 3,344	$ 3,553	$ 4,302	$ 6,212	$ 2,123
8,750 Sq. Ft. Retail Building TI Only		Estimated	$ 3,119	$ 4,402	N/A	$ 1,110
Single Family Dwelling	2500 Sq. Ft.	$ 5,750	$ 3,453	$ 4,770	$ 2,095	$ 1,625
Tract Production Single Family Dwelling	2500 Sq. Ft.	$ 3,451	$ 1,690	$ 4,770	$ 776	$ 1,060
Swimming Pool		$ 791	$ 486	$ 501	$ 399	$ 167
Re-Roof		$ 310	$ 215	$ 126	$ 181	$ 155
Water Heater		$ 138	$ 50	$ 111	$ 82	$ 84
Awning		$ 258	$ 212	$ 278	$ 136	$ 241

Engineering Department
User Fee Study
Fee Comparison by City

Ref #	Task	Hemet Current Fee	Hemet Proposed Fee	Menifee	Murrieta	Temecula
722	Public Improvements Plan Check	4% of Construction Cost - Estimated	Initial deposit (4% of constr. cost) with charges at FBHR of personnel, plus any outside costs	$820/sheet	Small-3% Constr. cost Med.-2.5% Const cost Large-2% Const cost	$245 plus 4% of first $20,000 cost estimate, plus 3.5% of next $80,000, plus 3.25% over $100,000
733-736	Street Vacation	Summary: $270 Full: $540	Summary: $2,210 Full: $3,558	Initial deposit of $2,000 with charges at FBHR of personnel, plus any outside costs	$3,900	Summary: $983 Full: $3,140
741	Final Tract Map	$1,200	$6,614 (<25 lots) plus 1-hour/lot over 25 lots	Initial deposit of $10,000 with charges at FBHR of personnel, plus any outside costs	$7,000 (<25 lots) $10,000 (<85 lots) $15,000 (>86 lots)	$4,447 plus $62 per lot
775	Public Improvements Inspection	4% of Construction Cost - Estimated	Initial deposit (4% of constr. cost) with charges at FBHR of personnel, plus any outside costs	Initial deposit (3% of constr. cost) with charges at FBHR of personnel, plus any outside costs	Small-5% Constr. cost Med.-4% Const cost Large-3% Const cost	4% of first $20,000 cost estimate, plus 3.5% of next $80,000, plus 3.25% over $100,000

CITY OF HEMET
Hemet, California
ORDINANCE BILL NO. 14-066

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, AMENDING SECTIONS 2-379 AND 2-380 OF THE HEMET MUNICIPAL CODE REGARDING USER FEES.

WHEREAS, Section 2-379 of the Hemet Municipal Code, which was last revised in 2008, authorizes certain fees to be collected by the City, and

WHEREAS, on September 23, 2014, the City approved the "Comprehensive User Fee Study Report" prepared by Willdan Financial Services ("User Fee Study") to determine the true costs of delivering City services, and the new User Fee Study includes various new and renamed user fees that are not included in Section 2-379, and

WHEREAS, the City Council has determined that it is appropriate to recover the costs of certain services through fees charged to the individuals and entities receiving those services, and

WHEREAS, the City Council desires to amend Section 2-379 to reflect the new list of user fees contained in the User Fee Study; and

WHEREAS, Section 2-380 of the Hemet Municipal Code states the procedure for establishing new user fees or increasing existing user fees; and

WHEREAS, Section 2-380 references Government Code sections that have been repealed; and

WHEREAS, the City Council desires to revise Section 2-380 to remove references to repealed code sections and clarify that increases in fees due to an approved annual escalator are not subject to the public notice and hearing requirements of that section.

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

SECTION 1: AMEND SECTION 2-379. Section 2-379 of the HMC is hereby amended to read as shown in Exhibit A to this Ordinance.

SECTION 2: AMEND SECTION 2.380. Section 2-380 is amended to read as follows:

"**2-380. Public hearing on new or increased fees**

(a) Prior to adopting any new or increased fees, the City Council shall hold at least one public hearing on the new or increased fees. The city clerk shall cause notice of the public hearing to be published as set forth in Government Code § 6062a.

(b) The City Council may approve annual fee increases tied to a set escalator for any new or increased fee for which a public hearing was held pursuant to subsection (a) of this section and the escalator was approved as a part of that proceeding. A noticed public hearing pursuant to subsection (a) of this section is not required prior to any such fee increase."

SECTION 3: SEVERABILITY.

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

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days from its passage by the City Council of the City of Hemet.

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 October 14, 2014.

APPROVED AND ADOPTED this 28th day of October, 2014.

Larry Smith, Mayor

ATTEST:

Sarah McComas, City Clerk

APPROVED AS TO FORM:

Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance was introduced and first read on the 14th day of October, 2014, and had its second reading at the regular meeting of the Hemet City Council on the 28th day of October, 2014, and was passed by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sarah McComas, City Clerk

EXHIBIT A

Sec. 2-379. Schedule of fees and service charges.

(a) The City is authorized to collect fees for the services listed in this subsection. The amount of each fee shall be set by resolution of the City Council.

BUILDING FEES

Plan Check & Plan Review
Building Permit
Inspections
Assembly Vanilla (Empty): Shell to TI
Addressing
Residential Carport - Standard City of Hemet Handout
Deck & Balcony – Standard Plan
Block Wall – Standard Plan
Certificates of Occupancy
Change of Occupancy Use
Demolition Permit
Drywall repair permit
Electrical Meter Pedestal
Electrical Panel Upgrade
EVR Upgrade
Fence
Fire Damage Assessment
HVAC Replacement
Training Fee
Computer Fee
Plan Storage
Microfilm/Scanning
Patio Cover - Standard Nationally Recognized Approved Plan
Re-roofing
Residential Siding
Sewer hookup
Sewer repair
Spa/hot tub permit
Spray booth permit
Stucco – Application to existing home
Residential swimming pools
Temporary utilities
Underground utilities to shed
Replacement wall heater
Replacement water heater
Replacement windows
Mechanical permits
Plumbing permits
Electrical permits

CITY CLERK FEES

Copying and Printing Service
Clerk Certification
Research Service
Minute/Agenda Mailing Service - With Stamped Envelope Provided
Minute/Agenda Mailing Service - Without Stamped Envelope Provided
City Clerk Document Research
City Clerk Documents Covered Under Fair Political Practices Commission Regulations (electronic or hard copy)
Faxing of City Documents per Statute
Municipal Code Update Service
Title 17 Packet Service

Electronic document request (Technology)
City Clerk Documents Covered Under Fair Political Practices Commission Regulations (Research fee)

ENGINEERING FEES

Plan Checking: Grading (Clear & Grub - Stockpile - Mass – Rough)
Plan Checking: Precise Grading
Plan Checking: Erosion & Sediment Control Plans
Plan Checking: Storm Water Pollution Prevention Plan (SWPPP)
Grading Permit issuance
Grading Permit extensions and renewals
Grading Plan revisions
Traffic Control Plans
Encroachment Permits
Improvement Plan reviews
Permit issuance for on/off-site improvements
Improvement Plan revisions
Plan storage and scanning
Easement dedication
Easement vacation
Summary street vacation
Parcel maps
Parcel map waiver
Reversion to acreage
Final maps
Subdivision improvement agreements and bond processing
Bond replacement/reduction
Record of Survey
Amended map
Certificate of Compliance
Certificate of Correction
Centerline Ties Review
Landscape and Lighting Maintenance District (LLMD) Formation
LLMD Processing

Traffic Impact Analysis
Conditional Letter of Map Revision
Letter of Map Revision
Letter of Map Amendment
Elevation Certificate
Flod Zone Clearance Letter/FIRmette
Hydrology and Hydraulics study
Water Quality Management Plan (WQMP) - Preliminary and Final
Inspections: Grading (Clear & Grub - Stockpile - Mass – Rough)
Inspections: Precise Grading
Inspections: Erosion and Sediment Control Plans
Special Inspections
Improvements Inspections
Traffic control inspections
SWPPP Inspection
WQMP Facilities Inspection
WQMP Annual Inspection
Driveways
Curb and Core
Block Party
Excavations
Transportation Permits
Documents/Plans Research

FINANCE FEES

Returned Check Processing
Copying and Printing

FIRE FEES

Scanning of Submitted Documentation and File Retention
Technology Support
Plan Check Residential Fire Alarm & Life Safety Systems
Permit/Inspection Residential Fire Alarm & Life Safety Systems
Plan Check New Fire Alarm System
Inspection New Fire Alarm System
Plan Check Tenant Improvement Fire Alarm
Inspection Tenant Improvement Fire Alarm
Plan Check Fire Sprinkler System
Inspection Fire Sprinkler System
Plan Check Tenant Improvement Fire Sprinkler
Inspection Tenant Improvement Fire Sprinkler
Plan Check ESFR System
Plan Check Standpipe Piping
Inspection Standpipe Piping
Plan Check Underground Piping
Inspection Underground Piping
Plan Check Hood & Duct Systems

Inspection Hood & Duct Systems
Plan Check Fire Pump
Inspection Fire Pump
Plan Check Special Suppression System
Inspection Special Suppression System
Plan Check Medical Gases
Inspection Medical Gas Systems
Plan Check Industrial Gases
Industrial Gases Inspection
Plan Check Expedite Request
Inspection Expedite Request
Plan Review Special Event
Special Event Expedite Request
Off-Hours Inspection Request
Weekend Or Holiday Inspection Request
Special Event, Pre-Event Inspection Services
Occupant Load
New Occupancy
New construction plan review and inspection
Pre-submittal Review
Fire, Life Safety Or Special Hazard Consultation
Closure Report Review
RMPP Consultation Review
Fire Lane Plan Review (Fire Master Plan)
Fuel Modification Plan Revision Review (Change to Existing Plan)
Appeal for Alternate Methods and Materials
Appeal of Alternate Methods and Materials to the Board of Appeals
Appeal of a ruling by the Fire and/or Building Code Official
Plan Check Tank Installation Or Removal Above Or Below Ground
Inspection Tank Installation Or Removal Above Or Below
Plan Check Hazardous Materials Piping
Inspection Hazardous Materials Piping
Initial Plan Review Hazardous Processes Or Occupancies
Annual Permit Hazardous Processes Or Occupancies
Hazardous Processes Or Occupancies, Single Event Permit
State Mandated Inspections
Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit
Incident Response Recovery, Motor Vehicle Accidents
Incident Response Recovery, Hazardous Materials
Incident Response Recovery, Pipeline and Power Line Incidents
Incident Response Recovery, Fire/Fire Investigation
Incident Response Recovery, Water Incidents
Incident Response Recovery, Special Rescue
Incident Response Recovery, Chief Officer Response
Incident Response Recovery, Skilled nursing facilities non-emergency situations
Mobile Home Park inspection

Engine Company inspection
Fire Report
Hazardous Materials Review and Inspection
Fire False Alarm Response
Weed Inspection/Abatement
Private Fire System Flow test
Fire Suppression Stand-By
Community Care Facility Pre-Inspection
CA Fire Code/International Fire Code Required Permits

LIBRARY FEES

Late fees for all materials
Replacement fees
Copies and printing
Public fax
Collection agency fees
Replacement Card
Visitors Card
Buying computer time
Passport processing
Conference Room Rental
Main Hall/ Kitchen Rental
Half Hall/ No Kitchen Rental
Preparation
Cleanup

PLANNING AND CODE ENFORCEMENT FEES

ABC Review- Finding of Public Convenience and Necessity (Director Review)
Administrative Use Permit Modification
Administrative Use Permit
Administrative Adjustment
Adult Business Permit
Airport Influence Area Review
Airport Compatibility Study Review
Annexation
Appeal of Community Development Director Decision
Appeal of Planning Commission Decision
Auto Center Plan Review - Site Development Review
CEQA: Environmental Impact Report
CEQA: Initial Study w/Mitigated Negative Declaration
CEQA: Initial Study w/Negative Declaration
CEQA: Categorical Exemption
Certificate of Compliance (Not Including Lot Line Adjustment)
City attorney review/meetings
Amendment to conditions of Approval
Conversion from Senior Housing Permit
Conversion to condominiums

CUP – major
CUO – minor
CUP – modification
Density Bonus Agreement
Determination of Use
Development Agreement
Development Agreement Amendment
Downtown Project Review- major
Downtown Project Review-minor
Extension of Time – director review
Extension of Time – planning commission review
General Plan Amendment
GIS Mapping Fee
Habitat Acquisition & negotiation Strategy (HANS) Application
Home Occupation Permit
Homemade Food Operator Permit
Homemade Food Operator Permit Annual Renewal
Lot Line Adjustment
Environmental Mitigation Monitoring
Mobile Home Park conversion
Model home plan complex
Parcel map waiver
Planned Community Development
Planned Community Development Amendment
Planned Unit Development
Planned Unit Development Amendment
Planning Research fee
Preliminary Review (DRC)
Public Hearing Notice Publication fee (Newspaper ad)
Public Hearing Notice Property Radius Mailing (mailed notice)
Shopping cart plan containment plan review
Site Development Review - Minor
Site Development Review - Major
Site Development Review Modification- Minor
Site Development Review Modification- Major
Sign permit review
Sign Program review
Sign Program amendment
Small Group Home Permit
Specific Plan
Specific Plan Amendment
Sphere of Influence amendment
Subdivision – Reversion to acreage or lot merger
Subdivision- Amended Final Map
Substantial Conformance Determination- Subdivision/SDR/CUP

Technical Study Review
Temporary Sign/Banner Permit
Temporary Use Permit
Tentative Map Revision/Resubmitted Map
Tentative Tract Map
Tentative Tract Map - Vesting
Tentative Parcel Map
Variance
Zone Change
Zoning/Planning letter
Zoning Ordinance amendment
Code Compliance reinspection

POLICE FEES

Animal Control Services - Dog License, Neutered
Animal Control Services - Dog License, Non Neutered
Animal Control Services - Disposal
Animal Control Services - Shelter
DUI Accident Investigation
Abandoned Vehicle Removal
Crime Scene Photo Reproduction
Concealed Weapons Investigation
False 911 calls
Civil Subpoenas
Massage Establishment Inspection
Firearms Dealers
Photographs
Other Agency Citation: Non-Resident/Resident. HPD Citation
Duplicate Citations
Towing Fee
Massage Technician/Establishment Hearing
Gun Storage Admin Fee
Police Report (Non-Collision Report)
Call for Service
Traffic Collision w / injury Report
Traffic Collision without injury Report
Agency Live-scan fee
Subpoena Fee: Clerical Retrieval
Subpoena Fee: Copies up to 8.5 x 14
Bicycle License
Repossession Fee
VIN Verification
Vehicle Impound Fee
Statistical Report (per location)
Clearance Letter
Witness Fee (Civil)
Taxi Vendors HPD Inspection/admin processing

Ice Cream Vendors HPD Inspection/admin processing
2nd Hand Dealer / Pawn Broker HPD Clerical/Admin DOJ License Processing Recovery

(b) The fees listed in this section shall be as defined in that certain document entitled "Comprehensive User Fee Study Report" dated September 2014, prepared by Willdan Financial Services and approved by the City Council.

(c) The city manager, finance director and each city department head, under the direction of the city manager, shall periodically review the fees listed in subsection (a) and make recommendations to the City Council as to whether any fees should be removed or added to subsection (a)."

CITY OF HEMET
Hemet, California
RESOLUTION NO. 14-067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, ADOPTING A USER FEE SCHEDULE ESTABLISHING NEW AND/OR INCREASED SERVICE FEES FOR CERTAIN CITY SERVICES PROVIDED TO PERSONS FOR PRIVATE BENEFIT

WHEREAS, the City Council ("Council") of the City of Hemet ("City") desires to establish a policy for recovering some portion of the costs reasonably borne by providing special services, including but not limited to planning services, building services, public works services and other miscellaneous city services, of a voluntary or limited nature; and,

WHEREAS, the City has the authority to impose fees, charges, and rates under its police powers under California Constitution Article XI section 7; and,

WHEREAS, the City Council last conducted a comprehensive user fee analysis in 1991; and

WHEREAS, because the City had not completed a comprehensive fee analysis in many years, many of the user fees charged by the City are significantly below the cost to the City of providing the service; and,

WHEREAS, to the extent that the City uses general tax monies (General Fund) to provide an individual with a private benefit and not require the individual to pay the cost of the service (and, therefore, receive a subsidy), the government is unable to use the general tax monies to provide a benefit to the community as a whole; and,

WHEREAS, the City seeks to avoid the diversion of general taxes from general services of a broad nature; and,

WHEREAS, in light of the significant passage of time since the last comprehensive user fee study, the City engaged a consultant, Willdan Financial Services, to complete a user fee study to determine the City's present day costs incurred when providing services to persons for private benefit; and,

WHEREAS, on September 23, 2014, the City Council accepted the Comprehensive User Fee Study Report prepared by Willdan Financial Services, which is incorporated herein by this reference; and

WHEREAS, Government Code section 66016 applies to the adoption or increase of fees for zoning variances, zoning changes, use permits, building inspections, building permits, filing and processing applications and petitions filed with the LAFCO, the processing of subdivision maps, and planning services; and,

WHEREAS, Government Code section 66018 applies to the adoption or increase of fees to which a specific statutory notice requirement does not apply; and,

WHEREAS, pursuant to Government Code sections 66016 and 66018 the enactment or increase in any fees to be charged for services must be adopted by the City Council by ordinance or resolution, after providing notice and holding a public hearing; and,

WHEREAS, the City Council finds that the user fees detailed in Exhibit A, attached hereto, are consistent with the City of Hemet General Plan; and,

WHEREAS, pursuant to Government Code sections 66016 and 66019, the data required to be made available to the public prior to increasing the amount of the fees by this resolution was made available for public review at least 10 days prior to the date of this meeting; and,

WHEREAS, notice of a public hearing on the new and increased user fees was published in accordance with Government Code sections 66018 and 6062a; and,

WHEREAS, a duly noticed public hearing before the City Council was held on September 23, 2014 at which public testimony was received and duly considered on the proposed new and increased fees; and,

WHEREAS, pursuant to Government Code sections 66016 and 66019, fees adopted pursuant to those sections shall not take effect until at least sixty (60) days have passed since the final action on the adoption or increase of the fee.

NOW, THEREFORE, the City Council of the City of Hemet does hereby resolve:

1. Findings. The City Council hereby finds that

a. The above-referenced recitals are true and correct and material to this Resolution.

b. The adoption of this Resolution is not subject to CEQA review pursuant to CEQA Guideline 15378(b)(4), which provides that the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project are not projects subject to CEQA review.

c. The user fees established by this resolution reflect the City's actual and reasonable costs of providing the services for which the fees are charged.

2. Adoption of User Fees. The Council hereby adopts the schedule of user fees set forth in Exhibit A, which is attached hereto and incorporated by this reference.

3. Adjustment of Fees. Each July 1, the user fees shall be automatically adjusted by the increase or decrease in the adopted operating budget for the department or division providing the respective services, in order to maintain the percentage of cost recovery set forth in Exhibit A.

4. Effect on Prior Resolutions. To the extent that this resolution approves fees that overlap and are inconsistent with previous resolutions setting fees, this resolution supersedes those previous resolutions. This resolution does not supersede any previous resolution setting fees that are not included in Exhibit A to this resolution.

5. Severability. If any action, subsection, sentence, clause or phrase of this Resolution or the fees levied by this Resolution shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Resolution or the fees levied by this Resolution that can be given effect without the invalid provisions.

6. Effective Date. The user fees established in Exhibit A shall be effective commencing on January 1, 2015, and shall remain in effect, until revised by the City Council.

PASSED, APPROVED, AND ADOPTED this 28th day of October, 2014

Larry Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 28th day of October, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sarah McComas, City Clerk

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

City Clerk Fees

Fee #	Fee	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Copying and Printing Service - First Page	per Statute	$ 2.92	$ 0.25	9%	$ 0.25
2	Copying and Printing Service - Additional Pages after First	per Statute	$ 1.46	$ 0.10	7%	$ 0.10
3	Clerk Certification		$ 2.92	$ -	0%	$ -
4	Research Service		$ 29.24	$ 10.00	100%	$ 29.00
5	Minute/Agenda Mailing Service - With Stamped Envolpe Provided		$ 87.71	$ 20.00	100%	$ 87.00
6	Minute/Agenda Mailing Service - Without Stamped Envelope Provided		$ 105.25	$ 35.00	100%	$ 105.00
7	City Clerk Document Research Fee for Documents Requested Over 5 Years Old	per hour	$ 87.71	$ 10.00	100%	$ 87.00
8	City Clerk Documents Covered Under Fair Political Practices Commission Regulations (electronic or hard copy)	per Statute	$ 2.92	$ 0.10	3%	$ 0.10
9	Faxing of City Documents	per Statute	$ 5.85	$ 4.00	85%	$ 4.00
10	Municipal Code Update Service		$ 7.31	$ 40.00	100%	$ 7.00
11	Title 17 Packet Service		$ -	$ 30.00	100%	$ -
12	Electronic document request (Technology)		$ 43.86	$ 30.00	100%	$ 43.00
13	City Clerk Documents Covered Under Fair Political Practices Commission Regulations (Research fee)		$ 14.62	$ 5.00	100%	$ 14.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Finance Department Fees

Fee #	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Returned Check Processing	Cal Civil Code 1719. Statute limits to a service charge of $25 for first, $35 for 2+	1st returned check	$ 87.86	$ 22.00	28%	$ 25.00
2	Returned Check Processing	Cal Civil Code 1719. Statute limits to a service charge of $25 for first, $35 for 2+	2nd and subsequent returned checks	$ 87.86	$ 22.00	40%	$ 35.00
3	Copying & Printing		1 sheet	$ 1.88	$ 0.10	13%	$ 0.25
4	Copying & Printing		Each sheet over 1	$ 1.88	$ 0.10	5%	$ 0.10

EXHIBIT A
USER FEE SCHEDULE

City of Hemet
Police Department Fees

Fee #	Group	Fee Description	Unit	Notes	Third Party / Direct Costs	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
1		Animal Control Services - Dog License, Neutered		Services Contracted	-	Vendor	$ 8.00	100%	Contract Rate	
2		Animal Control Services - Dog License, Non Neutered		Services Contracted	-	Vendor	$ 16.00	100%	Contract Rate	
3		Animal Control Services - Disposal (Contract w/ Riverside County)		Services Contracted	-	Vendor	$ 35.00	100%	Contract Rate	
4		Animal Control Services - Shelter Delivery (Contract w/ Riverside County)		Services Contracted	-	Vendor	$ 35.00	100%	Contract Rate	
5		DUI Accident Investigation		FBHR + Testing Costs		$ 376.69	varies	100%	$ 376.00	
6		Abandoned Vehicle Removal		Reso 3891	-	$ 58.16	No Charge	100%	$ 58.00	
7		Crime Scene Photo Reproduction (digital only, no paper reproduction)		Reso 3891	-	$ 42.22	$ 30.00	100%	$ 42.00	
8		Concealed Weapons Investigation		Reso 3891	-	$ 113.92	$ -	100%	$ 113.00	
9		False 911 calls		New Fee	-	$ 68.11	New	100%	$ 68.00	
10		Civil Subpoenas		2 hrs minimum	-	Variable	FBHR	NA	2 hr minimum - Hourly Cost of Staff	
11		Massage Establishment Inspection		New Fee	-	$ 157.84	New	100%	$ 157.00	
12		Firearms Dealers		New Fee	-	$ 23.13	New	100%	$ 23.00	
13	Photographs	Photographs (CD/DVD)		Reso 3891	5.00	$ 32.09	$ 30.00	100%	$ 32.00	
14	Citation Sign off	Other Agency Citation: Non-Resident/Resident, HPD Citation Non-Resident		New Fee	-	$ 26.84	New	100%	$ 26.00	
15		Duplicate Citations			-	$ 6.34	$ 5.00	100%	$ 6.00	
16		Towing Fee (pass through)			-	Passthrough	$ -	100%	Passthrough Fee	
17		Massage Technician/Establishment Hearing		New Fee	-	$ 138.78	New	100%	$ 138.00	
18		Gun Storage Admin Fee		New Fee	-	$ 32.33	New	100%	$ 32.00	
19		Police Report (Non-Collision Report)		G.C. 6253(B)	-	$ 27.42	$ 10.00	40%	$ 10.00	
20		Call for Service		Reso 3891	-	$ 11.89	$ 5.00	45%	$ 5.00	
21		Traffic Collision w / injury		Reso 3891	-	$ 64.83	$ 30.00	48%	$ 31.00	
22		Traffic Collision without injury		Reso 3891	-	$ 64.83	$ 10.00	16%	$ 15.00	
23		Agency Live-scan fee		Reso 3891	-	$ 11.89	$ 10.00	100%	$ 11.00	
24		Subpoena Fee: Clerical Retrieval		per EC Section 1563	-	$ 119.94	$ 15.00	20%	$ 24.00	payment may be demanded before delivery
25		Subpoena Fee: Copies up to 8.5 x 14	per page	per EC Section 1563		$ 0.79	$ 0.10	13%	$ 0.10	payment may be demanded before delivery
26		Bicycle License	for 3 years	Reso 3891	-	$ 7.93	$ 3.00	100%	$ 7.00	
27		Repossession Fee		Reso 3891	-	$ 15.85	$ 15.00	100%	$ 15.00	
28		VIN Verification		Reso 3891	-	$ 35.02	$ 12.00	100%	$ 35.00	
29		Vehicle Impound Fee		22850.5 CVC	-	$ 198.95	$ 180.00	100%	$ 198.00	

EXHIBIT A
USER FEE SCHEDULE

City of Hemet
Police Department Fees

Fee #	Group	Fee Description	Unit	Notes	Third Party / Direct Costs	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
30		Statistical Report (per location)		Reso 3891	-	$ 7.93	$ 5.00	100%	$ 7.00	
31		Clearance Letter		Reso 3891	-	$ 7.93	$ 5.00	100%	$ 7.00	
32		Witness Fee (Civil)	per day	per GC 68097.2	-	Set by Govt Code	$ 275.00	NA	$ 275.00	
33	Taxi Vendors	HPD Inspection/admin processing	per vehicle	New Fee does not include Business License Fees		$ 69.39	New	100%	$ 69.00	
34	Ice Cream Vendors	HPD Inspection/admin processing	per cart	New Fee does not include Business License Fees		$ 69.39	New	100%	$ 69.00	
35	2nd Hand Dealer / Pawn Broker	HPD Clerical/Admin DOJ License Processing Recovery	per License	New Fee does not include Business License Fees	-	$ 46.91	New	100%	$ 46.00	

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Scanning of Submitted Documentation and File Retention	Scanning of Submitted Documentation and File Retention	Recover the costs of scanning all submitted documentation and organize and retain all records for public review			**Variable**	$2.00 per plan sheet $1.00 per 8 ½" X 11" sheet	100%	**$2.00 per plan sheet $1.00 per 8 ½" X 11" sheet**
2	Technology Support Fund	Technology Support Fund	Recover the costs associated with continuing support of electronic infrastructure to support all Fire Prevention services.			**Variable**	1 % of Permit Fee	100%	**1 % of Permit Fee**
3	Residential Systems	Plan Check Residential Fire Alarm & Life Safety Systems	One and Two Family Dwellings			**Variable**	50 % of Permit Fee	100%	**50 % of Permit Fee**
4	Residential Systems	Permit/Insp. Residential Fire Alarm & Life Safety Systems	One and Two Family Dwellings		<2000	**$ 324.79**	$ 273.56	100%	**$ 324.00**
5	Residential Systems	Permit/Insp. Residential Fire Alarm & Life Safety Systems	One and Two Family Dwellings		>2000	**$ 357.46**	$ 273.56	100%	**$ 357.00**
6	Commercial Systems	Plan Check New Fire Alarm System	1 to 10 Devices			**$ 303.56**	$ 227.96	100%	**$ 303.00**
7	Commercial Systems	Plan Check New Fire Alarm System	11 to 50 Devices			**$ 374.62**	$ 273.56	100%	**$ 374.00**
8	Commercial Systems	Plan Check New Fire Alarm System	51 to 100 Devices			**$ 445.69**	$ 364.74	100%	**$ 445.00**
9	Commercial Systems	Plan Check New Fire Alarm System	Greater than 100 Devices			**$ 571.21**	$ 455.93	100%	**$ 571.00**
10	Commercial Systems	Inspection New Fire Alarm System	1 to 10 Devices			**$ 242.18**	$ 273.56	100%	**$ 242.00**
11	Commercial Systems	Inspection New Fire Alarm System	11 to 50 Devices	if system is inside dwelling space, then $136		**$ 307.53**	$ 364.74	100%	**$ 307.00**
12	Commercial Systems	Inspection New Fire Alarm System	51 to 100 Devices	if system is inside dwelling space, then $180		**$ 372.87**	$ 455.93	100%	**$ 372.00**
13	Commercial Systems	Inspection New Fire Alarm System	Greater than 100 Devices	per additional device, plus $372		**$ 7.46**	$455.93 + $1.00 per additional device	100%	**$ 7.00**
14	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	1 to 10 Devices			**$ 292.11**	$ 182.37	100%	**$ 292.00**
15	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	11 to 50 Devices			**$ 330.51**	$ 227.96	100%	**$ 330.00**
16	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	51 to 100 Devices			**$ 368.90**	$ 273.56	100%	**$ 368.00**
17	Commercial Systems	Plan Check Tenant Improvement Fire Alarm	Greater than 100 Devices			**$ 445.69**	$ 364.74	100%	**$ 445.00**
18	Commercial Systems	Inspection Tenant Improvement Fire Alarm	1 to 10 Devices			**$ 242.18**	$ 182.37	100%	**$ 242.00**
19	Commercial Systems	Inspection Tenant Improvement Fire Alarm	11 to 50 Devices			**$ 274.85**	$ 227.96	100%	**$ 274.00**
20	Commercial Systems	Inspection Tenant Improvement Fire Alarm	51 to 100 Devices			**$ 372.87**	$ 364.74	100%	**$ 372.00**
21	Commercial Systems	Inspection Tenant Improvement Fire Alarm	Greater than 100 Devices			**$ 438.22**	$ 455.93	100%	**$ 438.00**
22	Residential Systems	Plan Check Fire Sprinkler System	One and Two Family Dwellings			**$ 292.11**	$ 182.37	100%	**$ 292.00**

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
23	Residential Systems	Inspection Residential Fire Sprinkler System	One and Two Family Dwellings			$ 330.51	$ 182.37	100%	$ 330.00
24	Commercial Systems	Plan Check New Fire Sprinkler System	1 to 100 Sprinkler Heads			$ 445.69	$ 364.74	100%	$ 445.00
25	Commercial Systems	Plan Check New Fire Sprinkler System	101 to 300 Sprinkler Heads			$ 522.48	$ 455.93	100%	$ 522.00
26	Commercial Systems	Plan Check New Fire Sprinkler System	301 to 700 Sprinkler Heads			$ 849.21	$ 547.11	100%	$ 849.00
27	Commercial Systems	Plan Check New Fire Sprinkler System	Greater Than 700 Sprinkler Heads		per hour	$ 292.11	$ 729.48	100%	$ 292.00
28	Commercial Systems	Sprinkler Inspection New 1-100	1 to 100 Sprinkler Heads			$ 307.53	$ 364.74	100%	$ 307.00
29	Commercial Systems	Sprinkler Inspection New 100-300	101 to 300 Sprinkler Heads			$ 438.22	$ 547.11	100%	$ 438.00
30	Commercial Systems	Sprinkler Inspection New 300-700	301 to 700 Sprinkler Heads			$ 764.95	$ 729.48	100%	$ 764.00
31	Commercial Systems	Sprinkler Inspection >700	Greater Than 700 Sprinkler Heads		per hour	$ 242.18	$ 911.85	100%	$ 242.00
32	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	1 to 10 Sprinkler Heads			$ 292.11	$ 227.96	100%	$ 292.00
33	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	11 to 50 Sprinkler Heads			$ 368.90	$ 273.56	100%	$ 368.00
34	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	51 to 100 Sprinkler Heads			$ 407.30	$ 319.15	100%	$ 407.00
35	Commercial Systems	Plan Check Tenant Improvement Fire Sprinkler	Greater than 100 Sprinkler Heads			$ 445.69	$ 364.74	100%	$ 445.00
36	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	1 to 10 Sprinkler Heads			$ 242.18	$ 182.37	100%	$ 242.00
37	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	11 to 50 Sprinkler Heads			$ 307.53	$ 273.56	100%	$ 307.00
38	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	51 to 100 Sprinkler Heads			$ 372.87	$ 364.74	100%	$ 372.00
39	Commercial Systems	Inspection Tenant Improvement Fire Sprinkler	Greater than 100 Sprinkler Heads			$ 503.57	$ 547.11	100%	$ 503.00
40	Commercial Systems	Plan Check ESFR System	Additional Design Review			$ 292.11	$ 273.56	100%	$ 292.00
41	Commercial Systems	Plan Check Standpipe Piping	Standpipe Systems			$ 368.90	$ 273.56	100%	$ 368.00
42	Commercial Systems	Inspection Standpipe Piping	Standpipe Systems			$ 307.53	$ 273.56	100%	$ 307.00
43	Commercial Systems	Additional Standpipe Outlets	Greater than 4 Standpipe Outlets	per additional standpipe, plus $307	per additional standpipe	$ 76.88	$91.19 per additional standpipe outlet	100%	$ 76.00
44	Underground Fire Sprinkler Piping	Plan Check Underground Piping	Automatic Fire Sprinkler Supply			$ 368.90	$ 273.56	100%	$ 368.00
45	Underground Fire Sprinkler Piping	Plan Check Underground Piping	On-Site Fire Hydrants			$ 368.90	$ 273.56	100%	$ 368.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
46	Underground Fire Sprinkler Piping	Inspection Underground Piping	Automatic Fire Sprinkler Supply			$ 503.57	$ 364.74	100%	$ 503.00
47	Underground Fire Sprinkler Piping	Inspection Underground Piping	On-Site Fire Hydrants			$ 503.57	$ 273.56	100%	$ 503.00
48	Underground Fire Sprinkler Piping	Additional Private Hydrants	Greater than 4 Hydrants	per additional hydrant, plus $503	per additional hydrant	$ 125.89	$91.19 per additional hydrant	100%	$ 125.00
49	Special Fire Protection Systems	Plan Check Hood & Duct Systems		Commercial Cooking Equipment		$ 292.11	$ 182.37	100%	$ 292.00
50	Special Fire Protection Systems	Inspection Hood & Duct Systems		Commercial Cooking Equipment		$ 274.85	$ 227.96	100%	$ 274.00
51	Special Fire Protection Systems	Plan Check Fire Pump		Fire Pump and Controller		$ 445.69	$ 364.74	100%	$ 445.00
52	Special Fire Protection Systems	Inspection Fire Pump		Fire Pump and Controller		$ 503.57	$ 455.93	100%	$ 503.00
53	Special Fire Protection Systems	Plan Check Special Suppression System		Foam, Gas or Liquid Supression System		$ 445.69	$ 273.56	100%	$ 445.00
54	Special Fire Protection Systems	Inspection Special Suppression System		Foam,Gas or Liquid Supression System		$ 307.53	$ 273.56	100%	$ 307.00
55	Special Fire Protection Systems	Plan Check Medical Gases		Third Party Review Coordination		$ 292.11	$ 182.37	100%	$ 292.00
56	Special Fire Protection Systems	Inspection Medical Gas Systems		Third Party Review Coordination		$ 274.85	$ 273.56	100%	$ 274.00
57	Special Fire Protection Systems	Plan Check Industrial Gases		Third Party Review Coordination		$ 368.90	$ 273.56	100%	$ 368.00
58	Special Fire Protection Systems	Industrial Gases Insp.		Third Party Review Coordination		$ 307.53	$ 273.56	100%	$ 307.00
59	Special Services	Plan Check Expedite Request		for 2 hour min, $238 hourly thereafter		$ 475.13	$ 364.74	100%	$ 475.00
60	Special Services	Inspection Expedite Request		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
61	Special Services	Plan Review Special Event		for 2 hour min, $161 hourly thereafter		$ 321.55	$ 364.74	100%	$ 321.00
62	Special Services	Special Event Expedite Request	Event Within Less Than 10 Working Days			$ 140.92	Double Permit Fee	100%	$ 140.00
63	Special Services	Off-Hours Inspection Request		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
64	Special Services	Weekend Or Holiday Inspection Request		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
65	Special Services	Special Event, Pre-Event Inspection Services		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
66	Special Services	Occupant Load Evaluation				$ 402.31	$ 364.74	100%	$ 402.00
67	Special Plan Review Services	New Occupancy		for 1 hour min, $199 hourly thereafter		$ 398.34	$ 182.37	100%	$ 398.00
68	Special Plan Review Services	Pre-submittal Review		for 1 hour min, $136 hourly thereafter		$ 271.61	$ 182.37	100%	$ 271.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
69	Special Plan Review Services	Fire, Life Safety Or Special Hazard Consultation			per hour	$ 271.61	$ 182.37	100%	$ 271.00
70	Special Plan Review Services	Closure Report Review				$ 336.96	$ 273.56	100%	$ 336.00
71	Special Plan Review Services	RMPP Consultation Review	Initial Escrow Account	Deposit Minimum $1,000	per hour	$ 271.61	Cost of Service Plus 25%	100%	$ 271.00
72	Special Plan Review Services	Fire Lane Plan Review (Fire Master Plan)		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
73	Special Plan Review Services	Fuel Modification Plan Revision Review (Change to Existing Plan)		for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
74	Special Plan Review Services	Appeal for Alternate Methods and Materials	"Review and determination of a witten appeal to provide an alternate method for construction or operations that does not comply with the strict code requirements	for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
75	Special Plan Review Services	Appeal of Alternate Methods and Materials to the Board of Appeals	Appeal of a ruling by the Fire and/or Building Code Official	for 2 hour min, $201 hourly thereafter		$ 402.31	$ 364.74	100%	$ 402.00
76	Special Hazard Services - Underground or Above Ground Tanks	Plan Check Tank Installation Or Removal	Above Or Below Ground		per tank	$ 368.90	$ 364.74	100%	$ 368.00
77	Special Hazard Services - Underground or Above Ground Tanks	Inspection Tank Installation Or Removal	Above Or Below Ground		per tank	$ 372.87	$ 364.74	100%	$ 372.00
78	Special Hazard Services - Underground or Above Ground Tanks	Plan Check Hazardous Materials Piping	Includes Underground Flammable Liquids Piping			$ 434.25	$ 364.74	100%	$ 434.00
79	Special Hazard Services - Underground or Above Ground Tanks	Inspection Hazardous Materials Piping	Includes Underground Flammable Liquids Piping			$ 372.87	$ 364.74	100%	$ 372.00
80	Hazardous Processes Or Occupancies	Initial Plan Review Hazardous Processes Or Occupancies	Initial Review of Use or Occupancy for Regulated Activities Under the Uniform Fire Code Section 105	for 2 hour min, $186 hourly thereafter		$ 372.87	$ 182.37	100%	$ 372.00
81	Hazardous Processes Or Occupancies	Annual Permit Hazardous Processes Or Occupancies	Annual Permit, Uniform Fire Code Section 105			$ 242.18	$ 136.78	100%	$ 242.00
82	Hazardous Processes Or Occupancies	Hazardous Processes Or Occupancies	Single Event Permit, Uniform Fire Code Section 105			$ 307.53	$ 273.56	100%	$ 307.00
83	State Mandated Inspections	Places Of Assembly	Annual Permit Fee 50-299 Occupants			$ 242.18	$ 136.78	100%	$ 242.00
84	State Mandated Inspections	Places Of Assembly	Annual Permit Fee 300-999 Occupants			$ 274.85	$ 182.37	100%	$ 274.00
85	State Mandated Inspections	Places Of Assembly	Annual Permit Fee 1000 Or More Occupants			$ 307.53	$ 273.56	100%	$ 307.00
86	State Mandated Inspections	Clinics, Offices, and Treatment Facilities	Initial State Clearance			$ 242.18	$ 182.37	100%	$ 242.00
87	State Mandated Inspections	Care Facilities	Annual Permit Fee 7-99 Occupants			$ 242.18	$ 182.37	100%	$ 242.00
88	State Mandated Inspections	Care Facilities	Annual Permit Fee 100-199 Occupants			$ 307.53	$ 273.56	100%	$ 307.00
89	State Mandated Inspections	Care Facilities	Annual Permit Fee 200 Or More Occupants			$ 372.87	$ 364.74	100%	$ 372.00
90	State Mandated Inspections	Hospitals And Convalescent Facilities	Annual Permit Fee 1-99 Beds			$ 340.20	$ 273.56	100%	$ 340.00
91	State Mandated Inspections	Hospitals And Convalescent Facilities	Annual Permit Fee 100-199 Beds			$ 438.22	$ 364.74	100%	$ 438.00
92	State Mandated Inspections	Hospitals And Convalescent Facilities	Annual Permit Fee 200 Or More Beds			$ 503.57	$ 455.93	100%	$ 503.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
93	State Mandated Inspections	Hotels/Motels	Annual Permit Fee 50 - 299 Rooms			$ 307.53	$ 182.37	100%	$ 307.00
94	State Mandated Inspections	Hotels/Motels	Annual Permit Fee 300 Or More Rooms			$ 372.87	$ 273.56	100%	$ 372.00
95	State Mandated Inspections	Day Care Facilities	Annual Permit Fee			$ 242.18	$ 136.78	100%	$ 242.00
96	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee 20 Units or Less			$ 242.18	$ 136.78	100%	$ 242.00
97	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee More Than 20 Units Less Than 50 Units			$ 307.53	$ 182.37	100%	$ 307.00
98	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee More Than 50 Units Less Than 100 Units			$ 340.20	$ 273.56	100%	$ 340.00
99	State Mandated Inspections	Multi Family Residential Buildings	Annual Permit Fee Each Additional 50 Units or Portion Thereof Over 100 Units (In Addition to the Base Annual Fee)			$ 209.51	$ 91.19	100%	$ 209.00
100	State Mandated Inspections	High Rise Buildings	Annual Permit Fee			$ 1,157.03	$ 1,458.96	100%	$ 1,157.00
101	State Mandated Inspections	Residential High Rise Buildings	Annual Permit Fee			$ 634.26	$ 729.48	100%	$ 634.00
102	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	Gasoline/Service Stations, Per Site	Retail Dispensing of Fuels			$ 307.53	$ 182.37	100%	$ 307.00
103	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	1-2 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 307.53	$ 227.96	100%	$ 307.00
104	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	1-2 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 307.53	$ 273.56	100%	$ 307.00
105	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	1-2 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 307.53	$ 319.15	100%	$ 307.00
106	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	3-4 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 372.87	$ 319.15	100%	$ 372.00
107	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	3-4 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 372.87	$ 364.74	100%	$ 372.00
108	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	3-4 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 372.87	$ 364.74	100%	$ 372.00
109	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	5-6 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 438.22	$ 364.74	100%	$ 438.00
110	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	5-6 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 438.22	$ 364.74	100%	$ 438.00
111	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	5-6 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 438.22	$ 364.74	100%	$ 438.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
112	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	7-10 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 503.57	$ 364.74	100%	$ 503.00
113	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	7-10 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 503.57	$ 364.74	100%	$ 503.00
114	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	7-10 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 503.57	$ 364.74	100%	$ 503.00
115	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	11-14 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 634.26	$ 364.74	100%	$ 634.00
116	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	11-14 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 634.26	$ 364.74	100%	$ 634.00
117	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	11-14 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 634.26	$ 364.74	100%	$ 634.00
118	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	15-20 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 895.65	$ 364.74	100%	$ 895.00
119	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	15-20 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 895.65	$ 364.74	100%	$ 895.00
120	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	15-20 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 895.65	$ 364.74	100%	$ 895.00
121	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	21-40 Chemicals	Greatest Single Chemical Amount 55-1,000 Gals. Liquid, 200-1,000 Cu. Ft. Gas, Or 500-1,000 Lbs. Solid. Quantity Ranges For Acutely Hazardous Materials Begin With Zero.			$ 1,549.11	$ 2,006.07	100%	$ 1,549.00
122	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	21-40 Chemicals	Greatest Single Chemical Amount 1,001-10,000 Gals. Liquid, 1,001-5,000 Cu. Ft. Gas, Or 1,001-5,000 Lbs. Solid			$ 1,549.11	$ 2,006.07	100%	$ 1,549.00
123	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	21-40 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 1,614.46	$ 2,097.26	100%	$ 1,614.00
124	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	More Than 40 Chemicals	Each Additional Chemical Over 40th Chemical			$ 176.83	$ 45.59	100%	$ 176.00
125	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	More Than 40 Chemicals	Each Additional Chemical Over 40th Chemical			$ 176.83	$ 45.59	100%	$ 176.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
126	Hazardous Materials Business Plan, Inventory Disclosure And Applicable Permit	More Than 40 Chemicals	Greater Than 10,001 Gals. Liquid, 5,001 Cu. Ft. Gas, Or 5,001 Lbs. Solid			$ 144.16	$ 45.59	100%	$ 144.00
127	Incident Response Recovery	Motor Vehicle Accidents	Level 1 Response - hazardous materials assessment, scene stabilization	Reso 4381		Variable	$ 435.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
128	Incident Response Recovery	Motor Vehicle Accidents	Level 2 Response - Includes Level 1 response + hazardous fluid clean up and disposal	Reso 4381		Variable	$ 495.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
129	Incident Response Recovery	Motor Vehicle Accidents	Level 3 Response - Car Fire - includes Level 1 & 2 response + scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection	Reso 4381		Variable	$ 605.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
130	Incident Response Recovery	Motor Vehicle Accidents	Level 4 Response - Includes Level 1 & 2 response + extrication to free/remove anyone from the vehicle with heavy rescue tools, ropes, airbags, cribbing and other equipment rescues	Reso 4381		Variable	$ 1,800.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
131	Incident Response Recovery	Motor Vehicle Accidents	Level 5 Response - includes Level 1, 2 & 4 + multi-engine company response, mutual aid, and helicopter patient transport	Reso 4381		Variable	$ 2,200.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
132	Incident Response Recovery	Motor Vehicle Accidents	Level 6 Response - itemized billing for each incident as an independent event with custom mitigation rates, Itemized per apparatus, per personnel deployed, plus products and equipment used	Reso 4381		Variable	FBHR + Costs for products, equipment utilized	100%	FBHR + Costs for materials, apparatus, and equipment utilized
133	Incident Response Recovery	Hazardous Materials	Level 1 Response - engine response, perimeter establishment, evacuations, set-up, command, and first responder assignment.	Reso 4381		Variable	$ 700.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
134	Incident Response Recovery	Hazardous Materials	Level 2 Response - includes Level 1 response + hazmat certified team, Level A or B suit donning, breathing air and detection equipment. Set up and removal of decontamination center	Reso 4381		Variable	$ 2,500.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
135	Incident Response Recovery	Hazardous Materials	Level 3 Response - includes Level 1 & 2 response + recovery & identification of material. Disposal and environmental cleanup + contaminated equipment disposal rates and reimbursement for materials used at the scene. Includes 3 hours of on scene time - each add'l hour at $300 per HAZMAT team	Reso 4381		Variable	$ 5,900.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
136	Incident Response Recovery	Pipeline and Power Line Incidents	Level 1 Response - engine response and first responder assignment, perimeter establishment, evacuations, first responder set up and command. Includes inspection without damage or breakage	Reso 4381		Variable	$ 400.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
137	Incident Response Recovery	Pipeline and Power Line Incidents	Level 2 Response - Level 1 response + HAZMAT team, Leval A or B suit donning, breathing air & detection equipment. Supervise and/or assist pipeline repair	per Reso 4381 December 2010		Variable	$ 1,000.00	100%	FBHR + Costs for materials, apparatus, and equipment utilized
138	Incident Response Recovery	Pipeline and Power Line Incidents	Level 3 Response - itemized billing claim for engine response, first responder assignment, set up and command, appropriate equipment, perimeter establishment, evacuations. May include HAZMAT team, Level A or B suit donning, breathing air & detection equipment. Supervise and/or assist pipeline repair of intermediate to major pipeline damage. May include set up and removal of decontamination center, detection, recovery and identification of materials. Disposal and environmental clean up	per Reso 4381 December 2010		Variable	FBHR + Costs for products, equipment utilized, 3 hrs HAZMAT TEAM +add'l $300/hr > 3 hours	100%	FBHR + Costs for materials, apparatus, and equipment utilized
139	Incident Response Recovery	Fire/Fire Investigation	Fire Investigation Team min $275.00 per hr. - Includes Scene safety, investigation, source identification, K-9/Arson Dog unit, identification equipment, mobile detection unit, Fire report	per Reso 4381 December 2010	per hour	Variable	$275	100%	FBHR + Costs for apparatus and equipment utilized
140	Incident Response Recovery	Fire/Fire Investigation	Fire response - Engine Company - Fire scene safety, fire/hazard control. $400/hr per engine company	Reso 4381	per hour	Variable	$400	100%	FBHR + Costs for apparatus and equipment utilized
141	Incident Response Recovery	Fire/Fire Investigation	Fire response - Truck Company - Fire scene safety, fire/hazard control. $500/hr truck company	Reso 4381	per hour	Variable	$500	100%	FBHR + Costs for apparatus and equipment utilized
142	Incident Response Recovery	Water Incidents	Level 1 Response - engine response, first responder assignment, perimeter establishment, evacuations, first responder set up and command, scene safety, investigation. Including possible patient contact, hazard control	Reso 4381	per hour	Variable	$400 + $50/hr per rescue person	100%	FBHR + Costs for apparatus and equipment utilized

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
143	Incident Response Recovery	Water Incidents	Level 2 Response - Level 1 response + clean up, material reimbursement (sorbents) minor hazardous clean up and disposal of spilled liquids	per Reso 4381 December 2010	per hour	Variable	$800 + $50/hr per rescue person	100%	FBHR + Costs for apparatus and equipment utilized
144	Incident Response Recovery	Water Incidents	Level 3 Response - Level 1 & 2 response + D.A.R.T. activation, donning breathing apparatus and detection equipment, set up and removal of decon center, detection equipment, recovery identification of material. Environmental clean up and spilled liquid disposal. Includes disposal rates of material and contaminated equipment and reimbursement of material used at scene	per Reso 4381 December 2010	per hour	Variable	$2000 + $50/hr per rescue person + $100/hr per HAZMAT team member	100%	FBHR + Costs for apparatus and equipment utilized
145	Incident Response Recovery	Water Incidents	Level 4 Response - itemized billing option for each incident as an independent event with custom mitigation rates, using itemized rates deemed usual, customary & reasonable.	per Reso 4381 December 2010		Variable	Varies	100%	FBHR + Costs for apparatus and equipment utilized
146	Incident Response Recovery	Special Rescue	"Back country" and special rescue fees itemized per apparatus/hr, per trained rescue person/hr + rescue products used	per Reso 4381 December 2010		Variable	Minimum $400 hr/each response vehicle + $50 hr /rescue person. Add'l $400/hr each response vehicle + $50 hr /rescue person	100%	FBHR + Costs for apparatus and equipment utilized
147	Incident Response Recovery	Chief Officer Response	Command set up, responder direction, operations, safety and administration of the incident	per Reso 4381 December 2010	per hour	Variable	$ 250.00	100%	FBHR + Costs for apparatus and equipment utilized
148	New Construction	Additional Hourly Plan Review Caused by Submitter		per Reso 4189, 1/2 hour MINIMUM		$ 140.92	$ 182.37	100%	$ 140.00
149	Incident Response Recovery	Skilled Nursing Facilities Non-Emer Situations		per Reso 4266, per 15 min		Variable	Fully Burdened Hourly Rate	100%	FBHR + Costs for apparatus and equipment utilized
150	Incident Response Recovery	Battalion Chief				$ 278.24	$ 98.51	100%	$ 278.00
151	Incident Response Recovery	Engine Captain				$ 266.83	$ 87.15	100%	$ 266.00
152	Incident Response Recovery	Engineer				$ 249.29	$ 72.21	100%	$ 249.00
153	Incident Response Recovery	Firefighter				$ 147.54	$ 63.11	100%	$ 147.00
154	Incident Response Recovery	Apparatus		per Reso 4266		$ 147.54	$ 71.00	100%	$ 147.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Fire Department Fees

Fee #	Sub Code	Fee	Description	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
155	Occupancy Required Permit Inspection	Mobile Home Park Insp				$ 111.49	Fee set by Housing Code	100%	Fee set by Housing Code
156	Occupancy Required Permit Inspection	Initial Company Inspection		per Reso 3891		$ 111.49	No Charge	0%	Initial Company Inspection provided at no cost
157	Occupancy Required Permit Inspection	Engine Company 1st Re-Inspection		per Reso 3891	per inspection	$ 332.52	$ 23.00	100%	$ 332.00
158	Occupancy Required Permit Inspection	Engine Company 2nd Re-Inspection		per Reso 3891	per inspection	$ 332.52	$ 46.00	100%	$ 332.00
159	Miscellaneous	Fire Report				$ 243.68	$8.50 plus $0.10/page	Flat Rate Fee	$ 25.00
160	Occupancy Required Permit Inspection	Hazardous Materials Review and Inspection		per Reso 3891		Variable	Fully Burdened Hourly Rate	100%	Fully Burdened Hourly Rate
161	Incident Response Recovery	Fire False Alarm Response	1st, and greater response to the same address, annually	per Reso 3891		Variable	$ 186.00	100%	FBHR + Costs for apparatus and equipment utilized
162	Weed Abatement	Weed Insp/Abatement		per Reso 3891		Variable	Cost of Contractor plus $250	100%	Cost of contractor; plus administrative cost equal to cost of contractor, minimum $250
163	New Construction	Private Fire System Flow Test		per Reso 3891		$ 111.49	$ 95.00	100%	$ 111.00
164	Incident Response Recovery	Fire Suppression Stand-By		per Reso 3891		Variable	Fully Burdened Hourly Rate	100%	Fully Burdened Hourly Rate
165	Occupancy Required Permit Inspection	State Mandated Inspection		per Reso 3891		Variable	Fully Burdened Hourly Rate	100%	Fully Burdened Hourly Rate
166	Occupancy Required Permit Inspection	Community Care Facility Pre-Insp		per Reso 3891		$ 111.49	$ 70.00	100%	$ 111.00
167	Occupancy Required Permit Inspection	CA Fire Code/International Fire Code Required Permits	Section 105 Permit Plan Review	Other Article 4 Required Permit		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate
168	Occupancy Required Permit Inspection	CA Fire Code/International Fire Code Required Permits	Section 105 Required Permits Inspection	Other Article 4 Required Permit		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate
169	New Construction	Special Plan Review Services	Special Plan Review	Not otherwise listed		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate
170	New Construction	Special Plan Review Services	Special Inspection	Not otherwise listed		Variable	Fully Burdened	100%	Fully Burdened Hourly Rate

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Library Fees

Fee #	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
1	Late fees for all materials		Per day	$ 4.34	$ 0.50	12%	$ 0.50
2	Maximum late fees for all material		Per item	$ 43.44	$ 10.00	24%	$ 10.00
3	Replacement fees			Variable	A/C +$7	100%	A/C +$7
4	Copies and printing		Per page black & white	$ 2.90	$ 0.15	5%	$ 0.15
5	Public fax - National	First page, $1.00 ea addnl	Per page, Pass-through	Vendor	$ 1.75	NA	$ 1.75
6	Public fax - International	First page, $3.45 ea addnl	Per page, Pass-through	Vendor	$ 3.95	NA	$ 3.95
7	Collection agency fees		Per Account	$ 11.85	$ 10.00	93%	$ 11.00
8	Replacement Card			$ 4.54	$ 4.50	66%	$ 3.00
9	Visitors Card			$ 5.99	$ 5.00	83%	$ 5.00
10	Buying computer time		Per 60 minutes	$ 7.75	$ 5.00	95%	$ 7.00
11	Passport processing		Set by Dept of State	$ 78.18	$ 25.00	32%	$ 25.00
12	Conference Room Rental	First 3 hrs, $25.00 ea add'l hr		$ 44.93	$ 50.00	100%	$ 44.00
13	Main Hall/ Kitchen (75 – 400 People)	First 3 hrs, $125.00 ea add'l hr		$ 391.21	$ 400.00	100%	$ 391.00
14	Half Hall/ No Kitchen (75 - 100 People)	First 3 hrs, $100 for ea add'l hr		$ 391.21	$ 350.00	100%	$ 391.00
15	Preparation		Per hour	$ 76.14	$ 20.00	100%	$ 76.00
16	Cleanup		Per hour	$ 76.14	$ 20.00	100%	$ 76.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
1	Planning and Code Enf.	Application	Alcoholic Beverage Control Review - Finding of Public Convenience or Necessity (CDDR)		$ 541.13	NEW	100%	$ 540.00	
2	Planning and Code Enf.	Application	Administrative Use Permit Modification		$ 650.98	NEW	100%	$ 650.00	
3	Planning and Code Enf.	Application	Administrative Adjustment (Zoning standards)		$ 389.22	NEW	100%	$ 390.00	
4	Planning and Code Enf.	Application	Administrative Use Permit (CDDR)		$ 2,872.41	$ 2,500.00	100%	$ 2,872.00	
5	Planning and Code Enf.	Application	Adult Business Permit		$ 5,923.84	NEW	100%	$ 5,923.00	
6	Planning and Code Enf.	Review	Airport Influence Area Review		$ 210.92	$ 155.00	100%	$ 210.00	
7	Planning and Code Enf.	Review	Airport Compatibility Study Review		$ 850.43	NEW	100%	$ 850.00	
8	Planning and Code Enf.	Application	Annexation	Full Cost Deposit for Staff Time + Deposit for City Attorney Time (Minimum $10,000.00 + GIS Mapping Fee)	Variable	$ 4,575.00	100%	$ 10,000.00	Minimum deposit- see fee formula
9	Planning and Code Enf.	Application	Appeal of Community Development Director Decision		$ 547.65	$ 220.00	100%	$ 547.00	
10	Planning and Code Enf.	Application	Appeal of Planning Commission Decision		$ 951.95	$ 220.00	100%	$ 951.00	
11	Planning and Code Enf.	Application	Auto Center Plan Review - Site Development Review		$ 2,971.67	$ 2,010.00	100%	$ 2,970.00	
12	Planning and Code Enf.	Technical study	CEQA: Environmental Impact Report	Full Cost Deposit + Staff Time Deposit @ 20% of Contract amount + Deposit for City Attorney Time	Variable	$ 8,000.00	100%	$ 20,000.00	Minimum Deposit-see fee formula
13	Planning and Code Enf.	Technical Study	CEQA: Initial Study w/Mitigated Negative Declaration	Full Cost Deposit + Staff Time Deposit @ 20% of Contract amount + Deposit for City Attorney Time	Variable	$ 2,100.00	100%	$ 5,000.00	Minimum Deposit-see fee formula
14	Planning and Code Enf.	Technical Study	CEQA: Initial Study w/Negative Declaration	Full Cost Deposit + Staff Time Deposit @ 20% of Contract amount + Deposit for City Attorney Time	Variable	$ 2,100.00	100%	$ 2,000.00	Minimum Deposit-see fee formula
15	Planning and Code Enf.	Technical Study	CEQA: Categorical Exemption		$ 210.92	$ 180.00	100%	$ 210.00	
16	Planning and Code Enf.	Application	Certificate of Compliance (Not Including Lot Line Adjustment)		$ 555.96	$ 285.00	100%	$ 556.00	
17	Planning and Code Enf.	Professional Services	City Attorney Review/Meeting Time	Deposit, per hour @ FBHR	Variable	NEW	100%	FBHR	Deposit

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
18	Planning and Code Enf.	Application	Conditions of Approval - Amendment		$ 951.58	NEW	100%	$ 951.00	
19	Planning and Code Enf.	Application	Conversion from Senior Housing Permit- (PC)		$ 5,819.49	NEW	100%	$ 5,820.00	
20	Planning and Code Enf.	Application	Conversion to Condominiums		$ 5,340.53	NEW	100%	$ 5,340.00	
21	Planning and Code Enf.	Application	Conditional Use Permit (CUP) - major		$ 5,469.48	$ 4,100.00	100%	$ 5,469.00	
22	Planning and Code Enf.	Application	CUP - minor		$ 2,036.28	$ 1,630.00	100%	$ 2,036.00	
23	Planning and Code Enf.	Application	CUP - Modification		$ 1,640.16	NEW	100%	$ 1,640.00	
24	Planning and Code Enf.	Agreement	Density bonus Agreement	Plus City Attorney @ FBHR	$ 2,767.32	NEW	100%	$ 2,767.00	Plus City Attorney time @ FBHR
25	Planning and Code Enf.	Application	Determination of Use (CDDR)		$ 359.32	$ 90.00	100%	$ 360.00	
26	Planning and Code Enf.	Agreement	Development Agreement	Deposit for full cost, plus City Attorney fees	Variable	$ 4,220.00	100%	$ 20,000.00	Minimum deposit
27	Planning and Code Enf.	Agreement	Development Agreement Amendment	Deposit for full cost, plus City Attorney fees	Variable	NEW	100%	$ 10,000.00	Minimum deposit
28	Planning and Code Enf.	application	Downtown Project Review (major -PC)		$ 2,672.75	NEW	100%	$ 2,672.00	
29	Planning and Code Enf.	Application	Downtown Project Review (minor-CDDR)		$ 684.30	NEW	100%	$ 684.00	
30	Planning and Code Enf.	Application	Extension of Time - Community Development Director Review		$ 725.56	$ 925.00	100%	$ 725.00	
31	Planning and Code Enf.	Application	Extension of Time - Planning Commission Review		$ 1,700.12	$ 1,510.00	100%	$ 1,700.00	
32	Planning and Code Enf.	Application	General Plan Amendment - Land Use or Circulation Map Change	Deposit for full cost + GIS Mapping fee	Variable	$ 4,480.00	100%	$ 8,000.00	Minimum Deposit
33	Planning and Code Enf.	Technical Review	GIS - Mapping Fee	Base Fee + $10/acre	$ 86.58	NEW	100%	$ 86.00	Base Fee + $10/acre
34	Planning and Code Enf.	Application	General Plan Amendment (GPA) - Text/Policy Change - Major	Actual Cost @ FBHR	Variable	$ 4,480.00	100%	$ 10,000.00	Minimum deposit
35	Planning and Code Enf.	Application	GPA - Text/Policy Change - Minor		$ 3,549.46	NEW	100%	$ 3,549.00	
36	Planning and Code Enf.	Application	Habitat Acquisition and Negotiation Strategy (HANS) Application Review		$ 1,617.26	$ 1,500.00	100%	$ 1,617.00	
37	Planning and Code Enf.	Permit	Home Occupation Permit		$ 40.73	$ 22.00	100%	$ 40.00	
38	Planning and Code Enf.	Permit	Homemade Food Operator Permit		$ 95.04	$ 75.00	100%	$ 95.00	
39	Planning and Code Enf.	Permit	Homemade Food Operator Permit Annual Renewal		$ 40.73	$ 35.00	100%	$ 40.00	
40	Planning and Code Enf.	Application	Lot Line Adjustment		$ 858.82	$ 610.00	100%	$ 858.00	
41	Planning and Code Enf.	Technical Review	Mitigation Monitoring	Actual Cost @ FBHR	Variable	NEW	100%	$ 2,000.00	Minimum deposit
42	Planning and Code Enf.	Application	Mobile Home Park Conversion		$ 7,373.22	NEW	100%	$ 7,373.00	
43	Planning and Code Enf.	Application	Model Home Complex/Sales Office: Model Home Plan Complex		$ 1,655.04	$ 2,010.00	100%	$ 1,655.00	
44	Planning and Code Enf.	Application	Parcel Map Waiver		$ 2,281.24	$ 3,100.00	100%	$ 2,281.00	
45	Planning and Code Enf.	Application	Planned Community Development (PCD)	Deposit for actual cost	Variable	$33,800.00	100%	$ 15,000.00	Minimum deposit

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
46	Planning and Code Enf.	Application	Planned Community Development (PCD) Amendment	Deposit for actual cost	Variable	$ 4,480.00	100%	$ 5,000.00	Minimum deposit
47	Planning and Code Enf.	Application	Planned Unit Development (PUD)	Deposit for actual cost	Variable	$200 + $10/ac	100%	$ 10,000.00	Minimum deposit
48	Planning and Code Enf.	Application	Planned Unit Development (PUD) Amendment	Deposit for actual cost	Variable	$ 4,480.00	100%	$ 5,000.00	Minimum deposit
49	Planning and Code Enf.	Professional Services	Planning Division Hourly Rate for other services	Deposit: Actual cost @ FBHR	Variable	NEW	100%	Actual Cost	Deposit @ FBHR
50	Planning and Code Enf.	Professional Services	Planning Research Fee	Deposit: Actual cost @ FBHR	Variable	NEW	100%	Actual Cost	Deposit @ FBHR
51	Planning and Code Enf.	Application	Preliminary Application Review - conceptual		$ 938.06	NEW	100%	$ 938.00	
52	Planning and Code Enf.	Direct Cost	Public Hearing Notice - Newspaper ad	Plus $75.00 direct cost for publication	$ 30.46	NEW	100%	$ 30.00	Plus $75 direct cost for publication
53	Planning and Code Enf.	Professional Services	Public Hearing Notice - mailed notice	Plus postage costs	$ 60.93	NEW	100%	$ 60.00	Plus postage costs
54	Planning and Code Enf.	Application	Site Development Review (SDR) Minor - CDDR		$ 2,634.32	$ 2,010.00	100%	$ 2,634.00	
55	Planning and Code Enf.	Application	Site Development Review Major- residential (PC)	Base Fee Plus $10.00 per unit	$ 4,936.75	$ 2,010.00	100%	$ 4,936.00	Base Fee + $10/unit
56	Planning and Code Enf.	Application	Site Development Review Major- Commercial/industrial (PC)	Base Fee Plus $15.00 per acre	$ 4,384.40	$ 2,010.00	100%	$ 4,384.00	Base Fee + $15/acre
57	Planning and Code Enf.	Application	SDR Modification- Minor (CDDR)		$ 961.14	NEW	100%	$ 960.00	
58	Planning and Code Enf.	Application	SDR Modification - Major (PC)		$ 1,975.70	NEW	100%	$ 1,975.00	
59	Planning and Code Enf.	Application	Shopping Cart Plan Containment Plan Review		$ 190.69	$ 100.00	100%	$ 190.00	
60	Planning and Code Enf.	Permit	Sign Permit Review		$ 81.46	$ 125.00	98%	$ 80.00	
61	Planning and Code Enf.	Application	Sign Program Review or Major Amendment (PC)		$ 1,041.75	NEW	100%	$ 1,042.00	
62	Planning and Code Enf.	Application	Sign Program Minor Amendment (CDDR)		$ 307.23	NEW	100%	$ 307.00	
63	Planning and Code Enf.	Application	Small Group Home Permit		$ 833.48	NEW	100%	$ 833.00	
64	Planning and Code Enf.	Application	Specific Plan	Actual Cost @ FBHR	Variable	$11,400.00	100%	$ 20,000.00	Minimum deposit
65	Planning and Code Enf.	Application	Specific Plan Amendment	Actual Cost @ FBHR	Variable	$11,400.00	100%	$ 10,000.00	Minimum deposit
66	Planning and Code Enf.	Application	Sphere Of Influence Amendment	Actual Cost @ FBHR	Variable	$ 4,575.00	100%	$ 15,000.00	Minimum deposit
67	Planning and Code Enf.	Application	Subdivision: Reversion to acreage/lot merger		$ 1,876.37	NEW	100%	$ 1,876.00	
68	Planning and Code Enf.	Application	Subdivisions: Amended Final Map		$ 2,232.76	NEW	100%	$ 2,232.00	
69	Planning and Code Enf.	Application	Substantial Conformance Determination (Subdivision, SDR,CUP) (CDDR)		$ 867.72	NEW	100%	$ 867.00	
70	Planning and Code Enf.	Technical review	Technical Study review	Deposit for FBHR - 1 hour minimum	Variable	NEW	100%	Actual Cost	Deposit @ FBHR
71	Planning and Code Enf.	Permit	Temporary Sign/Banner Permit		$ 40.73	$ 32.00	100%	$ 40.00	
72	Planning and Code Enf.	Permit	Temporary Use Permit	Plus cost for inspections, if needed	$ 130.35	$ 100.00	100%	$ 130.00	Plus cost of Inspections if needed

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Fee	Note	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
73	Planning and Code Enf.	Permit	Temporary Use Permit - Non-Profit	Council Determination for no cost recovery for processing	$ 130.35	$ -	0%	$ -	No processing costs, may require inspection permits
74	Planning and Code Enf.	application	Tentative Map Revision/Resubmittal		$ 3,685.40	NEW	100%	$ 3,685.00	
75	Planning and Code Enf.	application	Tentative Parcel Map - Commercial/Industrial		$ 4,369.83	$ 3,050.00	100%	$ 4,369.00	
76	Planning and Code Enf.	Application	Tentative Parcel Map - Residential		$ 3,437.75	$ 3,050.00	100%	$ 3,437.00	
77	Planning and Code Enf.	Application	Tentative Tract Map - Commercial/Industrial	Base Fee + $25/lot	$ 6,796.44	$ 5,140.00	100%	$ 6,796.00	Base Fee + $25/lot
78	Planning and Code Enf.	Application	Tentative Tract Map - Condominium or Conveyance	Base Fee + $15/acre	$ 5,841.91	$ 5,140.00	100%	$ 5,841.00	Base Fee + $15/acre
79	Planning and Code Enf.	Application	Tentative Tract Map- Residential	Base Fee + $15/lot	$ 7,130.65	$ 5,140.00	100%	$ 7,130.00	Base Fee +$15/lot
80	Planning and Code Enf.	Application	Variance (Major)		$ 2,110.09	$ 3,400.00	100%	$ 2,110.00	
81	Planning and Code Enf.	Application	Vesting Tentative Tract Map	Actual Cost @ FBHR	Variable	NEW	100%	$ 15,000.00	Minimum deposit
82	Planning and Code Enf.	Application	Zone Change - map designation	Plus GIS mapping fee	$ 4,216.47	$ 4,050.00	100%	$ 4,216.00	Plus GIS mapping fee
83	Planning and Code Enf.	Application	Zoning /Planning Letter- basic		$ 150.56	$ 245.00	100%	$ 150.00	
84	Planning and Code Enf.	Application	Zoning Ordinance Amendment	Actual Cost @ FBHR	Variable	$ 4,050.00	100%	$ 3,000.00	Minimum Deposit
85	Planning and Code Enf.	Inspection	Code Compliance Reinspection		$ 96.15	$ 85.00	100%	$ 96.00	
86	Planning and Code Enf.	Application	Foreclosure Registration		$ 260.40	$ 146.00	100%	$ 260.00	
87	Planning and Code Enf.	Application	Foreclosure Re-registration		$ 73.33	$ 32.00	100%	$ 73.00	
88	Planning and Code Enf.	Permit	Garage Sale Permit	Council set fee at less than 100%	$ 14.83	$ 10.00	67%	$ 10.00	
89	Planning and Code Enf.	Application	Landlord in Good Standing Application - Multiple Family	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per Formula	Formula per Reso 4554
90	Planning and Code Enf.	Application	Landlord in Good Standing Application - Single-Family or Duplex		$ 40.66	$ 21.00	52%	$ 21.00	Per Reso 4554
91	Planning and Code Enf.	Inspection	Re-inspection Fee- rental registration	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per Formula	Formula per Reso 4554
92	Planning and Code Enf.	Application	Rental Property Annual Re-Registration		$ 56.73	$ 64.00	100%	$ 56.00	
93	Planning and Code Enf.	Application	Rental Property Registration		$ 127.44	$ 96.00	76%	$ 96.00	Per Reso 4554
94	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family 101 to 199 units	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per formula	Formula per Reso 4554
95	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family 26 to 100 units	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per formula	Formula per Reso 4554
96	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family with 200 or more units	FBHR per formula in Reso 4554	Variable	see formula	100%	FBHR per formula	Formula per Reso 4554
97	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Multiple Family, 3 to 25 units	FBHR per formula in Reso 4554	$ 169.80	$ 92.00	54%	$ 92.00	Per Reso 4554
98	Planning and Code Enf.	Inspection	Residential Rental Property Inspection - Single Family and Duplex		$ 63.38	$ 32.00	51%	$ 32.00	Per Reso 4554
791	Planning and Code Enf.		Shopping Cart Impound Fee (Public Works)		$ 85.83	NEW	100%	$ 85.00	

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
99	Building	Accessibility Ramp		Standard Plan SFR: Building Permit				$ 238.83	$ 229.74	100%	$ 238.00
100	Building	Accessibility Ramp		Standard Plan Mobile Home Park: Building Plan Check: Fee Per Title 25				NA	Per Title 25	NA	Per Title 25
101	Building	Accessibility Ramp		Standard Plan Mobile Home Park: Building Permit: Fee Per Title 25				NA	Per Title 25	NA	Per Title 25
102	Building	Accessibility Ramp		Non Standard Plan: Building Plan Check				$ 162.76	$ 160.73	100%	$ 162.00
103	Building	Accessibility Ramp		Non Standard Plan: Building Permit				$ 207.20	$ 197.52	100%	$ 207.00
104	Building	Addition-Commercial		Commercial: Building Plan Check			>500 Sq. Ft.	$ 288.64	$ 135.53	100%	$ 288.00
105	Building	Addition-Commercial		Commercial: Building Permit			>500 Sq. Ft.	$ 1,319.69	$ 1,648.38	100%	$ 1,319.00
106	Building	Addressing		10 or less Addresses	Each additional 1 minute/address x FBHR SI		10>	$ 68.65	$ 75.00	100%	$ 68.00
107	Building	Assembly	A-1, A-4, A-5: 1A, 1B	Assembly - usually with fixed seating. Plan Check	0.0004	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 5,265.21	Estimate	100%	$ 5,265.00
108	Building	Assembly	A-1, A-4, A-5: 1A, 1B	Assembly - usually with fixed seating. Building Permit	0.0031	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 8,653.65	Estimate	100%	$ 8,653.00
109	Building	Assembly	A-1, A-4, A-5: IIA, VA, IV	Assembly - usually with fixed seating. Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 4,121.38	Estimate	100%	$ 4,121.00
110	Building	Assembly	A-1, A-4, A-5: IIA, VA, IV	Assembly - usually with fixed seating. Building Permit	0.0023	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 6,902.45	Estimate	100%	$ 6,902.00
111	Building	Assembly	A-1, A-4, A-5: IIB, IIIB, VB	Assembly - usually with fixed seating. Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,976.42	Estimate	100%	$ 2,976.00
112	Building	Assembly	A-1, A-4, A-5: IIB, IIIB, VB	Assembly - usually with fixed seating. Building Permit	0.0015	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,617.36	Estimate	100%	$ 4,617.00
113	Building	Assembly	A-2: 1A, 1B	Assembly - intended for food and/or drink consumption Plan Check	0.0023	x FBHR BO Ea Additional Sq. Ft.	625	$ 2,081.24	Estimate	100%	$ 2,081.00
114	Building	Assembly	A-2: 1A, 1B	Assembly - intended for food and/or drink consumption Building Permit	0.0144	x FBHR SBI Ea Additional Sq. Ft.	625	$ 2,329.02	Estimate	100%	$ 2,329.00
115	Building	Assembly	A-2: IIA, VA, IV	Assembly - intended for food and/or drink consumption Plan Check	0.0018	x FBHR BO Ea Additional Sq. Ft.	625	$ 1,731.37	Estimate	100%	$ 1,731.00
116	Building	Assembly	A-2: IIA, VA, IV	Assembly - intended for food and/or drink consumption Building Permit	0.0108	x FBHR SBI Ea Additional Sq. Ft.	625	$ 1,825.30	Estimate	100%	$ 1,825.00
117	Building	Assembly	A-2: IIB, IIIB, VB	Assembly - Intended for food and/or drink consumption Plan Check	0.0012	x FBHR BO Ea Additional Sq. Ft.	625	$ 1,382.64	$ 4,193.79	100%	$ 1,382.00
118	Building	Assembly	A-2: IIB, IIIB, VB	Assembly - intended for food and/or drink consumption Building Permit	0.0072	x FBHR SBI Ea Additional Sq. Ft.	625	$ 1,322.93	$ 5,927.40	100%	$ 1,322.00
119	Building	Assembly	A-3: IA, IB	Assembly - Intended for worship, recreation or amusement Plan Check	0.0004	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 5,272.37	Estimate	100%	$ 5,272.00
120	Building	Assembly	A-3: IA, IB	Assembly - intended for worship, recreation or amusement Building Permit	0.0021	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 6,333.17	Estimate	100%	$ 6,333.00
121	Building	Assembly	A-3: IIA, VA, IV	Assembly - intended for worship, recreation or amusement Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 4,124.97	$ 5,009.25	100%	$ 4,124.00
122	Building	Assembly	A-3: IIA, VA, IV	Assembly - intended for worship, recreation or amusement Building Permit	0.0016	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,828.38	$ 4,566.27	100%	$ 4,828.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
123	Building	Assembly	A-3: IIB, IIIB, VB	Assembly - usually with fixed seating. Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,978.86	Estimate	100%	$ 2,978.00
124	Building	Assembly	A-3: IIB, IIIB, VB	Assembly - usually with fixed seating. Building Permit	0.001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,325.07	Estimate	100%	$ 3,325.00
125	Building	Assembly	Assembly: IA, IB	Assembly - Shell. Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 3,317.71	Estimate	100%	$ 3,317.00
126	Building	Assembly	Assembly: IA, IB	Assembly - Shell. Permit	0.0015	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 10,989.55	Estimate	100%	$ 10,989.00
127	Building	Assembly	Assembly: IIA, VA, IV	Assembly - Shell. Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,658.08	Estimate	100%	$ 2,658.00
128	Building	Assembly	Assembly: IIA, VA, IV	Assembly - Shell. Permit	0.0011	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 8,422.65	Estimate	100%	$ 8,422.00
129	Building	Assembly	Assembly: IIB, IIIB, VB	Assembly - Shell. Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,000.88	Estimate	100%	$ 2,000.00
130	Building	Assembly	Assembly: IIB, IIIB, VB	Assembly - Shell. Permit	0.0007	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 5,721.65	Estimate	100%	$ 5,721.00
131	Building	Assembly	Assembly VTI: IA IB	Assembly Basic Shell to TI	0.001	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,865.20	Estimate	100%	$ 1,865.00
132	Building	Assembly	Assembly VTI: IA IB	Assembly Basic Shell to TI	0.0093	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 6,533.74	Estimate	100%	$ 6,533.00
133	Building	Assembly	Assembly VTI: IIA, VA, IV	Assembly Basic Shell to TI	0.0008	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,503.71	Estimate	100%	$ 1,503.00
134	Building	Assembly	Assembly VTI: IIA, VA, IV	Assembly Basic Shell to TI	0.07	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 4,981.29	Estimate	100%	$ 4,981.00
135	Building	Assembly	Assembly VTI: IIB, IIIB, VB	Assembly Basic Shell to TI Plan Check	0.0005	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,143.36	Estimate	100%	$ 1,143.00
136	Building	Assembly	Assembly VTI: IIB, IIIB, VB	Assembly Basic Shell to TI Permit	0.0046	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 3,445.20	Estimate	100%	$ 3,445.00
137	Building	Assembly	Assembly TI: IA IB	Assembly - Tenant Improvement Plan Check	0.0018	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 3,006.01	Estimate	100%	$ 3,006.00
138	Building	Assembly	Assembly TI: IA IB	Assembly - Tenant Improvement Permit	0.0105	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 7,678.66	Estimate	100%	$ 7,678.00
139	Building	Assembly	Assembly TI: IIA, VA, IV	Assembly - Tenant Improvement Plan Check	0.0014	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 2,359.57	Estimate	100%	$ 2,359.00
140	Building	Assembly	Assembly TI: IIA, VA, IV	Assembly - Tenant Improvement Permit	0.007	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 5,307.27	Estimate	100%	$ 5,307.00
141	Building	Assembly	Assembly TI: IIB, IIIB, VB	Assembly - Tenant Improvement Plan Check	0.0009	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,714.41	Estimate	100%	$ 1,714.00
142	Building	Assembly	Assembly TI: IIB, IIIB, VB	Assembly - Tenant Improvement Permit	0.0047	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 989.12	Estimate	100%	$ 989.00
143	Building	Balcony/Deck		Deck & Balcony - Non-standard plan 500 SqFt Threshold: Building Plan Check	.01 *(SBI) Each additional ft.		<500	$ 234.74	$ 228.72	100%	$ 234.00
144	Building	Balcony/Deck		Deck & Balcony - Non-standard plan 500 SqFt Threshold: Building Permit	.014*(FBHR BI1) Each additional ft.		<500	$ 326.64	$ 505.74	100%	$ 326.00
145	Building	Balcony/Deck		Deck & Balcony - Standard plan 500 SqFt Threshold	.01 x FBHR of BI1 each additional 1'		<500	$ 326.98	$ 540.64	100%	$ 326.00
146	Building	Block Wall		Block wall 3-6 ft high, standard plan, up to 50'	.014 x FBHR of BI1 each additional 1'		50 lineal '	$ 199.78	$ 286.88	100%	$ 199.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
147	Building	Block Wall		Block wall 3-6 ft high, non-standard plan, up to 50' Plan Check	.01 *SBI Each additional ft.		50 lineal '	$ 84.19	Estimate	100%	$ 84.00
148	Building	Block Wall		Block wall 3-6 ft high, non-standard plan, up to 50' Building Permit	.014*FBHR BI1 Each additional ft.		50 lineal '	$ 193.29	$ 286.88	100%	$ 193.00
149	Building	Block Wall		Retaining Wall <50 Sq. Ft. Plan Review	.014 *FBHR SBI Each additional ft.		50 lineal '	$ 98.94	$ 451.14	100%	$ 98.00
150	Building	Block Wall		Retaining Wall <50 Sq. Ft. Building Inspection	0.018*BI1 Each additional ft.		50 lineal '	$ 193.29	$ 286.88	100%	$ 193.00
151	Building	Business	Business: IA, IB	Office Group B Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 2,390.84	$ 5,875.05	100%	$ 2,390.00
152	Building	Business	Business: IA, IB	Office Group B Building Inspection	0.0052	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,978.76	$ 7,438.20	100%	$ 2,978.00
153	Building	Business	Business: IIA, VA, IV	Office Group B Plan Check	0.0005	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,900.66	$ 5,875.05	100%	$ 1,900.00
154	Building	Business	Business: IIA, VA, IV	Office Group B Building Inspection	0.0034	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,798.87	$ 7,438.20	100%	$ 2,798.00
155	Building	Business	Business: IIB, IIIB, VB	Office Group B Plan Check	0.0004	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,405.84	$ 5,875.05	100%	$ 1,405.00
156	Building	Business	Business: IIB, IIIB, VB	Office Group B Building Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,618.97	$ 7,438.20	100%	$ 2,618.00
157	Building	Business	Business: IA, IB	Medical Group B Plan Check	0.0025	x FBHR BO Ea Additional Sq. Ft.	900	$ 2,406.62	$ 5,875.05	100%	$ 2,406.00
158	Building	Business	Business: IA, IB	Medical Group B Building Inspection	0.0179	x FBHR SBI Ea Additional Sq. Ft.	900	$ 2,984.18	$ 7,438.20	100%	$ 2,984.00
159	Building	Business	Business: IIA, VA, IV	Medical Group B Plan Check	0.0019	x FBHR BO Ea Additional Sq. Ft.	900	$ 1,909.13	$ 5,875.05	100%	$ 1,909.00
160	Building	Business	Business: IIA, VA, IV	Medical Group B Building Inspection	0.0119	x FBHR SBI Ea Additional Sq. Ft.	900	$ 2,801.57	$ 7,438.20	100%	$ 2,801.00
161	Building	Business	Business: IIB, IIIB, VB	Medical Group B Plan Check	0.0013	x FBHR BO Ea Additional Sq. Ft.	900	$ 1,414.07	$ 5,875.05	100%	$ 1,414.00
162	Building	Business	Business: IIB, IIIB, VB	Medical Group B Building Inspection	0.0058	x FBHR SBI Ea Additional Sq. Ft.	900	$ 2,621.68	$ 7,438.20	100%	$ 2,621.00
163	Building	Business	Business: IA, IB	Shell Group B Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,936.95	$ 5,875.05	100%	$ 1,936.00
164	Building	Business	Business: IA, IB	Shell Group B Building Inspection	0.0021	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 4,039.45	$ 7,438.20	100%	$ 4,039.00
165	Building	Business	Business: IIA, VA, IV	Shell Group B Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,556.91	$ 5,875.05	100%	$ 1,556.00
166	Building	Business	Business: IIA, VA, IV	Shell Group B Building Inspection	0.0012	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 3,516.76	$ 7,438.20	100%	$ 3,516.00
167	Building	Business	Business: IIB, IIIB, VB	Shell Group B Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	3,000	$ 1,178.01	$ 5,875.05	100%	$ 1,178.00
168	Building	Business	Business: IIB, IIIB, VB	Shell Group B Building Inspection	0.0008	x FBHR SBI Ea Additional Sq. Ft.	3,000	$ 2,178.21	$ 7,438.20	100%	$ 2,178.00
169	Building	Business	Business: IA, IB	VTI-Tenant Improvement to empty shell Group B Plan Check	0.0008	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 1,004.14	Estimate	100%	$ 1,004.00
170	Building	Business	Business: IA, IB	VTI-Tenant Improvement to empty shell Group B Building Inspection	0.0078	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,824.03	Estimate	100%	$ 1,824.00
171	Building	Business	Business: IIA, VA, IV	VTI-Tenant Improvement to empty shell Group B Plan Check	0.0006	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 859.51	Estimate	100%	$ 859.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
172	Building	Business	Business: IIA, VA, IV	VTI-Tenant Improvement to empty shell Group B Building Inspection	0.0043	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,446.56	Estimate	100%	$ 1,446.00
173	Building	Business	Business: IIB, IIIB, VB	VTI-Tenant Improvement to empty shell Group B Plan Check	0.0004	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 730.56	Estimate	100%	$ 730.00
174	Building	Business	Business: IIB, IIIB, VB	VTI-Tenant Improvement to empty shell Group B Building Inspection	0.0029	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,071.91	Estimate	100%	$ 1,071.00
175	Building	Business	Business: IA, IB	TI in existing business Group B Plan Check	0.001	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 939.60	Estimate	100%	$ 939.00
176	Building	Business	Business: IA, IB	TI in existing business Group B Building Inspection	0.0064	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,656.25	Estimate	100%	$ 1,656.00
177	Building	Business	Business: IIA, VA, IV	TI in existing business Group B Plan Check	0.0007	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 809.06	$ 1,164.94	100%	$ 809.00
178	Building	Business	Business: IIA, VA, IV	TI in existing business Group B Building Inspection	0.0048	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,323.64	$ 1,658.17	100%	$ 1,323.00
179	Building	Business	Business: IIB, IIIB, VB	TI in existing business Group B Plan Check	0.0005	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 681.13	Estimate	100%	$ 681.00
180	Building	Business	Business: IIB, IIIB, VB	TI in existing business Group B Building Inspection	0.0032	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 986.61	Estimate	100%	$ 986.00
181	Building	Carport		Residential Carport - Standard City of Hemet Handout	.0074 x FBHR of BI1 for each additional Sq. Ft.		<400	$ 299.25	$ 358.81	100%	$ 299.00
182	Building	Carport		Residential Carport - Non-Standard Plan Building Plan Check	.0014 x FBHR of SBI for each additional Sq. Ft.		<400	$ 160.34	$ 158.80	100%	$ 160.00
183	Building	Carport		Residential Carport - Non-Standard Plan Building Permit	.0088 x FBHR of BI1 for each additional Sq. Ft.		<400	$ 265.05	$ 356.14	100%	$ 265.00
184	Building	Carport		Advanced Residential Carport - Continuous Footing Plan Check	.0041 x FBHR of SBI for each additional Sq. Ft.		<400	$ 221.75	$ 228.72	100%	$ 221.00
185	Building	Carport		Advanced Residential Carport - Continuous Footing Building Permit	.0149 x FBHR of BI1 for each additional Sq. Ft.		<400	$ 480.81	$ 641.08	100%	$ 480.00
186	Building	Carport		Commercial Carport - Standard City of Hemet Handout Plan Check	.0021 x FBHR of SBI for each additional Sq. Ft.		<400	$ 427.06	Estimate	100%	$ 427.00
187	Building	Carport		Commercial Carport - Standard City of Hemet Handout Building Permit	.0074 x FBHR of SBI for each additional Sq. Ft.		<400	$ 615.07	Estimate	100%	$ 615.00
188	Building	Carport		Commercial Carport - Non-Standard Plan Building Plan Check	.0034 x FBHR of SBI for each additional Sq. Ft.		<400	$ 469.55	Estimate	100%	$ 469.00
189	Building	Carport		Commercial Carport - Non-Standard Plan Building Permit	.0088 x FBHR of SBI for each additional Sq. Ft.		<400	$ 663.74	Estimate	100%	$ 663.00
190	Building	Certificate of Occupancy		B &M <5,000 Sq. Ft.			<5000	$ 246.06	$ 264.00	100%	$ 246.00
191	Building	Certificate of Occupancy		B &M 5,001-25,000 Sq. Ft.			5001-25000	$ 418.10	$ 264.00	100%	$ 418.00
192	Building	Certificate of Occupancy		B &M >25,000 Sq. Ft.	each over 25,000 or fraction		25,000	$ 142.16	New	100%	$ 142.00
193	Building	Certificate of Occupancy		All Other <5,000 Sq. Ft.			<5000	$ 370.40	$ 264.00	100%	$ 370.00
194	Building	Certificate of Occupancy		All Other 5,001-25,000 Sq. Ft.			5001-25000	$ 644.05	$ 264.00	100%	$ 644.00
195	Building	Certificate of Occupancy		All Others >25,000 Sq. Ft.	each over 25,000 or fraction		25,000	$ 142.16	New	100%	$ 142.00
196	Building	Certificate of Occupancy		Temporary: All <5,000 Sq. Ft.			<5000	$ 532.26	$ 300.00	100%	$ 532.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
197	Building	Certificate of Occupancy		Temporary: All 5,001-25,000 Sq. Ft.			5001-25000	$ 693.91	$ 300.00	100%	$ 693.00
198	Building	Certificate of Occupancy		Temporary: >25,000 Sq. Ft.	each over 25,000 or fraction		>25000	$ 318.15	New	100%	$ 318.00
199	Building	Certificate of Occupancy		Extension (All)				$ 158.50	$ -	100%	$ 158.00
200	Building	Change of Occupancy Use		B&M: <5,000				$ 423.71	Estimate	100%	$ 423.00
201	Building	Change of Occupancy Use		B&M: 5,000-25,000	1 hour FBHR of SBI each or portion 25,000 sq. ft. or portion of			$ 508.32	Estimate	100%	$ 508.00
202	Building	Change of Occupancy Use		All Other: <5,000				$ 570.04	Estimate	100%	$ 570.00
203	Building	Change of Occupancy Use		All Other: 5,000-25,000	2 hours FBRH of SBI each or portion 25,000 sq. ft. or portion of			$ 780.62	Estimate	100%	$ 780.00
204	Building	Change of Occupancy Use		B&M: 5,000-25,000 Inspection	1 hour FBHR of SBI each or portion 25,000 sq. ft. or portion of			$ 443.64	$ 5.38	100%	$ 443.00
205	Building	Change of Occupancy Use		All Other: <5,000 Inspection				$ 291.65	$ 5.38	100%	$ 291.00
206	Building	Change of Occupancy Use		All Other: 5,000-25,000 Inspection	2 hours FBRH of SBI each or portion 25,000 sq. ft. or portion of			$ 566.51	$ 5.38	100%	$ 566.00
207	Building	Change of Use-Temporary		Use Of Retail Occupancy As Place Of Assembly-Special Use-Plan Review				$ 410.88	Estimate	100%	$ 410.00
208	Building	Change of Use-Temporary		Use Of Retail Occupancy As Place Of Assembly-Special Use-Inspection				$ 319.57	Estimate	100%	$ 319.00
209	Building	Inspection	Commercial	Additional inspection outside of normal scope			ea 60 min	$ 159.94	$ 225.83	100%	$ 159.00
210	Building	Inspection	Commercial	Each additional after 1 @ same time				$ 110.00	$ 154.47	100%	$ 110.00
211	Building	Commercial	Wall Addition	Commercial Interior: Building Plan Check				$ 337.41	Estimate	100%	$ 337.00
212	Building	Commercial	Wall Addition	Commercial Interior: Building Permit				$ 581.63	Estimate	100%	$ 581.00
213	Building	Commercial	Wall Addition w/ Plumbing	Commercial Interior w/ Bathroom: Building Plan Check				$ 381.66	Estimate	100%	$ 381.00
214	Building	Commercial	Wall Addition w/ Plumbing	Commercial Interior w/ Bathroom: Building Permit				$ 868.10	Estimate	100%	$ 868.00
215	Building	Construction Trailer		Temporary Construction Trailer Building Permit			each	$ 199.40	$ 297.96	100%	$ 199.00
216	Building	Demo		1 Building or portion thereof			each	$ 244.11	$ 532.56	100%	$ 244.00
217	Building	Demo		Patio Cover			each	$ 142.34	$ 166.12	100%	$ 142.00
218	Building	Demo		Residential Room or Swimming Pool			each	$ 209.78	$ 261.13	100%	$ 209.00
219	Building	Door		Addition of a new exterior door to a SFR: Building Plan Check			each	$ 111.37	$ 127.18	100%	$ 111.00
220	Building	Door		Addition of a new exterior door to a SFR: Building Permit			each	$ 237.79	$ 335.42	100%	$ 237.00
221	Building	Drywall		Drywall Repair 1000 SqFt Threshold	60 x FBHR of BI1 each additional 1000sq. Ft		1,000	$ 159.89	$ 202.27	100%	$ 159.00
222	Building	Educational	Educational: IA, IB	Group E Occupancy Building Plan Check	0.0015	x FBHR BO Ea Additional Sq. Ft.	875	$ 1,602.40	Estimate	100%	$ 1,602.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
223	Building	Educational	Educational: IA, IB	Group E Occupancy Building Permit	0.0109	x FBHR SBI Ea Additional Sq. Ft.	875	$ 2,576.13	Estimate	100%	$ 2,576.00
224	Building	Educational	Educational: IIA, VA, IV	Group E Occupancy Building Plan Check	0.0011	x FBHR BO Ea Additional Sq. Ft.	875	$ 1,308.11	Estimate	100%	$ 1,308.00
225	Building	Educational	Educational: IIA, VA, IV	Group E Occupancy Building Permit	0.0082	x FBHR SBI Ea Additional Sq. Ft.	875	$ 2,012.29	Estimate	100%	$ 2,012.00
226	Building	Educational	Educational: IIB, IIIB, VB	Group E Occupancy Building Plan Check	0.0008	x FBHR BO Ea Additional Sq. Ft.	875	$ 1,011.39	$ 2,155.14	100%	$ 1,011.00
227	Building	Educational	Educational: IIB, IIIB, VB	Group E Occupancy Building Permit	0.0055	x FBHR SBI Ea Additional Sq. Ft.	875	$ 1,447.23	$ 4,891.75	100%	$ 1,447.00
228	Building	Electrical	Electrical Meter Pedestal	1 meter pedestal			each	$ 306.52	$ 380.29	100%	$ 306.00
229	Building	Electrical	Electrical Panel Upgrade	100 amp to a 200 amp panel			each	$ 228.72	$ 282.73	100%	$ 228.00
230	Building	Other	EVR Upgrade	Upgrade to EVR System			each	$ 425.78	$ 277.36	100%	$ 425.00
231	Building	Other	EVR Upgrade	Upgrade to EVR System			each	$ 317.13	$ 361.29	100%	$ 317.00
232	Building	Factory	F-1: IA, IB	Factory-1: Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 2,319.10	Estimate	100%	$ 2,319.00
233	Building	Factory	F-1: IA, IB	Factory-1: Inspection	0.003	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 5,446.84	Estimate	100%	$ 5,446.00
234	Building	Factory	F-1: IIA, IIIA, VA, IV	Factory-1: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 1,912.21	Estimate	100%	$ 1,912.00
235	Building	Factory	F-1: IIA, IIIA, VA, IV	Factory-1: Inspection	0.0022	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 4,164.74	Estimate	100%	$ 4,164.00
236	Building	Factory	F-1: IIB, IIIB, VB	Factory-1: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 1,501.58	$ 2,708.49	100%	$ 1,501.00
237	Building	Factory	F-1: IIB, IIIB, VB	Factory-1: Inspection	0.0015	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 2,881.17	$ 2,951.60	100%	$ 2,881.00
238	Building	Factory	F-2: IA, IB	Factory-2: Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,536.67	Estimate	100%	$ 2,536.00
239	Building	Factory	F-2: IA, IB	Factory 2: Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,129.26	Estimate	100%	$ 4,129.00
240	Building	Factory	F-2: IIA, IIIA, VA, IV	Factory-2: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,073.23	$ 3,727.81	100%	$ 2,073.00
241	Building	Factory	F-2: IIA, IIIA, VA, IV	Factory 2: Inspection	0.0013	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,437.88	$ 3,710.88	100%	$ 3,437.00
242	Building	Factory	F-2: IIB, IIIB, VB	Factory-2: Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,348.40	Estimate	100%	$ 1,348.00
243	Building	Factory	F-2: IIB, IIIB, VB	Factory 2: Inspection	0.0009	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,486.59	Estimate	100%	$ 2,486.00
244	Building	Factory	F Shell: IA, IB	F Shell: Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,275.29	Estimate	100%	$ 2,275.00
245	Building	Factory	F Shell: IA, IB	F Shell: Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 4,452.87	Estimate	100%	$ 4,452.00
246	Building	Factory	F-Shell: IIA, IIIA, VA, IV, VA	F Shell: Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,811.84	Estimate	100%	$ 1,811.00
247	Building	Factory	F-Shell: IIA, IIIA, VA, IV, VA	F Shell: Inspection	0.0013	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,222.49	Estimate	100%	$ 3,222.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
248	Building	Factory	F Shell: IIB, IIIB, VB	F Shell: Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,348.40	Estimate	100%	$ 1,348.00
249	Building	Factory	F-Shell: IIB, IIIB, VB	F Shell: Inspection	0.0009	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,254.96	Estimate	100%	$ 2,254.00
250	Building	Fence		Fence				$ 120.12	New	100%	$ 120.00
251	Building	Fire Damage Assessment		Assessment of Fire Damage and Fee Recovery				$ 304.08	$ 662.97	100%	$ 304.00
252	Building	Fire Damage Assessment		Assessment of Fire Damage (No Inspection at time of fire)				$ 153.12	$ 129.03	100%	$ 153.00
253	Building	Fireplace		Building Plan Check				$ 122.81	$ 328.52	100%	$ 122.00
254	Building	Fireplace		Building Permit				$ 359.72	$ 600.65	100%	$ 359.00
255	Building	Flag Pole		Residential: Building Plan Check				$ 98.94	$ 88.88	100%	$ 98.00
256	Building	Flag Pole		Residential: Building Permit				$ 162.04	$ 204.35	100%	$ 162.00
257	Building	Flag Pole		Commercial: Building Plan Check				$ 197.87	$ 189.10	100%	$ 197.00
258	Building	Flag Pole		Commercial: Building Permit				$ 234.05	$ 266.51	100%	$ 234.00
259	Building	Garage		Non-Standard: Building Plan Check				$ 268.28	$ 279.07	100%	$ 268.00
260	Building	Garage		Non-Standard: Building Permit				$ 917.10	$ 1,245.86	100%	$ 917.00
261	Building	Garage		Standard City of Hemet Plan: Building Permit				$ 988.95	$ 1,240.16	100%	$ 988.00
262	Building	Garage		Standard <450 Sq. Ft. Constructed with New SFD: Building Plan Check	Fee added to SFR Permit		<450	$ 44.24	$ 407.69	100%	$ 44.00
263	Building	Garage		Standard <450 Sq. Ft. Constructed with New SFD: Inspection	Fee added to SFR Permit		<450	$ 64.70	$ 461.69	100%	$ 64.00
264	Building	Garage		Standard <450 Sq. Ft. Constructed with New SFD: Building Permit - Production	Fee added to SFR Permit		<450	$ 32.35	$ 461.69	100%	$ 32.00
265	Building	Garage		Standard <650 Sq. Ft. Constructed with New SFD: Building Plan Check	Fee added to SFR Permit		451-650	$ 73.74	$ 509.62	100%	$ 73.00
266	Building	Garage		Standard <650 Sq. Ft. Constructed with New SFD: Building Permit	Fee added to SFR Permit		451-650	$ 80.87	$ 554.02	100%	$ 80.00
267	Building	Garage		Standard <650 Sq. Ft. Constructed with New SFD: Building Permit - Production	Fee added to SFR Permit		451-650	$ 48.52	$ 554.02	100%	$ 48.00
268	Building	Garage Conversion		Adding walls to existing structure: Building Plan Check				$ 155.38	$ 177.75	100%	$ 155.00
269	Building	Garage Conversion		Adding walls to existing structure: Building Permit				$ 436.25	$ 581.43	100%	$ 436.00
270	Building	Garage Conversion		Adding walls to existing structure w/ plumbing: Building Plan Check				$ 199.63	$ 203.24	100%	$ 199.00
271	Building	Garage Conversion		Adding walls to existing structure w/ plumbing: Building Permit				$ 608.00	$ 789.80	100%	$ 607.00
272	Building	Plumbing		Gas Line: Building Permit			500 lineal ft	$ 227.50	$ 272.05	100%	$ 227.00
273	Building	Generator		Generator Building Plan Check				$ 296.37	$ 277.36	100%	$ 296.00
274	Building	Generator		Generator Building Permit				$ 402.15	$ 379.85	100%	$ 402.00
275	Building	Hazardous	H-1: IA, IB	H-1: Building Plan Check	0.0014	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,795.77	Estimate	100%	$ 1,795.00
276	Building	Hazardous	H-1: IA, IB	H-1: Inspection	0.008	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,908.04	Estimate	100%	$ 2,908.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
277	Building	Hazardous	H-1: IIA, IIIA, VA, IV	H-1: Building Plan Check	0.0011	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,517.23	Estimate	100%	$ 1,517.00
278	Building	Hazardous	H-1: IIA, IIIA, VA, IV	H-1: Inspection	0.006	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,524.15	Estimate	100%	$ 2,524.00
279	Building	Hazardous	H-1: IIB, IIIB, VB	H-1: Building Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,242.12	Estimate	100%	$ 1,242.00
280	Building	Hazardous	H-1: IIB, IIIB, VB	H-1: Inspection	0.004	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,135.95	Estimate	100%	$ 2,135.00
281	Building	Hazardous	H-2, H-3, H-4, H-5: IA, IB	H-2, H-3, H-4, H-5: Building Plan Check	0.0019	x FBHR BO Ea Additional Sq. Ft.	750	$ 2,023.76	Estimate	100%	$ 2,023.00
282	Building	Hazardous	H-2, H-3, H-4, H-5: IA, IB	H-2, H-3, H-4, H-5: Inspection	0.01	x FBHR SBI Ea Additional Sq. Ft.	750	$ 3,083.64	Estimate	100%	$ 3,083.00
283	Building	Hazardous	H-2, H-3, H-4, H-5: IIA, IIIA, VA, IV	H-2, H-3, H-4, H-5: Building Plan Check	0.0014	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,680.21	$ 4,834.51	100%	$ 1,680.00
284	Building	Hazardous	H-2, H-3, H-4, H-5: IIA, IIIA, VA, IV	H-2, H-3, H-4, H-5: Inspection	0.0075	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,655.51	$ 3,921.68	100%	$ 2,655.00
285	Building	Hazardous	H-2, H-3, H-4, H-5: IIB, IIIB, VB	H-2, H-3, H-4, H-5: Building Plan Check	0.0009	x FBHR BO Ea Additional Sq. Ft.	750	$ 1,353.98	$ -	100%	$ 1,353.00
286	Building	Hazardous	H-2, H-3, H-4, H-5: IIB, IIIB, VB	H-2, H-3, H-4, H-5: Inspection	0.005	x FBHR SBI Ea Additional Sq. Ft.	750	$ 2,224.43	Estimate	100%	$ 2,224.00
287	Building	Housing Inspection		For Inspection to release of utilities 1 dwelling unit (No Existing Code Case)				$ 204.30	$ 231.24	100%	$ 204.00
288	Building	Housing Inspection		Special Housing Inspection, Code Case Related				$ 226.94	$ 231.24	100%	$ 226.00
289	Building	HVAC		Comm/Multi-family Replacement: 1 Pcs	each additional 20 minutes of FBHR for BI1		1 Piece	$ 214.30	$ 326.90	100%	$ 214.00
290	Building	HVAC		Residential Replacement: 2 Pcs	each additional 20 minutes for BII time for each piece over 2			$ 159.89	$ 147.34	100%	$ 159.00
291	Building	Institutional	I-2, I-3; I-4: IA, IB	Institutional: Building Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	10,000	$ 3,777.62	Estimate	100%	$ 3,777.00
292	Building	Institutional	I-2, I-3; I-4: IA, IB	Institutional: Building Inspection	0.0035	x FBHR SBI Ea Additional Sq. Ft.	10,000	$ 11,068.54	Estimate	100%	$ 11,068.00
293	Building	Institutional	I-2, I-3; I-4: IIA, IIIA, VA, IV	Institutional: Building Plan Check	0.0005	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 2,806.61	Estimate	100%	$ 2,806.00
294	Building	Institutional	I-2, I-3; I-4: IIA, IIIA, VA, IV	Institutional: Building Inspection	0.0026	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 7,756.54	Estimate	100%	$ 7,756.00
295	Building	Institutional	I-2, I-3; I-4: IIB, IIIB, VB	Institutional: Building Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 2,486.62	$ 6,057.70	100%	$ 2,486.00
296	Building	Institutional	I-2, I-3; I-4: IIB, IIIB, VB	Institutional: Building Inspection	0.0017	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 3,385.16	$ 5,538.45	100%	$ 3,385.00
297	Building	Permit		Landscape Inspection Fee/Permit				$ 222.00	$ 312.83	100%	$ 222.00
298	Building	Plan Check		Landscape Plan Check - minor project (Modify Existing)				$ 609.20	NEW	100%	$ 609.20
299	Building	Plan Check		Landscape Plan Check- major project (New Construction)				$ 1,118.36	NEW	100%	$ 1,118.36
300	Building	Light Poles		Parking Lot or Landscaping Type Light Poles Plan Review	additional .25 hours fbhr for SBI 10 additional lights		1-10	$ 682.73	$ 189.10	100%	$ 682.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
301	Building	Light Poles		Parking Lot or Landscaping Type Light Poles Building Permit	additional 1 hours fbhr for SBII for 10 additional lights		1-10	$ 329.31	$ 379.07	100%	$ 329.00
302	Building	Mercantile	M: IA, IB	Mercantile: Retail Market Building Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	5,000	$ 3,350.91	Estimate	100%	$ 3,350.00
303	Building	Mercantile	M: IA, IB	Mercantile: Retail Market Building Permit	0.0031	x FBHR SBI Ea Additional Sq. Ft.	5,000	$ 5,756.37	Estimate	100%	$ 5,756.00
304	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Retail Market Building Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	5,000	$ 2,617.99	$ 4,980.53	100%	$ 2,617.00
305	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Retail Market Building Permit	0.0023	x FBHR SBI Ea Additional Sq. Ft.	5,000	$ 2,741.34	$ 6,259.96	100%	$ 2,741.00
306	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Retail Market Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	5,000	$ 1,886.21	$ 3,150.82	100%	$ 1,886.00
307	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Retail Market Building Permit	0.0016	x FBHR SBI Ea Additional Sq. Ft.	5,000	$ 3,035.81	$ 3,072.86	100%	$ 3,035.00
308	Building	Mercantile	M: IA, IB	Mercantile: Shell Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,971.44	Estimate	100%	$ 2,971.00
309	Building	Mercantile	M: IA, IB	Mercantile: Shell Building Permit	0.0015	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,949.76	Estimate	100%	$ 3,949.00
310	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Shell Building Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 2,256.19	Estimate	100%	$ 2,256.00
311	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Shell Building Permit	0.0011	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 3,041.93	Estimate	100%	$ 3,041.00
312	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Shell Building Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	12,500	$ 1,695.26	Estimate	100%	$ 1,695.00
313	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Shell Building Permit	0.0007	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,132.63	Estimate	100%	$ 2,132.00
314	Building	Mercantile	M: IA, IB	Mercantile: All Others Not Specified-Plan Check	0.0003	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 5,740.26	Estimate	100%	$ 5,740.00
315	Building	Mercantile	M: IA, IB	Mercantile: All Others Not Specified- Building Permit	0.0022	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 9,538.41	Estimate	100%	$ 9,538.00
316	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: All Others Not Specified-Plan Check	0.0002	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 4,410.57	Estimate	100%	$ 4,410.00
317	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: All Others Not Specified- Building Permit	0.0017	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 7,233.39	Estimate	100%	$ 7,233.00
318	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: All Others Not Specified-Plan Check	0.0001	x FBHR BO Ea Additional Sq. Ft.	8,750	$ 3,080.89	Estimate	100%	$ 3,080.00
319	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: All Others Not Specified- Building Permit	0.0011	x FBHR SBI Ea Additional Sq. Ft.	8,750	$ 4,928.36	Estimate	100%	$ 4,928.00
320	Building	Mercantile	M: IA, IB	Mercantile: Tenant Improvement Building Plan Check	0.0009	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,118.14	Estimate	100%	$ 1,118.00
321	Building	Mercantile	M: IA, IB	Mercantile: Tenant Improvement Building Permit	0.0058	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,473.46	Estimate	100%	$ 1,473.00
322	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Tenant Improvement Building Plan Check	0.0006	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 866.28	Estimate	100%	$ 866.00
323	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Tenant Improvement Building Permit	0.0044	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,178.59	Estimate	100%	$ 1,178.00
324	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Tenant Improvement Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 857.43	Estimate	100%	$ 857.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
325	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Tenant Improvement Building Permit	0.0029	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 882.25	Estimate	100%	$ 882.00
326	Building	Mercantile	M: IA, IB	Mercantile: Basic Shell Tenant Improvement Building Plan Check	0.0007	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 927.23	Estimate	100%	$ 927.00
327	Building	Mercantile	M: IA, IB	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0045	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,414.47	Estimate	100%	$ 1,414.00
328	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0005	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 775.45	Estimate	100%	$ 775.00
329	Building	Mercantile	M: IIA, IIIA, VA, IV	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0034	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,134.35	Estimate	100%	$ 1,134.00
330	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0003	x FBHR BO Ea Additional Sq. Ft.	1,250	$ 622.20	Estimate	100%	$ 622.00
331	Building	Mercantile	M: IIB, IIIB, VB	Mercantile: Basic Shell Tenant Improvement Building Permit	0.0023	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 851.53	Estimate	100%	$ 851.00
332	Building	Model Home	Conversion	Model complex to SFR 2500 SqFt Threshold Building Plan Review			2,500	$ 143.18	Estimate	100%	$ 143.00
333	Building	Model Home	Conversion	Model complex to SFR 2500 SqFt Threshold Building Permit			2,500	$ 231.08	Estimate	100%	$ 231.00
334	Building	Model Home	Sales Office	Sales Office for Tract in SFR Building Plan Review			each	$ 359.38	Estimate	100%	$ 359.00
335	Building	Model Home	Sales Office	Sales Office for Tract in SFR Building Permit			each	$ 355.83	Estimate	100%	$ 355.00
336	Building	Other		Training Fee-Residential	.0105 of Building Permit Fee			Variable	NEW	100%	.0105 of Building Permit Fee
337	Building	Other		Training Fee-Commercial	.0117 of Building Permit Fee			Variable	NEW	100%	.0117 of Building Permit Fee
338	Building	Other		Computer Fee	$7.25 per plan check & Permit			$ 7.25	$ 7.25	100%	$ 7.25
339	Building	Other		Plan Storage	$0.00018 x Job Value			Variable	$0.00018 x Job Value	100%	$0.00018 x Job Value
340	Building	Other		Microfilm/Scanning	$6.00 per page			$ 6.00	$ 6.00	100%	$ 6.00
341	Building	Parking Lot Restripe		Accessible Parking Spaces: Building Plan Check	5min of PC for ea stall		1-2	$ 22.12	$ 94.55	100%	$ 22.00
342	Building	Parking Lot Restripe		Accessible Parking Spaces: Building Permit	5min of SBI for ea stall		1-2	$ 121.23	$ 194.41	100%	$ 121.00
343	Building	Patio Cover		Aluminum Nationally Recognized Approved Plan-Residential: Building Permit			<500	$ 208.58	$ 192.74	100%	$ 208.00
344	Building	Patio Cover		Lattice-Residential Non-Standard: Building Plan Check			<500	$ 130.85	$ 158.80	100%	$ 130.00
345	Building	Patio Cover		Lattice-Residential Non-Standard: Building Permit			<500	$ 153.89	$ 276.83	100%	$ 153.00
346	Building	Patio Cover		Lattice-Residential Standard: Building Permit			<500	$ 187.14	$ 309.04	100%	$ 187.00
347	Building	Patio Cover		Solid- Residential "stick built" cover, Non-Standard Plan: Building Plan Check			<500	$ 138.22	$ 158.80	100%	$ 138.00
348	Building	Patio Cover		Solid- Residential "stick built" cover, Non-Standard Plan: Building Permit			<500	$ 227.01	$ 356.14	100%	$ 227.00
349	Building	Patio Cover		Solid- Residential "stick built" cover, Standard: Building Permit			<500	$ 261.34	$ 358.81	100%	$ 261.00
350	Building	Patio Cover		Patio Cover simultaneous w/ SFD: Building Plan Check			<500	$ 22.12	$ 382.21	100%	$ 22.00
351	Building	Patio Cover		Patio Cover simultaneous w/ SFD, : Building Permit			<500	$ 16.17	$ 323.18	100%	$ 16.00
352	Building	Patio Cover		Patio Cover simultaneous w/ SFD, Production: Building Permit			<500	$ 16.17	$ 323.18	100%	$ 16.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
353	Building	Patio Enclosure		Standard Nationally Recognized Approved Plan			<500	$ 177.43	$ 230.65	100%	$ 177.00
354	Building	Photovoltaic		Residential Roof Mounted: Building Plan Check				$ 121.82	$ 173.02	100%	$ 121.00
355	Building	Photovoltaic		Residential Roof Mounted: Building Permit				$ 172.83	$ 250.52	100%	$ 172.00
356	Building	Photovoltaic		Residential Ground Mounted: Building Plan Check				$ 155.38	$ 228.72	100%	$ 155.00
357	Building	Photovoltaic		Residential Ground Mounted: Building Permit				$ 237.87	$ 415.98	100%	$ 237.00
358	Building	Photovoltaic		Commercial Photovoltaic-Plan Review				$ 395.18	$ 250.52	100%	$ 395.00
359	Building	Photovoltaic		Commercial Photovoltaic-Building Permit				$ 571.80	$ 173.02	100%	$ 571.00
360	Building	Re-pipe		Single Family Dwelling Plan Check				$ 67.13	$ 101.47	100%	$ 67.00
361	Building	Re-pipe		Single Family Dwelling Permit				$ 237.87	$ 310.16	100%	$ 237.00
362	Building	Re-roof		Awning, Carport, Garage; No habitable space <500 Sq. Ft.			<500 sq. ft.	$ 131.56	$ 150.42	100%	$ 131.00
363	Building	Re-roof		SFD <4,000 Sq. Ft.			<4,000	$ 215.47	$ 309.97	100%	$ 215.00
364	Building	Re-roof		SFD where new tile is being installed: Building Plan Check			<4,000	$ 95.73	$ 177.75	100%	$ 95.00
365	Building	Re-roof		SFD where new tile is being installed: Building Permit			<4,000	$ 209.47	$ 277.75	100%	$ 209.00
366	Building	Inspection	Residential	Additional inspection outside of normal scope			ea 30 min	$ 107.76	$ 129.03	100%	$ 107.00
367	Building	Inspection	Residential	Each additional after 1 @ same time				$ 57.82	$ 73.24	100%	$ 57.00
368	Building	Residental	R-1 Hotel/Motel & Other	Residential: 1-25 Units Per Building: Building Plan Check			1-25	$ 3,395.91	$ 4,065.43	100%	$ 3,395.00
369	Building	Residental	R-1 Hotel/Motel & Other	Residential: 1-25 Units Per Building: Building Permit			1-25	$ 11,603.07	$12,769.71	100%	$ 11,603.00
370	Building	Residental	R-1 Hotel/Motel & Other	Residential: 26-50 Units Per Building: Building Plan Check			26-50	$ 6,239.60	$ 8,130.87	100%	$ 6,239.00
371	Building	Residental	R-1 Hotel/Motel & Other	Residential: 26-50 Units Per Building: Building Permit			26-50	$ 22,887.63	$25,528.02	100%	$ 22,887.00
372	Building	Residental	R-1 Hotel/Motel & Other	Residential: 51-75 Units Per Building: Building Plan Check			51-75	$ 9,083.30	$12,196.30	100%	$ 9,083.00
373	Building	Residental	R-1 Hotel/Motel & Other	Residential: 51-75 Units Per Building: Building Permit			51-75	$ 34,172.28	$38,286.33	100%	$ 34,172.00
374	Building	Residental	R-1 Hotel/Motel & Other	Residential: 76-100 Units Per Building: Building Plan Check			76-100	$ 11,926.99	$16,261.73	100%	$ 11,926.00
375	Building	Residental	R-1 Hotel/Motel & Other	Residential: 76-100 Units Per Building: Building Permit			76-100	$ 45,443.41	$51,044.63	100%	$ 45,443.00
376	Building	Residental	R-1 Hotel/Motel & Other	Residential: 101-125 Units Per Building: Building Plan Check			101-125	$ 14,770.70	$20,327.16	100%	$ 14,770.00
377	Building	Residental	R-1 Hotel/Motel & Other	Residential: 101-125 Units Per Building: Building Permit			101-125	$ 56,742.08	$63,802.94	100%	$ 56,742.00
378	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: <10,000 Sq. Ft. <10 Units: Building Plan Check			<10,000 Sq. Ft. and <10 Units	$ 1,930.97	$ 3,312.57	100%	$ 1,930.00
379	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: <10,000 Sq. Ft. <10 Units: Building Permit			<10,000 Sq. Ft. and <10 Units	$ 5,393.92	$ 5,719.31	100%	$ 5,393.00
380	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 10,001-25,000 Sq. Ft. 11-25 Units: Building Plan Check			0-25,000 Sq. Ft. and 11-25 Units	$ 4,860.84	$ 6,159.75	100%	$ 4,860.00
381	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 10,001-25,000 Sq. Ft. 11-25 Unit: Building Permit			0-25,000 Sq. Ft. and 11-25 Units	$ 15,009.10	$16,329.99	100%	$ 15,009.00
382	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 25,001-50,000 Sq. Ft. 26-50 Units: Building Plan Check			0-50,000 St. Ft. and 26-50 Units	$ 9,169.47	$12,319.49	100%	$ 9,169.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
383	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 25,001-50,000 Sq. Ft. 26-50 Units: Building Permit			0-50,000 St. Ft. and 26-50 Units	$ 29,699.72	$32,648.58	100%	$ 29,699.00
384	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 50,001-75,000 Sq. Ft. 51-75 Units: Building Plan Check			0-75,000 Sq. Ft. and 51-75	$ 13,479.32	$18,479.24	100%	$ 13,479.00
385	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 50,001-75,000 Sq. Ft. 51-75 Units: Building Permit			0-75,000 Sq. Ft. and 51-75	$ 44,389.19	$48,967.16	100%	$ 44,389.00
386	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 75,001-100,000 Sq. Ft. 76-100 Units: Building Plan Check			0-100,000 Sq. Ft. and 76-100 Units	$ 17,786.73	$24,638.99	100%	$ 17,786.00
387	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 75,001-100,000 Sq. Ft. 76-100 Units: Building Permit			0-100,000 Sq. Ft. and 76-100 Units	$ 59,079.99	$65,285.75	100%	$ 59,079.00
388	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 100,001-125,000 Sq. Ft. 101-125 Units: Building Plan Check			0-125,000 Sq. Ft. and 101-125 Units	$ 22,095.36	$30,798.73	100%	$ 22,095.00
389	Building	Residential	R-2, R-2.1, R-3.1, R-4	Residential: 100,001-125,000 Sq. Ft. 101-125 Units: Building Permit			0-125,000 Sq. Ft. and 101-125 Units	$ 73,770.40	$81,604.34	100%	$ 73,770.00
390	Building	Residential	R-3 Single Family Dwelling	Residential: Single Family Dwelling Plan Check		0.00215 x SBI Time for Ea Sq.Ft.	1,500	$ 601.37	$ 1,591.77	100%	$ 601.00
391	Building	Residential	R-3 Single Family Dwelling	Residential: Single Family Dwelling Building Permit		0.0072 x BI1 Time for ea sq. ft.	1,500	$ 2,101.56	$ 3,168.19	100%	$ 2,101.00
392	Building	Residential	R-3 Single Family Dwelling Production	Residential: Single Family Dwelling Building Permit Production		0.00525 x BI1 Time for ea sq. ft.	1,500	$ 1,376.18	$ 2,376.08	100%	$ 1,376.00
393	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			600	$ 455.03	$ 2,481.94	100%	$ 455.00
394	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			600	$ 1,183.40	$ 4,283.35	100%	$ 1,183.00
395	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			1,200	$ 806.13	$ 2,481.94	100%	$ 806.00
396	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			1,200	$ 2,180.83	$ 4,283.35	100%	$ 2,180.00
397	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			2,400	$ 1,184.80	$ 2,481.94	100%	$ 1,184.00
398	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			2,400	$ 3,169.91	$ 4,283.35	100%	$ 3,169.00
399	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			4,000	$ 1,759.58	Estimate	100%	$ 1,759.00
400	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			4,000	$ 4,915.40	Estimate	100%	$ 4,915.00
401	Building	Residential	R-3 Duplex	Residential: Duplex Plan Check			6,000	$ 2,346.32	Estimate	100%	$ 2,346.00
402	Building	Residential	R-3 Duplex	Residential: Duplex Building Permit			6,000	$ 6,502.91	Estimate	100%	$ 6,502.00
403	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	600	$ 1,002.49	Estimate	100%	$ 1,002.00
404	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	1,200	$ 1,793.97	Estimate	100%	$ 1,793.00
405	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	2,400	$ 2,578.18	Estimate	100%	$ 2,578.00
406	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	4,000	$ 3,977.56	Estimate	100%	$ 3,977.00
407	Building	Residential	R-3 Duplex Production	Residential: Duplex Building Permit		each unit	6,000	$ 5,237.28	Estimate	100%	$ 5,237.00
408	Building	Residential	Room Addition	Room Addition Building Plan Check			125	$ 190.72	$ 279.07	100%	$ 190.00
409	Building	Residential	Room Addition	Room Addition Building Permit			125	$ 418.56	$ 1,547.60	100%	$ 418.00
410	Building	Residential	Room Addition	Room Addition Building Plan Check			250	$ 263.09	$ 279.07	100%	$ 263.00
411	Building	Residential	Room Addition	Room Addition Building Permit			250	$ 818.17	$ 1,547.60	100%	$ 818.00
412	Building	Residential	Room Addition	Room Addition Building Plan Check			500	$ 312.52	$ 279.07	100%	$ 312.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
413	Building	Residential	Room Addition	Room Addition Building Permit			500	$ 1,360.75	$ 1,547.60	100%	$ 1,360.00
414	Building	Residential	Room Addition	Room Addition Building Plan Check			833	$ 387.02	$ 330.03	100%	$ 387.00
415	Building	Residential	Room Addition	Room Addition Building Permit			833	$ 2,122.56	$ 1,939.66	100%	$ 2,122.00
416	Building	Residential	Room Addition	Room Addition Building Plan Check			1,250	$ 413.21	Estimate	100%	$ 413.00
417	Building	Residential	Room Addition	Room Addition Building Permit			1,250	$ 2,852.55	Estimate	100%	$ 2,852.00
418	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			<=125	$ 125.30	$ 152.66	100%	$ 125.00
419	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			<=125	$ 301.03	$ 1,351.67	100%	$ 301.00
420	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			126-250	$ 169.01	$ 152.66	100%	$ 169.00
421	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			126-250	$ 558.49	$ 1,351.67	100%	$ 558.00
422	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			251-500	$ 199.63	$ 152.66	100%	$ 199.00
423	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			251-500	$ 951.21	$ 1,351.67	100%	$ 951.00
424	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			501-833	$ 282.27	$ 152.66	100%	$ 282.00
425	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			501-833	$ 1,483.31	$ 1,351.67	100%	$ 1,483.00
426	Building	Residential	Room Addition-Conversion	Room Addition Building Plan Check			834-1250	$ 349.80	$ 152.66	100%	$ 349.00
427	Building	Residential	Room Addition-Conversion	Room Addition Building Permit			834-1250	$ 1,994.38	$ 1,351.67	100%	$ 1,994.00
428	Building	Residential	Siding	Siding				$ 183.78	Estimate	100%	$ 183.00
429	Building	Residential	Wall Addition	Residential Interior: Building Plan Check				$ 157.14	Estimate	100%	$ 157.00
430	Building	Residential	Wall Addition	Residential Interior: Building Permit				$ 301.61	Estimate	100%	$ 301.00
431	Building	Residential	Wall Addition w/ Plumbing	Residential Interior w/ Bathroom: Building Plan Check				$ 289.87	Estimate	100%	$ 289.00
432	Building	Residential	Wall Addition w/ Plumbing	Residential Interior w/ Bathroom: Building Permit				$ 421.49	Estimate	100%	$ 421.00
433	Building	Screen Room		Under an Existing Patio Cover for a stick SFD: Building Plan Check				$ 84.19	$ 114.36	100%	$ 84.00
434	Building	Screen Room		Under an Existing Patio Cover for a stick SFD: Building Permit				$ 204.74	$ 364.00	100%	$ 204.00
435	Building	Screen Room		Without an Existing Patio Cover for a stick SFD: Building Plan Check				$ 116.10	$ 158.80	100%	$ 116.00
436	Building	Screen Room		Without an Existing Patio Cover for a stick SFD: Building Permit				$ 302.97	$ 454.11	100%	$ 302.00
437	Building	Screen Room		With ICC Plan as addition to Stick SFD: Building Permit		29.76		$ 215.16	$ 233.74	100%	$ 215.00
438	Building	Septic System		New or Replacement: Building Plan Check				$ 139.98	$ 158.80	100%	$ 139.00
439	Building	Septic System		New or Replacement: Building Permit				$ 209.31	$ 277.75	100%	$ 209.00
440	Building	Sewer Hook Up		Connection to sewer system and abandon septic tank				$ 335.06	$ 450.34	100%	$ 335.00
441	Building	Sewer Repair		Repair Building Sewer				$ 276.37	$ 294.27	100%	$ 276.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
442	Building	Signs		Monument Sign: Building Plan Check				$ 95.73	$ 141.82	100%	$ 95.00
443	Building	Signs		Monument Sign: Building Permit				$ 314.48	$ 362.67	100%	$ 314.00
444	Building	Signs		Monument Sign-Illuminated: Building Plan Check				$ 117.85	$ 168.93	100%	$ 117.00
445	Building	Signs		Monument Sign-Illuminated: Building Permit				$ 337.16	$ 450.67	100%	$ 337.00
446	Building	Signs		Site Signage: Building Plan Check				$ 157.14	$ 189.10	100%	$ 157.00
447	Building	Signs		Site Signage: Building Permit				$ 367.21	$ 489.57	100%	$ 367.00
448	Building	Signs		Wall Sign: Building Plan Check				$ 95.73	$ 141.82	100%	$ 95.00
449	Building	Signs		Wall Sign: Building Permit				$ 163.08	$ 218.38	100%	$ 163.00
450	Building	Signs		Wall Sign-Illuminated: Building Plan Check				$ 117.85	$ 168.93	100%	$ 117.00
451	Building	Signs		Wall Sign-Illuminated: Building Permit				$ 211.28	$ 274.66	100%	$ 211.00
452	Building	Spa/Hot Tub		Above Ground Spa or Hot Tub				$ 296.02	$ 350.04	100%	$ 296.00
453	Building	Special Event		Christmas Tree/Pumpkin Patch: Building Plan Check				$ 231.76	$ 168.93	100%	$ 231.00
454	Building	Special Event		Christmas Tree/Pumpkin Patch: Building Permit				$ 350.44	$ 243.52	100%	$ 350.00
455	Building	Spray Booth		Spray Booth				$ 667.44	Estimate	100%	$ 667.00
456	Building	Spray Booth		Spray Booth				$ 420.19	Estimate	100%	$ 420.00
457	Building	Storage	S1 & S2: IA, IB	Storage: Building Plan Check	0.0003	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 2,023.83	Estimate	100%	$ 2,023.00
458	Building	Storage	S1 & S2: IA, IB	Storage: Building Permit	0.0036	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 7,044.67	Estimate	100%	$ 7,044.00
459	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Building Plan Check	0.0002	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,594.74	$ 3,524.65	100%	$ 1,594.00
460	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Building Permit	0.0027	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 5,515.28	$ 6,505.63	100%	$ 5,515.00
461	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,165.64	Estimate	100%	$ 1,165.00
462	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Building Permit	0.0018	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 3,984.41	Estimate	100%	$ 3,984.00
463	Building	Storage	S1 & S2: IA, IB	Storage: Shell - Building Plan Check	0.0002	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,492.89	Estimate	100%	$ 1,492.00
464	Building	Storage	S1 & S2: IA, IB	Storage: Shell - Building Permit	0.0024	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 4,963.69	Estimate	100%	$ 4,963.00
465	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Shell - Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 1,196.53	Estimate	100%	$ 1,196.00
466	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Shell - Building Permit	0.0018	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 3,953.44	Estimate	100%	$ 3,953.00
467	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Shell - Building Plan Check	0.0001	x FBHR SBI Ea Additional Sq. Ft.	12,500	$ 900.17	Estimate	100%	$ 900.00
468	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Shell - Building Permit	0.0012	x FBHR BIII Ea Additional Sq. Ft.	12,500	$ 2,943.19	Estimate	100%	$ 2,943.00
469	Building	Storage	S1 & S2: IA, IB	Storage: Basic Shell TI - Building Plan Check	0.0013	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,227.43	Estimate	100%	$ 1,227.00
470	Building	Storage	S1 & S2: IA, IB	Storage: Basic Shell TI - Building Permit	0.015	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 3,984.41	Estimate	100%	$ 3,984.00
471	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Basic Shell TI - Building Plan Check	0.001	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 997.43	Estimate	100%	$ 997.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
472	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: Basic Shell TI - Building Permit	0.0113	x FBHR BIII Ea Additional Sq. Ft	1,250	$ 3,218.98	Estimate	100%	$ 3,218.00
473	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Basic Shell TI - Building Plan Check	0.0007	x FBHR SBI Ea Additional Sq. Ft	1,250	$ 767.44	Estimate	100%	$ 767.00
474	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: Basic Shell TI - Building Permit	0.0075	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 2,453.55	Estimate	100%	$ 2,453.00
475	Building	Storage	S1 & S2: IA, IB	Storage: TI - Building Plan Check	0.0017	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,492.89	Estimate	100%	$ 1,492.00
476	Building	Storage	S1 & S2: IA, IB	Storage: TI - Building Permit	0.0239	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 4,963.69	Estimate	100%	$ 4,963.00
477	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: TI - Building Plan Check	0.0013	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 1,196.53	Estimate	100%	$ 1,196.00
478	Building	Storage	S1 & S2: IIA, IIIA, VA, IV	Storage: TI - Building Permit	0.0179	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 3,953.44	Estimate	100%	$ 3,953.00
479	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: TI - Building Plan Check	0.0009	x FBHR SBI Ea Additional Sq. Ft.	1,250	$ 900.17	Estimate	100%	$ 900.00
480	Building	Storage	S1 & S2: IIB, IIIB, VB	Storage: TI - Building Permit	0.0119	x FBHR BIII Ea Additional Sq. Ft.	1,250	$ 2,943.19	Estimate	100%	$ 2,943.00
481	Building	Storage Rack		<50,000 Sq. Ft. Building: Building Plan Check	25,000 sq. ft. or portion thereof .25 hour of SBI			$ 389.54	$ 148.76	100%	$ 389.00
482	Building	Storage Rack		<50,000 Sq. Ft. Building: Building Permit	25,000 sq. ft. or portion thereof 1.11 hour of SBI			$ 831.01	$ 341.75	100%	$ 831.00
483	Building	Stucco		Application to Existing Home				$ 264.43	$ 373.58	100%	$ 264.00
484	Building	Swimming Pool		Residential Swimming Pool				$ 506.73	$ 790.66	100%	$ 506.00
485	Building	Swimming Pool		Commercial Swimming Pool Plan Review				$ 250.27	NEW	100%	$ 250.00
486	Building	Swimming Pool		Commercial Swimming Pool Inspection				$ 849.83	$ 790.66	100%	$ 849.00
487	Building	Temporary Utilities		Commercial: Electrical & Gas				$ 157.31	$ 334.51	100%	$ 157.00
488	Building	Temporary Utilities		Residential: Deposit Required				$ 67.77	$ 89.94	100%	$ 67.00
489	Building	Tent		Commercial Tent Sale, no Generator: Building Plan Check				$ 252.13	$ 114.72	100%	$ 252.00
490	Building	Tent		Commercial Tent Sale, no Generator: Building Permit				$ 337.61	$ 243.52	100%	$ 337.00
491	Building	Tent		Commercial Tent Sale, w/ Generator: Building Plan Check				$ 274.25	$ 114.72	100%	$ 274.00
492	Building	Tent		Commercial Tent Sale, w/ Generator: Building Permit				$ 396.61	$ 243.52	100%	$ 396.00
493	Building	Trash Enclosure		City Standard: Building Plan Check				$ 95.73	$ 153.64	100%	$ 95.00
494	Building	Trash Enclosure		City Standard: Building Permit				$ 290.94	$ 530.53	100%	$ 290.00
495	Building	Utilities to Shed		Underground electrical, plumbing and/or gas				$ 231.49	$ 261.13	100%	$ 231.00
496	Building	Wall Heater		Residential Replacement				$ 197.80	$ 248.23	100%	$ 197.00
497	Building	Wall Heater		Multiple Equipment Residential Replacement				$ 224.87	$ 91.56	100%	$ 224.00
498	Building	Water Heater		Residential Replace				$ 119.69	$ 137.53	42%	$ 50.00
499	Building	Window Changeout		Residential				$ 174.89	$ 264.86	100%	$ 174.00
500	Building	Mechanical Permit Fees		Permit Issuance: Residential			ea	$ 129.03	$ 129.03	100%	$ 129.00
501	Building	Mechanical Permit Fees		Permit Processing Fee: Commercial			ea	$ 225.83	$ 225.83	100%	$ 225.00

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
502	Building	Mechanical Permit Fees		Forced-Air Furnace: 100,000 BTU/h or less			ea	$ 10.74	$ 10.74	100%	$ 10.74
503	Building	Mechanical Permit Fees		Forced-Air Furnace: 100,000 BTU/h or more			ea	$ 13.14	$ 13.14	100%	$ 13.14
504	Building	Mechanical Permit Fees		Gravity Furnace:100,000 BTU/h or less			ea	$ 10.74	$ 10.74	100%	$ 10.74
505	Building	Mechanical Permit Fees		Gravity Furnace:100,000 BTU/h or more			ea	$ 13.14	$ 13.14	100%	$ 13.14
506	Building	Mechanical Permit Fees		Burner: 100,000 BTU/h or less			ea	$ 10.74	$ 10.74	100%	$ 10.74
507	Building	Mechanical Permit Fees		Burner: 100,000 BTU/h or more			ea	$ 13.14	$ 13.14	100%	$ 13.14
508	Building	Mechanical Permit Fees		Floor Furnace			ea	$ 10.74	$ 10.74	100%	$ 10.74
509	Building	Mechanical Permit Fees		Suspended Heater			ea	$ 10.74	$ 10.74	100%	$ 10.74
510	Building	Mechanical Permit Fees		Wall-Heater - Recessed			ea	$ 10.74	$ 10.74	100%	$ 10.74
511	Building	Mechanical Permit Fees		Floor-Mounted Unit Heater			ea	$ 10.74	$ 10.74	100%	$ 10.74
512	Building	Mechanical Permit Fees		Appliance Vents			ea	$ 5.38	$ 5.38	100%	$ 5.38
513	Building	Mechanical Permit Fees		Heating Appliance			ea	$ 10.74	$ 10.74	100%	$ 10.74
514	Building	Mechanical Permit Fees		Refrigeration Unit			ea	$ 10.74	$ 10.74	100%	$ 10.74
515	Building	Mechanical Permit Fees		Cooling Unit			ea	$ 10.74	$ 10.74	100%	$ 10.74
516	Building	Mechanical Permit Fees		Absorption Unit			ea	$ 10.74	$ 10.74	100%	$ 10.74
517	Building	Mechanical Permit Fees		Heating System			ea	$ 10.74	$ 10.74	100%	$ 10.74
518	Building	Mechanical Permit Fees		Cooling System			ea	$ 10.74	$ 10.74	100%	$ 10.74
519	Building	Mechanical Permit Fees		Absorption System			ea	$ 10.74	$ 10.74	100%	$ 10.74
520	Building	Mechanical Permit Fees		Evaporative Cooling System			ea	$ 10.74	$ 10.74	100%	$ 10.74
521	Building	Mechanical Permit Fees		Boiler: 0-3 Horsepower			ea	$ 10.74	$ 10.74	100%	$ 10.74
522	Building	Mechanical Permit Fees		Boiler: 3.1-15 Horsepower			ea	$ 19.70	$ 19.70	100%	$ 19.70
523	Building	Mechanical Permit Fees		Boiler: 15.1-30 Horsepower			ea	$ 26.87	$ 26.87	100%	$ 26.87
524	Building	Mechanical Permit Fees		Boiler: 30.1-50 Horsepower			ea	$ 40.01	$ 40.01	100%	$ 40.01
525	Building	Mechanical Permit Fees		Boiler: 50.1 Horsepower			ea	$ 66.88	$ 66.88	100%	$ 66.88
526	Building	Mechanical Permit Fees		Compressor: 0-3 Horsepower			ea	$ 10.74	$ 10.74	100%	$ 10.74

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
527	Building	Mechanical Permit Fees		Compressor: 3.1-15 Horsepower			ea	$ 19.70	$ 19.70	100%	$ 19.70
528	Building	Mechanical Permit Fees		Compressor: 15.1-30 Horsepower			ea	$ 26.87	$ 26.87	100%	$ 26.87
529	Building	Mechanical Permit Fees		Compressor: 30.1-50 Horsepower			ea	$ 40.01	$ 40.01	100%	$ 40.01
530	Building	Mechanical Permit Fees		Compressor: 50.1 Horsepower			ea	$ 66.88	$ 66.88	100%	$ 66.88
531	Building	Mechanical Permit Fees		Absorption System: 0-100,000 BTU/h			ea	$ 10.74	$ 10.74	100%	$ 10.74
532	Building	Mechanical Permit Fees		Absorption System: 100,001-500,000 BTU/h			ea	$ 19.70	$ 19.70	100%	$ 19.70
533	Building	Mechanical Permit Fees		Absorption System: 500,001-1,000,000 BTU/h			ea	$ 26.87	$ 26.87	100%	$ 26.87
534	Building	Mechanical Permit Fees		Absorption System: 1,000,000-1,750,000 BTU/h			ea	$ 40.01	$ 40.01	100%	$ 40.01
535	Building	Mechanical Permit Fees		Absorption System: 1,750,000 BTU/h or greater			ea	$ 66.88	$ 66.88	100%	$ 66.88
536	Building	Mechanical Permit Fees		Air Handling Unit: 0-10,000 cfm			ea	$ 7.76	$ 7.76	100%	$ 7.76
537	Building	Mechanical Permit Fees		Air Handling Unit: 10,001 cfm or greater			ea	$ 13.14	$ 13.14	100%	$ 13.14
538	Building	Mechanical Permit Fees		Evaporative Coolers			ea	$ 7.76	$ 7.76	100%	$ 7.76
539	Building	Mechanical Permit Fees		Ventilation Fan			ea	$ 5.38	$ 5.38	100%	$ 5.38
540	Building	Mechanical Permit Fees		Ventilation System Miscellaneous			ea	$ 7.76	$ 7.76	100%	$ 7.76
541	Building	Mechanical Permit Fees		Hood			ea	$ 7.76	$ 7.76	100%	$ 7.76
542	Building	Mechanical Permit Fees		Incinerator-Domestic Type			ea	$ 13.14	$ 13.14	100%	$ 13.14
543	Building	Mechanical Permit Fees		Incinerator-Commercial or Industrial Type			ea	$ 53.75	$ 53.75	100%	$ 53.75
544	Building	Mechanical Permit Fees		Miscellaneous			ea	$ 7.76	$ 7.76	100%	$ 7.76
545	Building	Mechanical Permit Fees		New SFD-Tract: 0-1,500 Sq. Ft. each			ea	$ 71.02	$ 71.02	100%	$ 71.02
546	Building	Mechanical Permit Fees		New SFD-Tract: 1,501-2,500 Sq. Ft. each			ea	$ 78.78	$ 78.78	100%	$ 78.78
547	Building	Mechanical Permit Fees		New SFD-Tract: 2,501-4,500 Sq. Ft. each			ea	$ 108.02	$ 108.02	100%	$ 108.02
548	Building	Plumbing Permit Fees		Permit Processing Fee-Residential			ea	$ 129.03	$ 129.03	100%	$ 129.00
549	Building	Plumbing Permit Fees		Permit Processing Fee-Commercial			ea	$ 225.83	$ 225.83	100%	$ 225.00
550	Building	Plumbing Permit Fees		System Fee Schedule: Gas connection prior to permit final			ea	$ 193.33	$ 193.33	100%	$ 193.33
551	Building	Plumbing Permit Fees		System Fee Schedule: Gas connection simultaneous w/ release of temp electrical			ea	$ 167.25	$ 167.25	100%	$ 167.25

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
552	Building	Plumbing Permit Fees		Plumbing Fixture			ea	$ 7.16	$ 7.16	100%	$ 7.16
553	Building	Plumbing Permit Fees		Trap			ea	$ 7.16	$ 7.16	100%	$ 7.16
554	Building	Plumbing Permit Fees		Set of Fixture on 1 Trap			ea	$ 7.16	$ 7.16	100%	$ 7.16
555	Building	Plumbing Permit Fees		Sewer-Building			ea	$ 17.92	$ 17.92	100%	$ 17.92
556	Building	Plumbing Permit Fees		Sewer-Trailer Park			ea	$ 17.92	$ 17.92	100%	$ 17.92
557	Building	Plumbing Permit Fees		Rainwater Systems			ea	$ 7.16	$ 7.16	100%	$ 7.16
558	Building	Plumbing Permit Fees		Cesspool			ea	$ 26.87	$ 26.87	100%	$ 26.87
559	Building	Plumbing Permit Fees		Private Sewage Disposal System			ea	$ 53.75	$ 53.75	100%	$ 53.75
560	Building	Plumbing Permit Fees		Water Heater			ea	$ 8.96	$ 8.96	100%	$ 8.96
561	Building	Plumbing Permit Fees		Vent			ea	$ 8.96	$ 8.96	100%	$ 8.96
562	Building	Plumbing Permit Fees		Industrial Waste Pretreatment Interceptor			ea	$ 14.33	$ 14.33	100%	$ 14.33
563	Building	Plumbing Permit Fees		Water Piping			ea	$ 3.58	$ 3.58	100%	$ 3.58
564	Building	Plumbing Permit Fees		Water-Treating Equipment			ea	$ 3.58	$ 3.58	100%	$ 3.58
565	Building	Plumbing Permit Fees		Drainage			ea	$ 3.58	$ 3.58	100%	$ 3.58
566	Building	Plumbing Permit Fees		Vent: Repair or Alteration			ea	$ 3.58	$ 3.58	100%	$ 3.58
567	Building	Plumbing Permit Fees		Lawn Sprinkler			ea	$ 10.74	$ 10.74	100%	$ 10.74
568	Building	Plumbing Permit Fees		Backflow Protection			ea	$ 10.74	$ 10.74	100%	$ 10.74
569	Building	Plumbing Permit Fees		Atmospheric-type Vacuum Beakers: 1 to 5			ea	$ 8.96	$ 8.96	100%	$ 8.96
570	Building	Plumbing Permit Fees		Atmospheric-type Vacuum Beakers: over 5, per outlet			ea	$ 1.80	$ 1.80	100%	$ 1.80
571	Building	Plumbing Permit Fees		Backflow Protective Device: 2 in and smaller			ea	$ 8.96	$ 8.96	100%	$ 8.96
572	Building	Plumbing Permit Fees		Backflow Protective Device: over 2 inches			ea	$ 17.92	$ 17.92	100%	$ 17.92
573	Building	Plumbing Permit Fees		Gas Piping: 1-4 outlets			ea	$ 3.58	$ 3.58	100%	$ 3.58
574	Building	Plumbing Permit Fees		Gas Piping: 5 or more, per outlet			ea	$ 0.89	$ 0.89	100%	$ 0.89
575	Building	Plumbing Permit Fees		New SFD-Tract: 0-1,500 Sq. Ft. each			ea	$ 291.80	$ 291.80	100%	$ 291.80
576	Building	Plumbing Permit Fees		New SFD-Tract: 1,501-2,500 Sq. Ft. each			ea	$ 334.76	$ 334.76	100%	$ 334.76

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
577	Building	Plumbing Permit Fees		New SFD-Tract: 2,501-4,500 Sq. Ft. each			ea	$ 371.45	$ 371.45	100%	$ 371.45
578	Building	Electrical Permit Fees		Permit Processing Fee-Residential			ea	$ 129.03	$ 129.03	100%	$ 129.00
579	Building	Electrical Permit Fees		Permit Processing Fee-Commercial			ea	$ 225.83	$ 225.83	100%	$ 225.00
580	Building	Electrical Permit Fees		Multifamily Building, per Sq. Ft.			ea	$ 0.03	$ 0.03	100%	$ 0.03
581	Building	Electrical Permit Fees		Single and Two Family Building, per Sq. Ft.			ea	$ 0.04	$ 0.04	100%	$ 0.04
582	Building	Electrical Permit Fees		New SFD-Tract Standard, per Sq. Ft.			ea	$ 0.41	$ 0.41	100%	$ 0.41
583	Building	Electrical Permit Fees		New SFD-Tract Non-Standard: 0-1,500 Sq. Ft.			ea	$ 207.49	$ 207.49	100%	$ 207.49
584	Building	Electrical Permit Fees		New SFD-Tract Non-Standard: 1501-2,500 Sq. Ft.			ea	$ 251.16	$ 251.16	100%	$ 251.16
585	Building	Electrical Permit Fees		New SFD-Tract Non-Standard: 2,501-4,500 Sq. Ft.			ea	$ 334.94	$ 334.94	100%	$ 334.94
586	Building	Electrical Permit Fees		Carnivals and Cruises: Generator			ea	$ 17.92	$ 17.92	100%	$ 17.92
587	Building	Electrical Permit Fees		Carnivals and Cruises: Rides, electrically driven			ea	$ 17.92	$ 17.92	100%	$ 17.92
588	Building	Electrical Permit Fees		Carnivals and Cruises: Rides, mechanically driven			ea	$ 5.38	$ 5.38	100%	$ 5.38
589	Building	Electrical Permit Fees		Carnivals and Cruises: Walk Through Attractions			ea	$ 5.38	$ 5.38	100%	$ 5.38
590	Building	Electrical Permit Fees		Carnivals and Cruises: Displays having electrical lighting			ea	$ 5.38	$ 5.38	100%	$ 5.38
591	Building	Electrical Permit Fees		Carnivals and Cruises: Area Lighting			ea	$ 5.38	$ 5.38	100%	$ 5.38
592	Building	Electrical Permit Fees		Carnivals and Cruises: Booth Lighting			ea	$ 5.38	$ 5.38	100%	$ 5.38
593	Building	Electrical Permit Fees		Temporary Power Pole			ea	$ 17.92	$ 17.92	100%	$ 17.92
594	Building	Electrical Permit Fees		Temporary Pedestal			ea	$ 17.92	$ 17.92	100%	$ 17.92
595	Building	Electrical Permit Fees		Temporary Distribution System			ea	$ 8.96	$ 8.96	100%	$ 8.96
596	Building	Electrical Permit Fees		Temporary Lighting			ea	$ 8.96	$ 8.96	100%	$ 8.96
597	Building	Electrical Permit Fees		Receptacle Outlets			ea	$ 8.96	$ 8.96	100%	$ 8.96
598	Building	Electrical Permit Fees		Connection of temporary electrical, prior to permit final			ea	$ 193.33	$ 193.33	100%	$ 193.33
599	Building	Electrical Permit Fees		Connection of temporary electrical w/ release of temporary gas			ea	$ 167.25	$ 167.25	100%	$ 167.25
600	Building	Electrical Permit Fees		Receptacle: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
601	Building	Electrical Permit Fees		Receptacle: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
602	Building	Electrical Permit Fees		Switch: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
603	Building	Electrical Permit Fees		Switch: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53
604	Building	Electrical Permit Fees		Lighting Outlets: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
605	Building	Electrical Permit Fees		Lighting Outlets: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53
606	Building	Electrical Permit Fees		Light Fixtures: First 20, each			ea	$ 0.89	$ 0.89	100%	$ 0.89
607	Building	Electrical Permit Fees		Light Fixtures: Over 20, each			ea	$ 0.53	$ 0.53	100%	$ 0.53
608	Building	Electrical Permit Fees		Lighting Fixtures-Pole			ea	$ 0.89	$ 0.89	100%	$ 0.89
609	Building	Electrical Permit Fees		Lighting Fixtures-Platform-Mounted			ea	$ 0.89	$ 0.89	100%	$ 0.89
610	Building	Electrical Permit Fees		Lighting Fixtures-Theatrical-type			ea	$ 0.89	$ 0.89	100%	$ 0.89
611	Building	Electrical Permit Fees		Residential Appliances			ea	$ 0.89	$ 0.89	100%	$ 0.89
612	Building	Electrical Permit Fees		Electric Ovens-Wall Mounted			ea	$ 3.58	$ 3.58	100%	$ 3.58
613	Building	Electrical Permit Fees		Cooking Tops-Counter-Mounted			ea	$ 3.58	$ 3.58	100%	$ 3.58
614	Building	Electrical Permit Fees		Ranges-Electric			ea	$ 3.58	$ 3.58	100%	$ 3.58
615	Building	Electrical Permit Fees		Self-Contained Room			ea	$ 3.58	$ 3.58	100%	$ 3.58
616	Building	Electrical Permit Fees		Console			ea	$ 3.58	$ 3.58	100%	$ 3.58
617	Building	Electrical Permit Fees		Air Conditioners-Through-Wall			ea	$ 3.58	$ 3.58	100%	$ 3.58
618	Building	Electrical Permit Fees		Heaters-Space			ea	$ 3.58	$ 3.58	100%	$ 3.58
619	Building	Electrical Permit Fees		Food Waste Grinders			ea	$ 3.58	$ 3.58	100%	$ 3.58
620	Building	Electrical Permit Fees		Dishwashers			ea	$ 3.58	$ 3.58	100%	$ 3.58
621	Building	Electrical Permit Fees		Washing Machines			ea	$ 3.58	$ 3.58	100%	$ 3.58
622	Building	Electrical Permit Fees		Water Heaters			ea	$ 3.58	$ 3.58	100%	$ 3.58
623	Building	Electrical Permit Fees		Clothes Dryers			ea	$ 3.58	$ 3.58	100%	$ 3.58
624	Building	Electrical Permit Fees		Motor-Operated Appliances			ea	$ 3.58	$ 3.58	100%	$ 3.58
625	Building	Electrical Permit Fees		Non-residential Appliances			ea	$ 3.58	$ 3.58	100%	$ 3.58
626	Building	Electrical Permit Fees		Medical Devices			ea	$ 3.58	$ 3.58	100%	$ 3.58

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
627	Building	Electrical Permit Fees		Dental Devices			ea	$ 3.58	$ 3.58	100%	$ 3.58
628	Building	Electrical Permit Fees		Food Cabinets			ea	$ 3.58	$ 3.58	100%	$ 3.58
629	Building	Electrical Permit Fees		Beverage Cabinets			ea	$ 3.58	$ 3.58	100%	$ 3.58
630	Building	Electrical Permit Fees		Ice Cream Cabinets			ea	$ 3.58	$ 3.58	100%	$ 3.58
631	Building	Electrical Permit Fees		Illuminated Show Cases			ea	$ 3.58	$ 3.58	100%	$ 3.58
632	Building	Electrical Permit Fees		Drinking Fountains			ea	$ 3.58	$ 3.58	100%	$ 3.58
633	Building	Electrical Permit Fees		Vending Machines			ea	$ 3.58	$ 3.58	100%	$ 3.58
634	Building	Electrical Permit Fees		Laundry Machines			ea	$ 3.58	$ 3.58	100%	$ 3.58
635	Building	Electrical Permit Fees		Other Similar Equipment			ea	$ 3.58	$ 3.58	100%	$ 3.58
636	Building	Electrical Permit Fees		Power Apparatus, Motors: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
637	Building	Electrical Permit Fees		Power Apparatus, Motors: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
638	Building	Electrical Permit Fees		Power Apparatus, Motors: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
639	Building	Electrical Permit Fees		Power Apparatus, Motors: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
640	Building	Electrical Permit Fees		Power Apparatus, Motors: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
641	Building	Electrical Permit Fees		Power Apparatus, Generators: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
642	Building	Electrical Permit Fees		Power Apparatus, Generators: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
643	Building	Electrical Permit Fees		Power Apparatus, Generators: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
644	Building	Electrical Permit Fees		Power Apparatus, Generators: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
645	Building	Electrical Permit Fees		Power Apparatus, Generators: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
646	Building	Electrical Permit Fees		Power Apparatus, Transformers: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
647	Building	Electrical Permit Fees		Power Apparatus, Transformers: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
648	Building	Electrical Permit Fees		Power Apparatus, Transformers: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
649	Building	Electrical Permit Fees		Power Apparatus, Transformers: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
650	Building	Electrical Permit Fees		Power Apparatus, Transformers: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
651	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
652	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
653	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
654	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
655	Building	Electrical Permit Fees		Power Apparatus, Rectifiers: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
656	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
657	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
658	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
659	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
660	Building	Electrical Permit Fees		Power Apparatus, Synchronous Converters: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
661	Building	Electrical Permit Fees		Power Apparatus, Capacitors: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
662	Building	Electrical Permit Fees		Power Apparatus, Capacitors: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
663	Building	Electrical Permit Fees		Power Apparatus, Capacitors: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
664	Building	Electrical Permit Fees		Power Apparatus, Capacitors: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
665	Building	Electrical Permit Fees		Power Apparatus, Capacitors: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
666	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
667	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
668	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
669	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
670	Building	Electrical Permit Fees		Power Apparatus, Heating-Industrial: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
671	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
672	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
673	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
674	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
675	Building	Electrical Permit Fees		Power Apparatus, Cooking Equipment: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Fee	Project Threshold	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee
676	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
677	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
678	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
679	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
680	Building	Electrical Permit Fees		Power Apparatus, Baking Equipment: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
681	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: <=1			ea	$ 3.27	$ 3.27	100%	$ 3.27
682	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: 1-10			ea	$ 8.16	$ 8.16	100%	$ 8.16
683	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: 11-50			ea	$ 16.33	$ 16.33	100%	$ 16.33
684	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: 51-100			ea	$ 32.66	$ 32.66	100%	$ 32.66
685	Building	Electrical Permit Fees		Power Apparatus, Apparatus-Other: >100			ea	$ 48.99	$ 48.99	100%	$ 48.99
686	Building	Electrical Permit Fees		Trolley, each 100 ft			ea	$ 5.38	$ 5.38	100%	$ 5.38
687	Building	Electrical Permit Fees		Busways-Plug in Type, each 100 ft			ea	$ 5.38	$ 5.38	100%	$ 5.38
688	Building	Electrical Permit Fees		Signs-One Branch Circuit			ea	$ 17.92	$ 17.92	100%	$ 17.92
689	Building	Electrical Permit Fees		Outline Lighting Systems			ea	$ 17.92	$ 17.92	100%	$ 17.92
690	Building	Electrical Permit Fees		Marques			ea	$ 17.92	$ 17.92	100%	$ 17.92
691	Building	Electrical Permit Fees		Signs-Additional Branch Circuits			ea	$ 4.81	$ 4.81	100%	$ 4.81
692	Building	Electrical Permit Fees		Outline Lighting Systems Additional Branch Circuits			ea	$ 3.58	$ 3.58	100%	$ 3.58
693	Building	Electrical Permit Fees		Services: up to 600 volts and 200 amperes			ea	$ 22.09	$ 22.09	100%	$ 22.09
694	Building	Electrical Permit Fees		Services: up to 600 volts and 201-1,000 amperes			ea	$ 44.79	$ 44.79	100%	$ 44.79
695	Building	Electrical Permit Fees		Services: over 600 volts or over 1,000 amperes			ea	$ 89.57	$ 89.57	100%	$ 89.57
696	Building	Electrical Permit Fees		Apparatus-Electrical			ea	$ 13.14	$ 13.14	100%	$ 13.14
697	Building	Electrical Permit Fees		Conduits			ea	$ 13.14	$ 13.14	100%	$ 13.14
698	Building	Electrical Permit Fees		Conductors			ea	$ 13.14	$ 13.14	100%	$ 13.14

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
699	Engineering	Plan Checking	Grading	Clear & Grub - Stockpile - Mass - Rough	Single Family Home - 1 Acre Or Less		3 Reviews Maximum	$ 607.81	NEW	100%	$ 607.00	
700	Engineering	Plan Checking	Grading	Clear & Grub - Stockpile - Mass - Rough	Residential Subdivisions		Initial Deposit of 4% of grading construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of grading construction costs with FBHR of involved personnel plus Outside Costs	
701	Engineering	Plan Checking	Grading	Clear & Grub - Stockpile - Mass - Rough	Commercial Sites		Initial Deposit of 4% of grading construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of grading construction costs with FBHR of involved personnel plus Outside Costs	
702	Engineering	Plan Checking	Grading	Precise Grading	Single Family Home - 1 Acre Or Less - 1st Review			$ 390.43	$ 25.00	100%	$ 390.00	
703	Engineering	Plan Checking	Grading	Precise Grading	Single Famliy Home - 1 Acre Or Less - 2nd Review			$ 217.28	NEW	100%	$ 217.00	
704	Engineering	Plan Checking	Grading	Precise Grading	Single Family Home - 1 Acre Or Less - 3rd Review & Approval			$ 189.04	NEW	100%	$ 189.00	
705	Engineering	Plan Checking	Grading	Precise Grading	Additional Lot			$ 177.52	$ 25.00	100%	$ 177.00	
706	Engineering	Plan Checking	Grading	Precise Grading	Commercial Sites		Initial Deposit of 4% of grading construction costs with FBHR plus Outside Costs	Variable	From $44 to $1450 depending on cubic yards moved	100%	Initial Deposit of 4% of grading construction costs with FBHR of involved personnel plus Outside Costs	
707	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	1st Review		per sheet	$ 177.52	NEW	100%	$ 177.00	
708	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	2nd Review		per sheet	$ 139.99	NEW	100%	$ 139.00	
709	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	3rd Review & Approval		per sheet	$ 238.09	NEW	100%	$ 238.00	
710	Engineering	Plan Checking	Grading	Erosion & Sediment Control Plans	SWPPP		per sheet	$ 430.19	NEW	100%	$ 430.00	
711	Engineering	Plan Checking	Grading	Grading Permit Issuance	Review Submitted Documentation			$ 177.52	NEW	100%	$ 177.00	
712	Engineering	Plan Checking	Grading	Grading Permit Issuance	Issuance			$ 47.65	$ 3.00	100%	$ 47.60	
713	Engineering	Plan Checking	Grading	Grading Permit Extension/Renewal	Research Previous Permit Documentation			$ 143.57	NEW	100%	$ 143.00	
714	Engineering	Plan Checking	Grading	Grading Permit Extension/Renewal	Review Submitted Documentation			$ 192.62	NEW	100%	$ 192.00	
715	Engineering	Plan Checking	Grading	Grading Permit Extension/Renewal	Issuance			$ 96.70	NEW	100%	$ 96.00	
716	Engineering	Plan Checking	Grading		4th & Subsequent Review		per sheet	$ 220.80	NEW	100%	$ 220.00	
717	Engineering	Plan Checking	Grading		Grading Plan Revision		per sheet	$ 448.77	NEW	100%	$ 448.00	
718	Engineering	Plan Checking	Grading		Traffic Control Plans		per sheet	$ 116.54	NEW	100%	$ 116.00	
719	Engineering	Plan Checking	Grading		Encroachment Permit			$ 177.52	$ 3.00	100%	$ 177.00	
720	Engineering	Plan Checking	Grading		Import/Export Fee		per CY	$ 4.71	.35/CY	100%	$ 4.70	

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
721	Engineering	Plan Checking	Public/Private Improvements		Improvement Plans Review		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	4% of construction cost estimate	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
722	Engineering	Plan Checking	Public/Private Improvements		Permit Issuance - On/Off-Site Improvements			$ 356.83	$ 3.00	100%	$ 356.00	
723	Engineering	Plan Checking	Public/Private Improvements		Traffic Control Plans		per sheet	$ 109.62	NEW	100%	$ 109.00	
724	Engineering	Plan Checking	Public/Private Improvements		4th & Subsequent Review		per sheet	$ 220.80	NEW	100%	$ 220.00	
725	Engineering	Plan Checking	Public/Private Improvements		Improvement Plan Revision		per sheet	$ 448.77	NEW	100%	$ 448.00	
726	Engineering	Plan Checking	Public/Private Improvements		Encroachment Permit			$ 177.52	$ 3.00	100%	$ 177.50	
727	Engineering	Plan Checking	Public/Private Improvements		Plans Storage/Scanning		per sheet	$ 6.86	NEW	100%	$ 6.00	
728	Engineering	Plan Checking	Mapping	Easements	Dedication/Quitclaim - 1st Review & Research			$ 509.71	NEW	100%	$ 509.00	
729	Engineering	Plan Checking	Mapping	Easements	Dedication/Quitclaim - 2nd Review - Process Documents - Staff Report			$ 348.08	NEW	100%	$ 348.00	
730	Engineering	Plan Checking	Mapping	Easements	Vacation - 1st Review & Research			$ 596.29	NEW	100%	$ 596.00	
731	Engineering	Plan Checking	Mapping	Easements	Vacation - 2nd Review - Process Documents - Staff Report			$ 434.66	NEW	100%	$ 434.00	
732	Engineering	Plan Checking	Mapping	Street Vacation	Summary - 1st Review & Research			$ 1,703.35	$ 270.00	100%	$ 1,703.00	
733	Engineering	Plan Checking	Mapping	Street Vacation	Summary - 2nd Review - Process Documents - Staff Report			$ 507.12	NEW	100%	$ 507.00	
734	Engineering	Plan Checking	Mapping	Street Vacation	Detailed - 1st Review & Research			$ 2,708.87	$ 270.00	100%	$ 2,708.00	
735	Engineering	Plan Checking	Mapping	Street Vacation	Detailed - 2nd Review - Process Documents - Staff Report			$ 850.84	NEW	100%	$ 850.00	
736	Engineering	Plan Checking	Mapping	Parcel Maps	Up To 4 Parcels		3 reviews	$ 3,206.82	$ 1,400.00	100%	$ 3,206.00	
737	Engineering	Plan Checking	Mapping	Parcel Maps	More Than 4 Parcels (Commercial)		3 reviews	$ 4,871.56	$ 1,640.00	100%	$ 4,871.00	
738	Engineering	Plan Checking	Mapping	Parcel Maps	Parcel Map Waiver		3 reviews	$ 2,083.63	NEW	100%	$ 2,083.00	
739	Engineering	Plan Checking	Mapping	Parcel Maps	Reversion To Acreage		3 reviews	$ 2,256.78	NEW	100%	$ 2,256.00	
740	Engineering	Plan Checking	Mapping	Final Maps	Up To 25 Lots		3 reviews	$ 6,614.23	$ 1,200.00	100%	$ 6,614.00	
741	Engineering	Plan Checking	Mapping	Final Maps	More Than 25 Lots ---> Add 1 hr/Lot Above 25		3 reviews	$ 318.20	$ 2,000.00	100%	$ 318.00	
742	Engineering	Plan Checking	Mapping	Final Maps	Subdivision Agreement And Bonds Processing		3 reviews	$ 1,195.01	NEW	100%	$ 1,195.00	
743	Engineering	Plan Checking	Mapping	Final Maps	Bond Replacement/Reduction		3 reviews	$ 767.17	NEW	100%	$ 767.00	
744	Engineering	Plan Checking	Mapping		Maps - 4th And Subsequent Review		per sheet	$ 365.74	NEW	100%	$ 365.00	
745	Engineering	Plan Checking	Mapping		Record Of Survey			$ 1,842.25	NEW	100%	$ 1,842.00	
746	Engineering	Plan Checking	Mapping		Amended Map			$ 1,119.50	NEW	100%	$ 1,119.00	
747	Engineering	Plan Checking	Mapping		Certificate Of Compliance			$ 1,009.89	NEW	100%	$ 1,009.00	
748	Engineering	Plan Checking	Mapping		Certificate Of Correction			$ 836.73	NEW	100%	$ 836.00	
749	Engineering	Plan Checking	Mapping		Centerline Ties Review			$ 177.52	NEW	100%	$ 177.00	
750	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 1 thru 10 w/ Engineers Report	Base Fee + per parcel fee of $25	Contracted	$ 2,555.00	$ 5,000.00	100%	$ 2,555.00	Base Fee + per parcel fee of $25
751	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 11 thru 150 w/Engineers Report	Base fee + per parcel fee of $20	Contracted	$ 3,484.00	$ 5,000.00	100%	$ 3,484.00	Base fee + per parcel fee of $20

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
752	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 151 thru 400 w/Engineers Report	Base fee + per parcel fee of $10	Contracted	$ 4,416.00	$ 5,000.00	100%	$ 4,416.00	Base fee + per parcel fee of $10
753	Engineering	Plan Checking	Mapping		LLMD Formation-Parcels 401 + w/Engineers Report	Base fee + per parcel fee pf $2.50	Contracted	$ 5,347.00	$ 5,000.00	100%	$ 5,347.00	Base fee + per parcel fee pf $2.50
754	Engineering	Plan Checking	Mapping		CFD (Public Safety) Formation		Contracted - Minimum deposit of $3,000. Add'l costs will be based on project size and level of effort specific to the development	Variable	Deposit	100%	$ 3,000.00	Minimum Deposit, Based on Actual Costs
755	Engineering	Plan Checking	Mapping		LLMD Processing			$ 841.91	NEW	100%	$ 841.00	
756	Engineering	Plan Checking	Studies		Traffic Impact Analysis			$ 1,669.10	NEW	100%	$ 1,669.00	
757	Engineering	Plan Checking	Studies	FEMA	Conditional Letter Of Map Revision (CLOMR)			$ 1,720.36	$ 40.00	100%	$ 1,720.00	
758	Engineering	Plan Checking	Studies	FEMA	Letter Of Map Revision (LOMR)			$ 448.77	$ 40.00	100%	$ 448.00	
759	Engineering	Plan Checking	Studies	FEMA	Letter Of Map Amendment (LOMA)			$ 448.77	$ 40.00	100%	$ 448.00	
760	Engineering	Plan Checking	Studies	FEMA	Elevation Certificate			$ 818.07	NEW	100%	$ 818.00	
761	Engineering	Plan Checking	Studies	FEMA	Flood Zone Clearance Letter/FIRmette			$ 525.64	$ 40.00	100%	$ 525.00	
762	Engineering	Plan Checking	Studies	Hydrology And Hydraulics	0 To 50 Acres			$ 2,333.49	NEW	100%	$ 2,333.00	
763	Engineering	Plan Checking	Studies	Hydrology And Hydraulics	50 To 100 Acres			$ 3,460.91	NEW	100%	$ 3,460.00	
764	Engineering	Plan Checking	Studies	Hydrology And Hydraulics	More Than 100 Acres		Each additional acre over 100	$ 344.03	NEW	100%	$ 344.00	
765	Engineering	Plan Checking	Studies	Water Quality Management Plan (WQMP)	Preliminary			$ 502.66	NEW	100%	$ 502.00	
766	Engineering	Plan Checking	Studies	Water Quality Management Plan (WQMP)	Final			$ 2,903.23	NEW	100%	$ 2,903.00	
767	Engineering	Inspection	Grading		Clear & Grub - Stockpile - Mass - Rough		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
768	Engineering	Inspection	Grading	Precise Grading	Single Family Home - 1 Acre Or Less			$ 242.54	$ 25.00	100%	$ 242.00	
769	Engineering	Inspection	Grading	Precise Grading	Subdivision Lots		Up to 4 parcels	$ 300.01	$ 25.00	100%	$ 300.00	
770	Engineering	Inspection	Grading	Precise Grading	Additional Lot			$ 97.14	$ 25.00	100%	$ 97.00	
771	Engineering	Inspection	Grading	Precise Grading	Commercial Sites		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	4% of construction cost estimate	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
772	Engineering	Inspection	Grading		Erosion And Sediment Control Facilities		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
773	Engineering	Inspection	Grading		Special Inspection		per hour	$ 109.62	NEW	100%	$ 109.00	
774	Engineering	Inspection	Public/Private Improvements		Improvements Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	4% of construction cost estimate	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
775	Engineering	Inspection	Public/Private Improvements		Traffic Control Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
776	Engineering	Inspection	Public/Private Improvements		Storm Water Pollution Prevention Plan (SWPPP) Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
777	Engineering	Inspection	Public/Private Improvements		Water Quality Mgmt. Plan (WQMP) Facilities Inspection		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	$ 304.27	NEW	100%	$ 304.00	
778	Engineering	Inspection	Public/Private Improvements		WQMP - Annual Inspection Per Site		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	NEW	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
779	Engineering	Permits			Encroachment Permit			$ 177.52	$ 3.00	100%	$ 177.00	
780	Engineering	Permits		Driveways	Residential			$ 264.95	$ 3.00	100%	$ 264.00	
781	Engineering	Permits		Driveways	Commercial			$ 438.96	$ 3.00	100%	$ 438.00	
782	Engineering	Permits		Driveways	Second Approach			$ 264.95	$ 3.00	100%	$ 264.00	
783	Engineering	Permits			Curb Core		Max. 2 per lot	$ 177.94	$ 3.00	100%	$ 177.00	
784	Engineering	Permits			Block Party			$ 345.43	$ 3.00	100%	$ 345.00	
785	Engineering	Permits		Excavation	Crossing			$ 230.78	$ 3.00	100%	$ 230.00	

EXHIBIT A
USER FEE SCHEDULE

City of Hemet

Community Development Fees

Ref #	Department	Major Group	Group	Sub Group	Fee	Note	Unit	Full Cost	Current Fee	Targeted Cost Recovery Level (%)	Recommended Fee	Additional Notes
786	Engineering	Permits		Excavation	Parallel		Initial Deposit of 4% of construction costs with FBHR plus Outside Costs	Variable	$ 120.00	100%	Initial Deposit of 4% of construction costs with FBHR of involved personnel plus Outside Costs	
787	Engineering	Permits		Transportation Permit	Single Trip		per Caltrans	$ 106.94	$ 16.00	100%	$ 106.00	
788	Engineering	Permits		Transportation Permit	Annual		per Caltrans	$ 180.94	$ 90.00	100%	$ 180.00	
789	Engineering	Permits		Transportation Permit	Multi-Trip		per Caltrans	$ 180.94	$ 90.00	100%	$ 180.00	
790	Engineering	Permits			Documents/Plans Research		per hour	$ 90.94	NEW	100%	$ 90.00	
791	Planning				Shopping Cart Impound Fee (Public Works)			$ 85.83	NEW	100%	$ 85.00	

AGENDA # 18

Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

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

DATE: October 14, 2014

RE: **APPEAL NO. 14-002 FOR DENIAL OF CONDITIONAL USE PERMIT NO. 14-003 (Robert Zakar, Just for Fun, LLC)** – An appeal of the Planning Commission's denial of Conditional Use Permit 14-003 regarding an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) at an existing 76 gas station located at in Page Plaza at 1111 Sanderson Avenue.

RECOMMENDED ACTION:

That the City Council EITHER:

1. DENY the Appeal and affirm the Planning Commission's denial of Conditional Use Permit No. 14-003 by adopting City Council Resolution Bill No. 14-065 (Attachment No. 1)

OR

2. Conceptually GRANT the Appeal, overturning the Planning Commission's denial of CUP 14-003, **AND** continue the public hearing to a date certain, **AND** direct staff and the City Attorney to return with a new Council Resolution for approval of Conditional Use Permit 14-003, subject to revised Findings and including appropriate Conditions of Approval and CEQA documentation.

BACKGROUND

The Applicant filed an application for a Conditional Use Permit (CUP), requesting approval of an upgrade from its existing "Type 20 Off-Sale" Alcoholic Beverage Control (ABC) License for the sale of beer and wine for off-site consumption, to a "Type 21 General" ABC License for the off-site consumption of beer, wine and distilled spirits. The location of the proposed use is an existing 76 gas station with a mini-mart store located at 1111 Sanderson Avenue in the Page Plaza Specific Plan. The site location is shown in the zoning map and aerial photo included as Attachments 2 and 3 to this report. Mr. Mark Kassab is the business owner, and Mr. Robert Zakar is the owner's representative, Applicant, and Appellant.

The gas station and mini-market are open 24 hours each day, and the store currently sells beer and wine between the hours of 6:00 a.m. to 2:00 a.m. The mini-mart dedicates approximately 245 square feet of floor space (approximately 6.1% of the floor space) including reach-in cooler space

for the sale of these items. The proposal is to add the sale of distilled spirits, which would be placed on shelves behind the cash register where only the employees would be able to access the items for customers. The space would add approximately 30 square feet of alcohol sales area, bringing the total up to 275 square feet dedicated for alcohol sales (approximately 6.9% of the floor area). The Applicant has stated alcohol sales will comprise no more than 10% of the total square footage of existing floor area, and is accepting of a condition to limit the sales area to this percentage. It is the applicant's intention to surrender their Type 20 license (beer & wine) in favor of the Type 21 license (beer, wine & distilled spirits), if granted by the California State Department of Alcoholic Beverage Control (ABC). The ABC requires that prior to granting a license, the applicant adhere to the permit and approval process of the local agency.

Pursuant to the new Alcoholic Beverage Sales Ordinance adopted by the City Council in 2012, the City of Hemet Municipal Code now requires approval of a CUP for any new license, or any change or upgrade of an existing ABC license for this type of use. In addition to the typical findings required to grant a CUP, the City's code also requires supplemental findings be made specifically for alcoholic sales (see Attachment 12).

In addition, the California Department of Alcoholic Beverage Control (ABC) has indicated that the requested license is located in an area of "undue concentration" of existing off-sale alcohol licenses, and requests that the City make a determination that the "Public Convenience or Necessity" would be served by the issuance of the upgraded license. When such a determination is required by ABC, the City's code sets forth five additional findings that must be made in conjunction with the CUP application (see Attachment 12).

A noticed public hearing for the proposed CUP to upgrade the alcoholic beverage license was held before the Planning Commission on July 15th, and continued to August 5, 2014. At the August 5th meeting, the Commission took action to deny the CUP on a 4-0 vote, pursuant to their findings as contained in Planning Commission Resolution No. 14-018. On August 14, 2014, the applicant filed an appeal to the City Council requesting that the Planning Commission's decision be overturned. The appeal was originally scheduled to go before the Council on September 9th, but at the applicant's request was set for hearing at the October 14, 2014 Council meeting.

The Applicant's initial letter of Appeal is included as Attachment 4 to this report. The applicant also provided an additional letter on October 6th outlining his reasons that the Council should grant the appeal and including a number of background documents provided herein as Attachment 5. The Planning Commission staff reports and minutes for the July 15th and August 5th meetings are provided as Attachments 6, 7, 8 and 9.

ANALYSIS:

There are currently twelve (12) gas station mini-markets in the City of Hemet that sell beer and wine with a Type 20 ABC License, and there are two (2) gas stations in the unincorporated areas of the City's sphere of influence that also sell beer and wine with a Type 20 ABC License. There are currently no existing Type 21 ABC Licenses permitted at gas station mini markets in the City or the adjacent Riverside County Census Tracts.

Census Tract Concentration:

The California Department of Alcoholic Beverage Control (ABC) is the regulatory agency that issues licenses for the sale of alcoholic beverages. Due to the number of existing ABC licenses in the County of Riverside, ABC issues very few new licenses within the County annually. New licenses are issued through a lottery when they become available. As a result, the most common way for a business owner to obtain an ABC license or upgrade is to purchase the license from an existing business in Riverside County. The number of ABC Licenses allowed is a factor of the population within the Census Tract in which the project is located per the threshold formula contained in the California Business and Professions Code (see Attachment 13).

Based upon the State ABC database and staff's discussions with the ABC Department staff, the project site is located within Census Tract 435.04 which has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. Pursuant to the threshold, there should be no more than six (6) Type 20 and Type 21 Off-Sale Licenses combined in this Census Tract. As shown in Table 1 below, the existing number of off-sale licenses is currently 9, and is therefore over the threshold.

The following Table summarizes the total number of retail licenses within the Census Tract in which the subject property is located (indicated in **BOLD**). The information shown in the table below also indicates there is "undue concentration" within the Census Tract in which the subject site is located. In addition to the 76 gas station, the other off-sale locations in this Census Tract include the Wal-mart and Walgreens (also located in Page Plaza), and other establishments north of the site at Sanderson and Florida Avenues. The surrounding Census Tracts are also over-concentrated or at the current suggested limit for alcohol points of sale.

Table 1 – ABC Licensing Information by Census Tract

Census Tract No.	2010 Population	Allowable ABC Concentration of Off-Sale licenses	Existing Off-sale ABC Licenses		Total Existing Off-Sale licenses	Other Type ABC Licenses	Total All Existing ABC Licenses
			Type 20	Type 21			
435.05	2,911	2	0	1	1	1	2
435.04	**7,743**	**6**	**5**	**4**	**9**	**8**	**17**
435.03	4,112	3	2	7	9	12	21

The proposed upgrade from an existing Type 20 ABC license to a Type 21 General ABC License does not in itself add to the total number of ABC licenses in Census Tract 435.04 because the existing Type 20 License would be surrendered, resulting in 9 off-sale licenses remaining, as currently exists. However, the Census Tract is currently over-concentrated with both Type 20 and Type 21 off-sale licenses pursuant to thresholds established by the State of California Business and Professions Code, and implemented by the California Department of Alcoholic Beverage Control (ABC), thus requiring the need for the City to make a determination regarding the Public Convenience and Necessity. The proposed licensing upgrade will result in an increase in the number of Type 21 vs. Type 20 off-sale licenses in the area and sets a potential precedent for Type 21 licenses at gas station mini markets within the City.

Police Department Calls for Service:

Statistics prepared by the Hemet Police Department indicate that in the last 18 months prior to the Planning Commission's denial of CUP 14-003, there were 72 calls for service to the 76 gas station and of these, only three (3) calls were directly related to alcohol offenses such as public intoxication. The owners of the 76 gas station have also provided several letters of support from city officials in neighboring San Diego County who praise the owners for their sound business practices and contributions to their community (see letters in Attachment 6). In addition, the applicant provided a petition signed by his customers coming into the mini-market that are in support of the proposed license (see petition in Attachment 6). The Planning Commission and Staff acknowledged that the Applicant is a good operator and appears to have community support.

In contrast to the relatively few calls for service to the 76 gas station, during the same specified period of time there were a total of 1,670 Hemet Police Department calls for service to addresses along Sanderson Avenue within Page Plaza. The most significant number of calls for service, a total of 1,244 (74.5%), were attributed to Walmart which also has a Type 21 ABC license. A Walgreens drug store, immediately adjacent to the subject property and also having a Type 21 ABC license, had a total of 60 (3.6% of total) calls for service.

The proposed upgrade of the existing Type 20 Off-sale license to a Type 21 General Off-sale license at the 76 gas station will intensify the use of the existing mini market, allowing it to act similarly to a liquor store. The Planning Commission expressed concerns that allowing the license upgrade may lead to an increase in nuisance activities, including increases in crime, and an increase in the number of Hemet Police Department calls for service. As a result, the Planning Commission asked staff and the Police Department to examine whether or not there is any difference in calls for service to Type 20 and Type 21 establishments within the City.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per Type 20 location during the first six months of 2014. In contrast, Hemet Police Department documented that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. The calls for service documented were for a variety of reasons, not just alcohol related. A summary of the calls for service by location is provided in Attachment 5, Exhibit 9, and the full call log is available at the Planning Department. Overall, the average number of police department calls for service to Type 21 License locations was substantially greater than the police department calls for service to Type 20 License locations. In addition, staff believes that the possible conditional approval of an ABC License upgrade at 1111 Sanderson Avenue, is likely to set an unwanted precedent for other gas stations in the City of Hemet and surrounding areas. This would be the first gas station/mini-mart located in the City of Hemet to operate under a Type 21 ABC License.

PLANNING COMMISSION DETERMINATION

At the public hearings, the Planning Commission expressed concerns about the intensification of the existing use, and the potential for this intensification to have adverse impacts on Page Plaza and the surrounding neighborhoods. After considering the application at two public hearings on

July 15, 2014 and again on August 5, 2014, the Planning Commission voted 4-0 (Commissioner Perciful abstained) to deny CUP 14-003 under the criteria set forth in Ordinance No. 1858 concerning the sale of alcoholic beverages (codified as Hemet Municipal Code Section 90-90). The minutes of the two Planning Commission hearings are included as Attachment Nos. 8 and 9. The Planning Commission Resolution for denial is included as Attachment 10. The Planning Commission based its determination upon the following:

1. *The Planning Commission could not make all of the required findings to approve the Conditional Use Permit, as required by HMC Section 90-42 (see Attachment No. 11).*
2. *The Planning Commission could not make all of the required Supplemental Findings to approve the sale of alcoholic beverages, as required by HMC Section 90-90(f) (see Attachment No. 12).*
3. *The Planning Commission could not make any of the required findings to support Public Convenience or Necessity, as required by HMC Section 90-90(h)(3) (see Attachment No. 12).*
4. *There is an existing overconcentration of Off-sale alcohol licenses within the Census Tract in which the project is located, pursuant to ABC Regulations, CA Business and Professions Code (see Attachment No. 13).*
5. *The proximity of existing Type 21 Off-sale consumption licenses to the proposed project is already available to serve the public. Walmart is located within the same shopping center and so is Walgreens, which is immediately adjacent to the north. Both of these establishments sell beer, wine, and liquor.*
6. *Hemet Police Department crime statistics comparing the average number of Hemet Police Department calls for service to Type 20 ABC License locations to Type 21 ABC License locations, indicating that calls to Type 21 locations are statistically greater.*
7. *The Applicant stated that the increase in total sales would be approximately two percent (2%), which did not provide an overriding benefit to the City versus the anticipated impact. (No financial information as to what this would represent in sales tax dollars was provided by the applicant.)*
8. *No other gas station in the City of Hemet currently sells hard liquor and spirits for off-site consumption, and the Planning Commission did not want to establish this as a precedent for licensing upgrades at the other gasoline station locations.*

APPLICANT'S BASIS FOR APPEAL

The Applicant has submitted two letters of Appeal to the City, included herein as Attachments 4 and 5. The second letter (in Attachment 5) and associated materials provides a much more detailed reasoning for why he believes the Planning Commission's denial of the CUP should be overturned. Essentially the applicant believes that the information in the staff reports to the Planning Commission (provided as Attachments 6 and 7) was "misleading and inaccurate". The Applicant's appeal letter addresses four topics that were reviewed by the Planning Commission in making its determination, as follows:

1. That the CUP would be Precedent Setting
2. That there is an existing Undue Concentration of alcoholic beverage licenses in the Census Tract
3. That a Type 21 license attracts more crime that a Type 20 license
4. That the required Findings for Public Convenience or Necessity could not be met

To clarify some of the points made in the Applicant's letter, staff offers the following information:

a) The approval of the CUP would set a precedent for Type 21 licenses at gas station mini-marts, but the municipal code would still allow that each application be reviewed on its own merits through the CUP process, and nothing would prevent an owner from submitting an application. We agree that if the CUP were to be approved, appropriate conditions of approval would need to be included.

b) Staff agrees that the total number of off-sale licenses within the Census Tract (9 existing) will not change if the Type 21 is approved and the Type 20 is surrendered, but there will be a different ratio of Type 21 to Type 20.

c) In regard to large stores that sell alcohol being exempt from the CUP requirement under the City's ordinance, the threshold for exemption is 25,000 sq.ft. for a grocery store and 30,000 sq. ft. for a retail store, provided that no more than 5% of the floor area is allocated to alcohol sales – not the 15,000 sq.ft. noted in the applicant's letter. Therefore, a Walgreens or similar would not be exempt under the City's new ordinance. In addition, even though establishments might be exempt from the CUP requirement, they may still require a Finding of Public Convenience or Necessity if ABC notifies the City that it is in an area of undue concentration. For exempt uses, the Community Development Director has the authority to make this determination.

d) Staff agrees that the correct interpretation of the Business and Professional Code regarding alcoholic beverage license concentrations is that the allowable concentration in this Census Tract for all off-sale licenses is "6". However, if each type of license were to be looked at independently based on the concentration formula (1:2,500 population), a maximum of "4" Type 20, or "4" Type 21 licenses would be allowed based on the population (7,743) divided by 2,500. However, the law recognizes a mix of these types of licenses and allows a combined lower threshold of 1:1,250, which equates to the "6" allowed overall. The point that staff and the Commission were making is that based on ABC's information, the census tract has "9" existing licenses, and is therefore currently over concentrated. We agree that the concentration is not changing as a result of the CUP. The over concentration does not mean that the City must deny the application, it means that the City has to make the findings that there is a Public Convenience or Necessity that is achieved if the application is approved.

PUBLIC COMMUNICATIONS RECEIVED

Property owners located within a 1000 foot radius of the project site were notified on July 3, 2014 of a public hearing before the Planning Commission which was held on July 15, 2014. A public notice was also published in the Press Enterprise. The Applicant/Appellant submitted several letters of endorsement from community leaders in San Diego County, as well as a petition of support signed by more than 400 people (see Attachment 6).

The July 15, 2014 public hearing was continued to the August 5, 2015 Planning Commission Meeting, where the project was denied by the Planning Commission. No members of the public spoke at either of the public hearings on this proposal.

Property owners and the general public again received notice of the October 14, 2014 City Council public hearing concerning the appeal with a 10-day hearing notice in addition to a public notice which was posted in the Valley Chronicle on October 3, 2014.

To date, staff has not received any additional letters or comments from the public resulting from the City Council public hearing notices. Any comments received prior to the time of the scheduled City Council meeting will be provided to the City Council at the time of the public hearing.

CEQA REVIEW

The Planning Commission has reviewed the proposed project which was a request to upgrade an existing Type 20 ABC Off-sale License to a Type 21 Off-sale license, and has denied the project. Under Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves. Should the City Council overturn the decision of the Planning Commission and approve the proposed conditional use, then staff will return to the Council with an appropriate CEQA action and a revised Resolution Bill, including Conditions of Approval.

FISCAL IMPACT

The Appellant has submitted a $220 fee for the Appeal of the Planning Commission's denial of CUP 14-003. If the City Council overturns the Planning Commission's decision, the establishment of the proposed use will generate an undetermined amount of sales tax revenue from the Applicant's estimated two-percent (2%) overall sales increase for the 76 gas station mini mart.

ALTERNATIVE ACTIONS FOR CONSIDERATION BY THE COUNCIL

Following the public hearing on the appeal, the City Council may elect to do one of the following actions:

A. Uphold the Planning Commission's Denial of the CUP, and adopt Resolution Bill No. 14-065 included as Attachment No. 1 of your staff report, which effectively denies the appeal and the application.

B. Reverse the Planning Commission's decision and conceptually Grant the Appeal, subject to stating the Findings per HMC 90-42 and HMC 90-90 that would need to be amended for approval of the CUP. This action would require the Council to continue the public hearing and direct staff to return at a subsequent meeting with a revised Council Resolution for Approval of the CUP and the applicable Conditions of Approval and CEQA documentation for the project.

C. The Council may also elect to continue the public hearing to a date certain to obtain additional information from the Applicant or the staff.

Respectfully submitted,

Deanna Elliano
Community Development Director

ATTACHMENTS

1. CC Resolution Bill No. 14-065, AFFIRMING the Planning Commission's denial of CUP 14-003
2. Location and Zoning Map
3. Aerial View
4. Appeal Letter from Mr. Zakar dated August 14, 2014
5. Supplemental Letter and information from Mr. Zakar filed with the City on October 6, 2014
6. Planning Commission Staff Report, August 5, 2014, with Attachments
7. Planning Commission Staff Report, July 15, 2014 (without attachments)
8. Planning Commission Meeting Minutes, August 5, 2014
9. Planning Commission Meeting Minutes, July 15, 2014
10. Planning Commission Resolution No. 14-018
11. Hemet Municipal Code Section 90-42, Conditional Use Permit Findings
12. Hemet Municipal Code Section 90-90 regarding Alcoholic Beverage Permits
13. California Business and Professions Code Sections regarding Alcoholic Beverage Control Regulations for Overconcentration

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet Zoning Ordinance
Contents of City of Hemet Planning Department Project File CUP13-004

Attachment No. 1

Resolution Bill No. 14-065 (Affirming the Decision of the Planning Commission)

City Council
October 14, 2014

CITY OF HEMET
CITY COUNCIL

RESOLUTION BILL NO. 14-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA AFFIRMING THE DENIAL OF CONDITIONAL USE PERMIT NO. 14-003 FOR AN UPGRADE OF AN EXISTING TYPE 20 ABC LICENSE FOR THE SALE OF BEER AND WINE TO A TYPE 21 GENERAL ABC LICENSE FROM 6:00 A.M. TO 2:00 A.M., SEVEN DAYS A WEEK, AT AN EXISTING 76 GAS STATION LOCATED AT 1111 SANDERSON AVENUE, ON THE WEST SIDE OF SANDERSON AVENUE, SOUTH OF STETSON AVENUE.

WHEREAS, an application for Conditional Use Permit No. 14-003 to upgrade from a Type 20 ABC License for the sale of beer and wine from an existing 76 gas station located at 1111 Sanderson Avenue, to a Type 21 General ABC License for the sale of beer, wine, and distilled spirits has been duly filed by:

Owner:	Just 4 Fun, LLC
Applicant:	Robert Zakar
Project Location:	1111 Sanderson Avenue
APN:	460-250-023; and

WHEREAS, on July 3, 2014, the City provided notice of the Planning Commission's public hearing on CUP No. 14-003 by advertising the hearing in the Press Enterprise and by mailing a notice to property owners within 1,000 feet of the proposed project location; and

WHEREAS, on July 15, 2014, and August 5, 2014, the Planning Commission conducted duly noticed public hearings concerning the request to approve CUP No. 14-003; and

WHEREAS, the Planning Commission made findings which indicate that the proposed conditional use is not suitable at the proposed location; and

WHEREAS, the Planning Commission determined that an upgrade of the existing Type 20 Off-Sale ABC license to a new Type 21 General Off-Sale License for the proposed conditional use is not a convenience or necessity to the public; and

WHEREAS, the Planning Commission made findings that the Census Tract in which the proposed conditional use is located has an undue concentration of Off-Sale ABC licenses; and

WHEREAS, the Planning Commission made findings that upgrading the existing Off-Sale ABC license from a Type 20 to a Type 21 within Census Tract No 435.04 will create an unwanted precedent for other existing Off-Sale ABC licenses in this Census Tract and other Census Tracts in the City of Hemet; and

WHEREAS, on August 5, 2014, the Planning Commission adopted a resolution of denial; and,

WHEREAS, on August 14, 2014, the Applicant filed a timely appeal of the Planning Commission's determination and adoption of the resolution of denial; and,

WHEREAS, the City Council has the authority per section 90-1538 *et seq.* of the Hemet Municipal Code to review and hear the Applicant's appeal of the denial of Conditional Use Permit No. 14-003 for the upgrade of an existing Type 20 ABC License for the sale of beer and wine to a Type 21 General ABC License at an existing 76 gas station located at 1111 Sanderson Avenue; and,

WHEREAS, on October 2, 2014, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1000 feet, of the holding of a public hearing at which the project would be considered by the City Council; and,

WHEREAS, on October 14, 2014, the City Council held the noticed de novo public hearing at which interested persons had an opportunity to testify in support of, or opposition to Appeal No. 14-002 and the entirety of the project proposed by Conditional Use Permit No. 14-003, and at which the City Council considered the appeal, the project as acted upon by the Planning Commission, and the entirety of the project proposed by Conditional Use Permit No. 14-003; and

WHEREAS, on October 14, 2014, the City Council, after consideration of the project, closed the public hearing; and,

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15270 (14 Cal. Code Regs. Section 15270) CEQA does not apply to projects which a public agency rejects or disapproves.

NOW, THEREFORE, the City Council of the City of Hemet does Resolve, Determine, Find and Order as follows:

SECTION 1: AFFIRMATION OF PLANNING COMMISSION DETERMINATIONS

The City Council, in light of the whole record before it, including but not limited to the Staff Report dated October 14, 2014, the appeal letter and supporting documentation submitted by the Applicant, the testimony received at the October 14, 2014, hearing on the Applicant's appeal, and the record of proceedings before the Planning Commission, affirms the determinations made by the Planning Commission in Resolution No. 14-018, denying the Applicant's request for Conditional Use Permit No. 14-003 for the upgrade of an existing Type 20 ABC License for the sale of beer and wine to a Type 21 General ABC License at an existing 76 gas station located at 1111 Sanderson Avenue.

SECTION 2: CONDITIONAL USE PERMIT FINDINGS

On the basis of substantial evidence on the record, including, but not limited to, the written and oral staff reports and public testimony at the public hearing on October 14, 2014, and the written and oral staff reports and public testimony at the public hearings before the Planning Commission, the City Council finds, in accordance with the requirements as set forth in Hemet Municipal Code Section 90-1537(c), as follows:

1. ***That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located.***

The existing site has a Type 20 ABC license allowing the sale of beer and wine. The City of Hemet and the ABC have previously determined that the site is appropriate for its current use. Within the same center (Page Plaza), Walgreens Drug Store and Walmart operate with a Type 21 ABC License, which is appropriate for the Community Commercial zone, subject to review and approval of a Conditional Use Permit.

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.

The Hemet Police Department has recently provided statistics for addresses along Sanderson Avenue in Page Plaza, where the 76 gas station is located. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue. Staff is concerned that an upgrade in the type of ABC

License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

3. That the use and operation <u>is not</u> consistent with the general plan.

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 in the Page Plaza shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

<u>SECTION 3</u>: CONDITIONAL USE PERMIT, SUPPLEMENTAL FINDINGS FOR ALCOHOL SALES

On the basis of substantial evidence on the record, including, but not limited to, the written and oral staff report and public testimony at the public hearing on October 14, 2014, the City Council finds, in accordance with the requirements as set forth in <u>Hemet Municipal Code</u> Section 90-90(c)2, as follows:

Supplemental Conditional Use Permit Findings Required for Alcohol Sales:

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. *The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;*

The proposed project meets all of the above separation requirements.

b. *The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

(2) *The use IS fully visible from a public street with an unobstructed view from the public street for public safety.*

The existing 76 gas station convenience store meets all requirements for visibility including unobstructed views.

(3) *The proposed use WILL BE detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*

The Hemet Police Department has recently provided statistics for other recent projects at other locations which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes,

including more serious criminal offenses. The proposed use will lead to an intensification of the existing ABC License that would permit the location to act similarly to a liquor store, for which there are many known problems in the City of Hemet. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses such as: loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, and interference with pedestrian corridors used by children, defacement and damage to structures. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

In addition, there are fourteen (14) gas stations in and around the City of Hemet, 12 within City limits and 2 in the outlying unincorporated areas, which currently have Type 20 ABC licenses. The potential approval for the 76 gas station to upgrade to a Type 21 General License would set an unwanted precedent for this kind of use.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

(4) *The proposed use <u>WILL</u> adversely impact the suitability of adjacent commercially zoned properties for commercial uses.*

The site and the immediate vicinity are already developed with commercial uses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls

for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

SECTION 4: PUBLIC CONVENIENCE OR NECESSITY

On the basis of substantial evidence on the record, including, but not limited to, the written and oral staff report and public testimony at the public hearing on May 13, 2014, the City Council finds, in accordance with the requirements as set forth in Hemet Municipal Code Section 90-90(H)3:

a. *The public convenience would not be served by the establishment of the proposed use.*

Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), City-wide the entire City of Hemet currently has an overconcentration ratio of nearly 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have four (4) (ABC allows "rounding up," a literal interpretation of the BPC statutes currently allows 3.2 Type 21 ABC Licenses) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses. Upgrading an existing Type 20 ABC License to permit a 5th Type 21 ABC license would further the over-concentration of this type of license within the Census Tract.

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the

City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county in combination with off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

More specifically, the project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. There are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum before the Tract is considered to be over-concentrated.

Moreover, the proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient.

b. *The proposed use <u>is</u> anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

c. *The proposed use <u>would be</u> detrimental to the public health, safety or welfare.*

The proposed use would further intensify the current use in an already over-concentrated area as explained in the staff report. The over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. Current Hemet Police Department statistics show that the two existing Type 21 ABC license locations in Page Plaza (Walgreens and Walmart), are responsible for 78 percent of all of the calls for service within Page Plaza that have an address on Sanderson Avenue.

d. *The proposed use <u>would increase</u> the severity of existing law enforcement or public nuisance problems in the surrounding area.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

e. *The proposed use <u>is not consistent</u> with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected

drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 ABC Licenses in one shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

SECTION 5: ENVIRONMENTAL REVIEW

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the City Manager and Community Development Director as provided in the Staff Report dated December 10, 2013, and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. **CEQA**. Pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15270 (14 Cal. Code Regs. Section 15270) CEQA does not apply to projects which a public agency rejects or disapproves.

2. **MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).** The MSHCP does not apply to projects which a public agency disapproves.

SECTION 4: CITY COUNCIL ACTIONS

The City Council hereby takes the following action:

1. **Affirms Planning Commission Determinations**. The determinations of the Planning Commission, which determinations were squarely within their purview as appointed commissioners of the City, are affirmed by the City Council as being proper interpretations and implementations of the City's code and regulations.

2. **Denies Conditional Use Permit No. 14-003.** The Applicant's appeal of the denial of Conditional Use Permit No. 14-003, and thus the application is hereby denied.

PASSED, APPROVED AND ADOPTED this 14th day of October, 2014.

Larry Smith, Mayor
City of Hemet

ATTEST:

Sarah McComas, City Clerk

APPROVED AS TO FORM:

Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

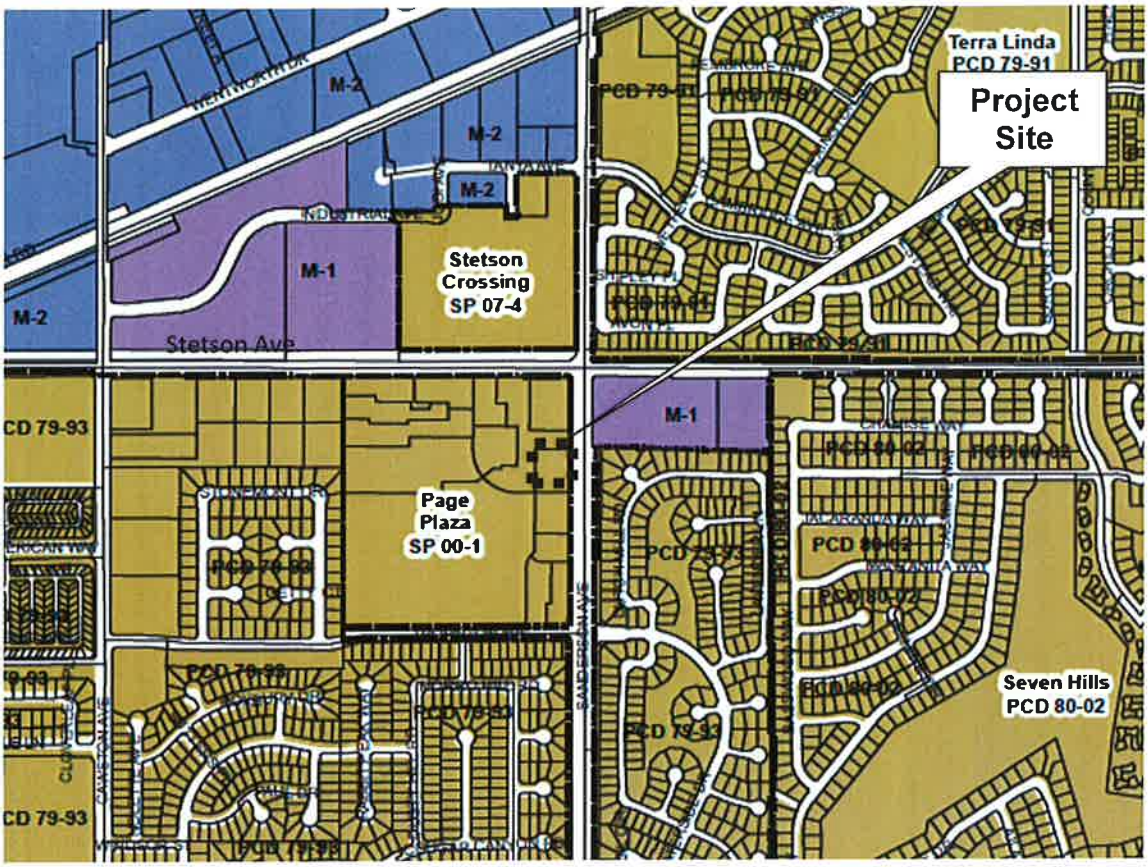
Sarah McComas, City Clerk

Attachment No. 2

Location and Zoning Map

City Council
October 14, 2014

CONDITIONAL USE PERMIT NO. 14-003
ZONING MAP



Attachment No. 3

Aerial View

City Council
October 14, 2014

CONDITIONAL USE PERMIT NO. 14-003
AERIAL MAP

Attachment No. 4

Appeal Letter from Mr. Zakar dated August 14, 2014

City Council
October 14, 2014

JUST 4 FUN, LLC
1111 SANDERSON AVE.
HEMET, CA 92545
(619) 654-7532

August 14, 2014

Deanna Elliano,
Community Development Director
445 E. Florida Ave.
Hemet, CA 92543-4209

RE: Just 4 Fun, LLC
Conditional Use Permit No: 14-003

Dear Ms. Elliano:

Please accept this letter as our intent to appeal the Planning Commission's decision denying our request for a Type 21 license. The decision is titled Planning Commission Resolution Bill No. 14-019. Also, enclosed herein please find a check in the amount of $220 made payable to City of Hemet.

Our request for appeal is specifically that:

1. The Planning Commission based its decision on inaccurate facts and information;
2. That the number of off-premise licenses allowed and existing was incorrectly stated to the Planning Commission;
3. That the crime rates were incorrectly stated to the Planning Commission by the Police Department;
4. That there is no correlation of Type 20 or Type 21 license to alcohol crime rates;
5. That the concentration of off-sale licensed premises will not change, as stated by the Planning Commission, due to the fact that our Type 20 license will be surrendered upon issuance of a Type 21 license;
6. That the upgrade from a Type 20 license to a Type 21 license will not be detrimental to the public health, safety, or welfare, not materially injurious to properties or improvements to the vicinity.
7. The granting of a Type 21 license will provide a public convenience and necessity to the community;
8. The proposed use will not aggravate police conditions; and
9. Any other reasons that become known after the filing of this appeal.

Please advise if you require anything else. Thank you for your time and attention to this matter.

By: Robert Zakar, Applicant
Just 4 Fun, LLC

Enclosure

Attachment No. 5

Supplemental Letter and Information from Mr. Zakar filed with the City on October 6, 2014

City Council
October 14, 2014

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Appellant's Supplemental Information Packet

Received October 6, 2014

Cover Letter

STATE OF CALIFORNIA
CITY OF HEMET

IN RE: JUST 4 FUN, LLC
dba 76 Gas Station
1111 Sanderson Ave.

Conditional Use Permit No: 14-003

APPLICANT: JUST 4 FUN, LLC
C/O MR. ROBERT ZAKAR
374 N. MAGNOLIA AVE.
EL CAJON, CA 92020

City of Hemet - Planning
RECEIVED
PROJECT NO.(S)
CUP 14-003
APL 14 002

Dear Members of the Hemet City Council:

Please accept the following memorandum as our basis and reasoning to overturn the opinion and denial of the proposed project.

The decisions were based upon the report prepared by the staff of the City of Hemet Planning Department. However, the information contained within the Staff Report was misleading and inaccurate. For these reasons, we are asking City Council to find in favor of the application for an amendment from a Type 20 license to a Type 21 license. Specifically, the Staff Report contained the following misleading or inaccurate information:

1. The Planning Commission's main concern was that by approving the application, that somehow this would be **precedent setting** and would open the flood-gates for other gas stations to apply for a Type 21 license. This in fact is NOT true. Each application must be reviewed on a case-by-case basis. The planning department shall have full power of investigation and the right to deny any application before it. Therefore, by allowing our application, the Planning Commission will not be forced to approve other applications. The Planning Commission made it clear that they were overly concerned about setting an "unwanted precedent." However, this reason is not premised upon law, and therefore, is not a legal or justifiable reason to deny the application. We have attached as Exhibit 1, Type 21 licenses of other gas stations that are similarly situated and licensed with a Type 21 alcohol license (Exhibit 1, Type 21 licensed Gas Station Locations). When you review each of these licenses, you will notice that the owners are responsible owners. There are no violations on their licenses, no issues with crime, and none of these municipalities complain of setting a precedent. These owners have a vested interest in the success of the business and must maintain a professional and reputable reputation and relationship with the municipality, police department, and most importantly the area neighbors. Further, in the event City Council grants other gas stations the right to have a Type 21 license, any new gas station would view our location as a model. I am of the firm belief that competition breeds cleanliness, safety, quality, and fairness. Any new Type 21 licensed gas

station would be forced to clean their stores, provide added security, and provide higher quality items.

Currently, we are operating without any conditions on our premises. By issuing a Conditional Use Permit, you are in essence empowering the City of Hemet to condition and regulate our use. By issuing a Conditional Use Permit, the City would be permitted to include fair and reasonable conditions, including lighting, trash receptacles, security systems, signage, etc.

The Planning Commission was also concerned with gas stations, with a Type 21 license acting as a liquor store. This in fact could not be further from the truth. In fact, as just stated, you are empowered the authority to regulate our use, and this can be accomplished by limiting the amount of shelf-space devoted to distilled spirits. It is our plan, that distilled spirits shall be nothing more than an ancillary item and not the main item sold at our location. Again, to prove this to the City of Hemet we are willing to include a condition on our Conditional Use Permit, wherein we would limit the amount of shelf space we devote to distilled spirits.

2. The Planning Commission was also concerned about an **undue concentration** within the Census Tract. However, the concentration of alcohol licenses will not change, as the current Type 20 license will be cancelled and replaced by the Type 21 license. Therefore, the number of off-sale alcohol licenses will remain the same. The Planning Commission expressed concern about how it was that we got to the point of being over-concentrated with alcohol licenses. This question was answered by law, which law allows any restaurant or store over 15,000 square feet (ie. Walmart, Walgreens, Target) an exemption from obtaining a Conditional Use Permit and therefore, they are not required to come before the Planning Commission or City Council. Thus, anytime a big box store wants to open a location, they can obtain an alcohol license without the necessity of obtaining a Conditional Use Permit. However, the reason we were denied is because of an over-concentration of alcohol licenses. This argument is flawed and unfair on its face. If we follow the logic of the Planning Commission, that once over-concentration is obtained, any locally owned stores and/or gas stations, who wanted to obtain an alcohol license, would automatically be denied. At that point only Walmart, Vons, and other large box stores will be allowed to obtain a Type 21 license within the Census Tract. This amounts to a monopoly on Type 20 and 21 licenses, by these big box stores. The California laws and statutes envisioned this could occur and gives the local municipalities the right to grant a Type 20 or 21 license if Public Convenience or Necessity is found. Applicant has made it abundantly clear, that Public Convenience or Necessity is and should be found.

   In fact, Applicants have owned the current location since 2006 and have proven themselves to be both honorable and responsible owners. Applicants have been grocery store, convenience store, and gas station owners for decades. Attached you will find letters of support from residents, law enforcement, business leaders, and numerous others, from areas where Applicants own other businesses (Exhibit 2, Letters of Support). Applicants have been approached numerous times by regular customers of their gas station to be able to sell distilled spirits. These individuals speak of the convenience of purchasing their spirits from our location as opposed to going to the Walmart or other big box stores. In fact, attached, you will find a petition containing over 500 signatures, obtained in less than one weeks time, from area

residents and employees, who are all in favor of the request for a Type 21 license (Exhibit 3, Petitions). Further, as stated by Staff, numerous letters were sent out to area residents, informing them of the proposed project and giving them an opportunity to object. In addition, Alcohol Beverage Control requires the Applicant's to give notice of the proposed project. To date, there have been ZERO objections from area residents. In fact, many of these residents came to us and told us they were in favor of the project. This makes it clear that these residents are in need of the proposed project and that the project meets the burden of public convenience and necessity.

Further incorrect information provided by the Staff Report include the statement on Page 8 of 10, where it states, "Due to the number of existing ABC licenses in the County of Riverside, ABC is not issuing new licenses within the County at this Time." (Exhibit 4, Staff Report, Page 8 of 10). This in fact is not true. In fact, the State issues 25 new licenses, annually, in the County of Riverside (Exhibit 5, ABC Announces New Liquor License Authorizations, Exhibit 6, California Department of Alcoholic Beverages Control Priority Drawings 2014, and Exhibit 7, Riverside County-Priority Drawing Notice). According to Exhibit 7 there will be a drawing held on October 21, 2014 at the ABC Riverside District Office. At that time additional alcohol licenses can be purchased and placed within the County of Riverside. So, again incorrect and misleading information was given to the Planning Commission and was used to influence their decision. Additionally, the table on Page of 8 of 10 of the Staff Report is incorrect (Exhibit 4, Staff Report, Page 8 of 10). Staff provided information that amending to a Type 21 license would increase the number of Type 21 licenses to 5 and therefore would be considered an overconcentration. Staff provided information to the Planning Commission that there are only 4 Type 21 licenses allowed. Staff provided an Excerpt from the California Business and Professions Code that was used to support this position (Exhibit 8, California Business and Professions Code). But, in fact this reading of the excerpt is incorrect and again misleading. There is nothing that states that Type 20 licenses and Type 21 licenses have independent concentrations. In fact, the Alcohol Beverage Control groups them together as "off-premise." So, when Staff indicates that if this application were to be approved we would have an overconcentration of type 21 licenses, it is wrong. Under ABC laws, the allowable concentration is 6 "off-premise" licenses. Not, 5 Type 20 licenses and 4 Type 21 licenses, as Staff indicates. Therefore, concentration will remain the same and will NOT CHANGE.

3. The Planning Commission was advised that a **Type 21 license attracts more crime than a Type 20 license**. However, this information is grossly misleading, when you find that the vast majority of crimes committed at Type 21 locations, in the City of Hemet occur at the large chain stores, that are not required to obtain a Conditional Use Permit, and get the alcohol license by right (ie. Walmart, CVS, Walgreens) (Exhibit 9, Crime Statistics). The Planning Commission was provided the following information, with statistics from January 1, 2014-June 30, 2014:
   a. 691 calls for service to Type 20 locations, with an average of 28 calls per location; and
   b. 1,758 calls for service to Type 21 locations, with an average call of 50 calls per location.
   What the Police Department fails to advise, is that the locally owned, stores and gas stations, have far less calls for service than the large chain stores, who get their LICENSES BY RIGHT. For example, of the 1,758 calls to Type 21 locations, 527 were made from the Walmart on Sanderson, 117 were made from the Dollar General, 157 were made from the Target, etc.

When you remove the large box stores from the equation, you are left with an average of 14 calls for service from Type 21 locations, that are locally owned and operated and 80 calls for service from Type 21 locations, that are the big box stores who get their licenses by right. Also, the Type 20 locations, that are locally owned and operated have an average of 21 calls for service and the big box stores, that get their licenses by right have an average of 27 calls for service. Therefore, when you look at the numbers and statistics provided by the Police Department, it is clearly evident, in black and white, that the locations with the least amount for calls for service, are locally owned and operated, Type 21 locations. In conclusion, the Police Department's statistics did not tell the whole story and clearly skewed the decision of the Planning Commission who relied heavily upon these statistics. In fact, Commissioner Gifford states, "I think for me, the only thing I can really hang my hat on here is the police department's numbers. They talk about going to – basically it's two to one. Twice as many calls for sites that have 21 license than sites that have type 20" (Exhibit 10, Transcript of August 5, 2014 Planning Commission meeting, Page 29). Further, the majority of the crimes committed at alcohol retail locations, are not even alcohol related, but in fact related to any retail location, ie. Shoplifting, medical aid, disturbances, etc. Therefore, it is unfair to use these numbers to draw the conclusion that crime occurs at greater rates in locations that sell alcohol. Again as stated earlier, the majority of the crimes committed at alcohol retail locations, are not even alcohol related, but in fact related to any retail location, ie. Shoplifting, medical aid, disturbances, etc. Therefore, it is unfair to use these numbers to draw the conclusion that crime occurs at greater rates in locations that sell alcohol.

4. Finally, due to the misleading and incorrect information, Staff made a finding that Public Convenience or Necessity would not be met. However, when you are provided with the correct information, it is clear that Public Convenience or Necessity will be found. The Planning Commission made the following findings (Exhibit 11, Resolution Bill No. 14-019, August 5, 2014):

   a. **That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located** (Exhibit 11, Page 3 of 11). Applicant agrees with the Staff Report.

   b. **That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety, or welfare, and materially injurious to properties or improvements in the vicinity** (Exhibit 11, Page 3 of 11). The Planning Commission depended on the numbers provided by the Hemet Police Department. As stated earlier, the numbers provided are as follows:

      i. 691 calls for service to Type 20 locations, with an average of 28 calls per location; and
      ii. 1,758 calls for service to Type 21 locations, with an average call of 50 calls per location.

Based on these numbers, the Planning Commission found, "Therefore, it is staff's assertion that Citywide, the number of police department calls for service to Type 21 license locations will be substantially greater than the police department calls for service to Type 20 license locations" (Exhibit 11, Page 3 of 11). Again, these numbers were based on the misleading information provided by the Police Department, who failed to add that the vast majority of these numbers are due to the big box stores, who receive an alcohol license by right, without the necessity of a Conditional Use Permit. Again of the 1,758 calls for service, 527 were from Walmart, 117 were from Dollar General, and 157 were from Target. It is this incorrect information provided to the Planning Commission, that the Planning Commission relied upon when writing their reason to find that the proposed use would be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements to the vicinity.

c. **That the use and operation is not consistent with the general plan** (Exhibit 11, Page 4 of 11). The proposed location is currently and already licensed as a Type 20 location. The reasons given for finding the proposed application to be inconsistent with the plan are that Walgreens and Walmart are located in the vicinity and therefore the proposed conditional use is neither necessary or convenient. The reasons given by the Planning Commission that the use and operation is not consistent with the general plan is a false statement, as the proposed location is already existing and is already selling alcohol and tobacco. Alcohol is alcohol, whether it is a beer, wine, or distilled spirit. By granting the application, there will be no change made to the general plan and by granting the application, the goal of the general plan will be met. Again, the location is already licensed to sell alcohol, therefore this will not be a new location and will not add to the concentration. The vast majority of patrons of Applicant are local residents. These individuals patronize applicant as a necessity and convenience. The beverages available for sale with a Type 21 license are of the variety that are purchased and stored for future use, not immediate consumption. Spirits such as those that would be sold are not usually consumed outdoors or in one sitting. Same would be stored on shelves and used in moderation at home and NOT in public. Applicant wants to provide a convenience and necessity to the local residents, that is not currently available to them. These current patrons, must go to other locations, including large grocery stores, similar to Walmart. A great inconvenience.

The majority of Applicant's regular customers are local residents who patronize Applicant's business as it is both convenient and accommodating. The majority of the 800-900 customers purchase their alcoholic beverages, amongst other staple food items and groceries, from Applicant and by necessity are forced to purchase their spirits from other locations. The locations currently licensed with a Type 21, include large scale grocery stores and large scale chains. Local residents are inconvenienced when they are forced to shop at the grocery stores and/or large scale chains, as they must deal with traffic, location, and lack of parking and are further inconvenienced by the long lines at the grocery stores. The vast majority of our clientele are local residents. Upgrading our license to a Type 21 will provide a convenience to local residents and will serve that segment of the city's residents that is not presently being served. These residents are forced to go to the chain stores

where only employees have access. The location has a 3-part system for checking identification, including the register requiring identification when alcohol is purchased, the cashier confirming the picture, and a scanner to determine age. Further, the spirits shelf will only be 30 square feet.

l. **The proposed use would be detrimental to the public health, safety, or welfare (Exhibit 11, Page 9 of 11).**

There was no evidence presented at the hearing to make a finding that the proposed use would be detrimental to the public health, safety, or welfare.

A Type 21 license allows for the sale of spirits that by their nature are usually not consumed outdoors. The Type 20 alcoholic beverages, which include beer, are the type of beverages consumed outdoors. Type 21 beverages are more commonly consumed within a home and responsibly. As stated above and contrary to the reasons stated in the instant reason for denial, overconcentration and precedent setting should not be a concern.

m. **The proposed use would increase the severity of existing law enforcement or public nuisance problems in the surrounding area (Exhibit 11, Page 9 of 11).**

Again, please refer to the paragraphs above, where it is shown that there is no correlation between a Type 21 license and crime. That the only correlation is that the Large-box stores, are the true and only reason for the skewed crime rate for alcohol licensed locations in Hemet. The Hemet Police Department provided statistics to show that a vast majority of crimes are committed at Walmart, while any calls for service from Applicant's location were few and far between, and not alcohol related. Contrary to purchasing an alcoholic beverage at our location, where the majority of our customers are local residents, who purchase and consume their beverages responsibly. Our customers purchase their beverages for consumption at home and do not binge drink on or near our premises. It becomes punitive to these local residents who are not able to purchase their distilled spirits at a convenient location, due to the Planning Commission's position that they don't want to set a precedent by granting a gas station a Type 21 license.

During the hearing, Sergeant Gibbs reported a low number of service calls at the gas station and that very few of the calls made were for alcohol related offenses.
Further, Applicant is prepared to meet with members of the Hemet Police Department to discuss conditions that would ease the concerns of the Police Department regarding the aggravation of police problems. Specifically, upon purchase of the current licensed location, Applicant installed a state of the art security system, including numerous cameras. Applicant will ensure, upon any request from the Police Department for any investigation, that the surveillance video footage, will be immediately available.

n. **The proposed use is not consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations (Exhibit 11, Page 10 of 11).**

The Planning Commission found that granting a Type 21 license would somehow be inconsistent with the plan to, "Create, update, and enforce regulations and laws pertaining to the location, retailing and use of unhealthy substances such as...alcohol." In essence, finding that any gas station who applies for a Type 21 license will be denied. This moratorium on gas stations holding Type 21 licenses is more restrictive than state law, making the city's regulations illegal. Each case should be reviewed on its own merits, and not with a view towards setting a precedent. Further, please see Paragraph 4.c. above.

CONCLUSION

Applicant respectfully requests you overturn the decision made to deny the Type 21 License.

Respectfully submitted:

Dated: 10-3-2014

Robert Zakar
Representative of JUST 4 FUN, LLC
robertzakar@yahoo.com

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 2 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Letters of Support for Applicant and Project

This information is also provided as Attachment No. 9 of the Planning Commission Staff Report dated August 5, 2014, which is included in Attachment No. 6 of this City Council Staff Report.

The information was redacted from this section of the Appellant's supplemental information packet to avoid duplicative copies and to reduce the volume of the City Council Staff Report.

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 1 of

Appellant's Supplemental Information Packet

Received October 6, 2014

California Department of Alcoholic Beverage Control

License Query System Summary

As of 4/28/2014

This information is also provided as Attachment No. 10 of the Planning Commission Staff Report dated August 5, 2014, which is included in Attachment No. 6 of this City Council Staff Report.

The information was redacted from this section of the Appellant's supplemental information packet to avoid duplicative copies and to reduce the volume of the City Council Staff Report.

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 3 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Petition of Support for Project Submitted by Applicant

This information is also provided as Attachment No. 11 of the Planning Commission Staff Report dated August 5, 2014, which is included in Attachment No. 6 of this City Council Staff Report.

The information was redacted from this section of the Appellant's supplemental information packet to avoid duplicative copies and to reduce the volume of the City Council Staff Report.

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 4 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Planning Commission Staff Report Dated July 15, 2014

This information is also provided as Attachment No. 7 of this City Council Staff Report.

The information was redacted from this section of the Appellant's supplemental information packet to avoid duplicative copies and to reduce the volume of the City Council Staff Report.

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 5 of

Appellant's Supplemental Information Packet

Received October 6, 2014

ABC Announces New Liquor License Authorizations

Dated August 6, 2014

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
3927 Lennane Drive, Suite 100
Sacramento, CA 95834
(916) 419-2500

FOR IMMEDIATE RELEASE
Contact: Debbie Holden
(916) 419-2530

August 6, 2014
PR 14-33

ABC ANNOUNCES NEW LIQUOR LICENSE AUTHORIZATIONS

Sacramento – Timothy Gorsuch, Director of the Department of Alcoholic Beverage Control, announced authorization for the issuance of new on-sale general and off-sale general licenses and authorization for the inter-county transfer of on-sale general and off-sale general licenses.

This year, based on statutory authorizations and limitations, the following counties will be eligible for additional on-sale general and off-sale general licenses, as follows:

COUNTY	NEW ON-SALE	NEW OFF-SALE	INTERCOUNTY ON-SALE	INTERCOUNTY OFF-SALE
Alameda	25	25	25	23
Alpine	4	0	0	0
Contra Costa	25	25	25	25
Fresno	25	1	25	0
Glenn	1	0	0	0
Imperial	6	5	6	0
Kern	25	6	25	0
Kings	4	0	4	0
Los Angeles	25	25	25	25
Madera	6	0	6	0
Marin	5	2	0	0
Merced	7	0	7	0
Monterey	0	4	0	0
Orange	25	25	0	25
Placer	0	4	0	0
Riverside	25	25	25	25
Sacramento	25	25	25	25
San Benito	3	0	0	0
San Bernardino	25	25	25	25
San Diego	0	25	0	25
San Joaquin	25	6	25	0
San Luis Obispo	5	0	0	0
San Mateo	0	24	0	24

COUNTY	NEW ON-SALE	NEW OFF-SALE	INTERCOUNTY ON-SALE	INTERCOUNTY OFF-SALE
Santa Barbara	0	1	0	0
Santa Clara	21	25	0	25
Santa Cruz	0	10	0	0
Solano	16	15	16	3
Stanislaus	21	0	21	0
Sutter	4	0	0	0
Tehama	1	0	0	0
Tulare	16	1	16	0
Ventura	13	13	0	0
Yolo	9	1	4	0
Yuba	3	0	3	0

From September 8, 2014, through September 19, 2014, in counties where such licenses are available, applications for new original on-sale general and off-sale general licenses will be accepted at District and Branch offices. During the same period, priority applications will be accepted for the inter-county transfer of on-sale general and off-sale general licenses, as authorized.

Only one priority application will be accepted from any one applicant per county for each type of license. A fee of **$13,800** is to be paid when filing an application for a new original general license and a fee of **$6,000** is to be paid when filing a priority application for the inter-county transfer of a general license. Only a certified check, cashier's check or money order will be accepted for payment of the application fee, which should be made payable to *Alcoholic Beverage Control.*

If the number of applicants within a county for a particular type of license/transaction is equal to or less than the number of licenses available, all applicants will be notified that they have 90 days to complete a formal application for their specific premises.

If the Department receives more applications than there are licenses available, a public drawing will be held. To participate in such a drawing, an applicant must have been a resident of California for at least 90 days prior to the date of the scheduled drawing. Successful drawing participants will be notified that they have 90 days to complete a formal application for their specific premises.

Unsuccessful drawing participants will be automatically refunded their application fee (minus a $100 service charge) within 45 days of the priority drawing, but will retain their priority ranking until a new priority list is established in 2014.

Applicants are encouraged to file their applications early in the filing period to avoid a lengthy wait.

In the coming weeks, additional information and instructions regarding application for original and inter-county transfer of general licenses will be made available on the Department's website at (http://www.abc.ca.gov/) and at District and Branch offices (www.abc.ca.gov/distmap.html).

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 6 of

Appellant's Supplemental Information Packet

Received October 6, 2014

California Department of Alcoholic Beverage Control

Priority Drawings 2014

Dated August 6, 2014

California Department of Alcoholic Beverage Control
Priority Drawings 2014

nty	Type	Rank	License Num	Address
PLACER	Original Off-Sale General		549970	SUPER SHOT RAJPURA INC 7137 WALERGA RD STE 3 SACRAMENTO, CA 95842
			550145	SMART & FINAL STORES LLC 600 CITADEL DR COMMERCE, CA 90040-1562
RIVERSIDE	Original Off-Sale General		548919	SHALEY, INC. PO BOX 243 IDYLLWILD, CA 92549-0243
			548933	SOWARDS, SHASTA LEE 2655 N. JUNIPERO AVE. PALM SPRINGS, CA 92262
			549498	BIDI, SARMAD SAEED 46450 DURANGO DR TEMECULA, CA 92592
			549501	STATER BROS MARKETS PO BOX 150 SAN BERNARDINO, CA 92402-0150
			549507	GARFIELD BEACH CVS LLC ONE CVS DRIVE MAIL DROP 23062A WOONSOCKET, RI 02895
			549510	THRIFTY PAYLESS INC 2600 CAPITOL AVE STE 300 SACRAMENTO, CA 95816-5930
			549514	FRESH MARKET, INC. WHICH WILL DO BUSINESS IN C 628 GREEN VALLEY RD STE 500 GREENSBORO, NC 27408-7791
			549523	CRESTVIEW CONSOLIDATED INC 3458 WEBSTER AVE PERRIS, CA 92571
			549532	AYOUB, MELHEM ZOUHER 2105 E ST SAN BERNARDINO, CA 92405
			549538	SAYEGH, ISSA SALIM 35836 TREVINO TR BEAUMONT, CA 92223
			549547	GROCERY OUTLET INC 5650 HOLLIS ST EMERYVILLE, CA 94608

Note: No Rank Number indicates there will be a Priority Drawing for that County.

California Department of Alcoholic Beverage Control
Priority Drawings 2014

County	Type	Rank	License Num	Address
RIVERSIDE	Original Off-Sale General		549552	NASSAR, GHASSAN FAHMI 568 N MOUNTAIN VIEW AVE SAN BERNARDINO, CA 92401
			549562	NASSAR, OMAR GHASSAN 568 N MOUNTAIN VIEW AVE SAN BERNARDINO, CA 92401
			549568	AYOUB, ELAINE 23080 ALESSANDRO BLVD #208 MORENO VALLEY, CA 92553
			549592	SHEMRAN INC 4001 W POINT LOMA BLVD SAN DIEGO, CA 92110-5641
			549691	KAUR, JASWINDER 3815 LA SIERRA AVE RIVERSIDE, CA 92505-3591
			549703	WAL MART STORES INC 702 S W 8TH ST BENTONVILLE, AR 72716-0500
			549823	COST PLUS INC 200 4TH ST ATTN: JEANNETTE WONG OAKLAND, CA 94607
			549833	SMART & FINAL STORES LLC 600 CITADEL DR COMMERCE, CA 90040-1562
			550082	WALGREEN CO P O BOX 901 DEERFIELD, IL 60015-0901
RIVERSIDE	Original Off-Sale General (InterCounty)		549813	SMART & FINAL STORES LLC 600 CITADEL DR COMMERCE, CA 90040-1562
RIVERSIDE	Original On-Sale General		544543	LA PRESA O 362 S PALM CANYON DR PALM SPRINGS, CA 92262-7302
			548950	REYES, DORE A 1550 N PALM CANYON DR PALM SPRINGS, CA 92262-4410

Note: No Rank Number indicates there will be a Priority Drawing for that County.

California Department of Alcoholic Beverage Control
Priority Drawings 2014

County	Type	Rank	License Num	Address
RIVERSIDE	Original On-Sale General		549010	HONOLD ENTERPRISES, INC. 260 N IMPERIAL AVE EL CENTRO, CA 92243-2325
			549056	HUERTAS LLC 44216 JACKSON ST STE B INDIO, CA 92201-3233
			549105	SALVATIERRA, HECTOR HUGO 68765 TACHEVAH DR CATHEDRAL CITY, CA 92234-3892
			549297	FERROS RESTAURANT LLC PO BOX 3186 IDYLLWILD, CA 92549-3186
			549321	DAHLEEN-MORTON, WINDEAN AILEEN PO BOX 1930 IDYLLWILD, CA 92549-1930
			549373	YSC WIN INC 3285 CLEARING CIRCLE CORONA, CA 92882-8363
			549391	CHIPOTLE MEXICAN GRILL INC 1401 WYNKOOP ST STE 500 DENVER, CO 80202
			549561	NO VACANCY TONIGHT, LLC 1330 E PALM CANYON DR PALM SPRINGS, CA 92264-9132
			549755	CLEMENTINE SHOP LLC 72990 EL PASEO PALM DESERT, CA 92260
			549802	CHANGING INTERNATIONAL EDUCATION INC 46279 ROADRUNNER LN LA QUINTA, CA 92253-4333
			549817	MURGUIA-FLORES, MONICA 82720 INDIO BLVD INDIO, CA 92201-3136
			549841	SHIN NIHON KOSAN INC 470 N HALSTEAD ST PASADENA, CA 91107-3124
			549851	SERRE, JEAN PIERRE 1150 VIA VISTA DR RIVERSIDE, CA 92506-5309

Note: No Rank Number indicates there will be a Priority Drawing for that County.

California Department of Alcoholic Beverage Control
Priority Drawings 2014

County	Type	Rank	License Num	Address
RIVERSIDE	Original On-Sale General		549884	CRAIG, ROBERT MICHAEL 27475 YNEZ RD STE 401 TEMECULA, CA 92591-4612
			549887	TOPH MANAGEMENT, LLC 3330 E CHAPMAN AVE ORANGE, CA 92869
			549899	JAM BENITEZ RESTAURANTS INC 4714 GREEN RIVER RD CORONA, CA 92880-9162
			549908	CURIEL, BAUDELIO 411 WILKERSON AVE PERRIS, CA 92570-2263
			550046	DORRYS LLC 11827 CLAYCROFT LN RIVERSIDE, CA 92505-3154
			550057	STEPHENS, TRACY C 11635 GRANMERE CT RIVERSIDE, CA 92503
			550058	PGNI INC 497 E ALESSANDRO AVE STE D RIVERSIDE, CA 92508-5024
			550066	SFT CANTINA LLC 44040 JERAMIE LN TEMECULA, CA 92592-2479
			550070	LA POSADA COCINA INC 5225 CANYON CREST DR STE 42 RIVERSIDE, CA 92507-6360
			550121	APPLE CORE ENTERPRISES INC PO BOX 969 MINOT, ND 58702-0969
RIVERSIDE	Original On-Sale General (InterCounty)		550065	STEPHENS, TRACY C 11635 GRANMERE CT RIVERSIDE, CA 92503
SACRAMENTO	Original Off-Sale General		548938	KAUR, JASWINDER 8883 SCENIC ELK CT ELK GROVE, CA 95624-9463

Note: No Rank Number indicates there will be a Priority Drawing for that County.

Licensing

2014 Priority Drawings NEW

Priority Drawing Report (as of September 26, 2014)

2014 Priority Drawing Notices

Priority Drawing Notices were available for the following California Counties:

- Alameda County
- Contra Costa County
- Fresno County
- Glenn County
- Imperial County
- Kern County
- Kings County
- Los Angeles County
- Madera County
- Marin County
- Merced County
- Monterey County
- Orange County
- Placer County
- Riverside County
- Sacramento County
- San Benito County
- San Bernardino County
- San Diego County
- San Joaquin County
- San Luis Obispo
- San Mateo County
- Santa Clara County
- Santa Barbara County
- Santa Cruz County
- Solano County
- Stanislaus County
- Sutter County
- Tehama County
- Tulare County
- Ventura County
- Yolo County
- Yuba County

2014 Priority Drawings Announcements & Application Information

ABC Announces New Liquor License Authorizations(Statewide).

ABC Announces On-Sale Liquor Licenses For Alpine County (Alpine County).

ABC Announces On-Sale Liquor Licenses For Marin County (Marin County).

ABC Announces On-Sale Liquor Licenses For San Luis Obispo County (San Luis Obispo County).

Priority Application Instructions, Form ABC-521

Priority Licensing Application, Form ABC-521-1

License Concentration

NEW Census Tract Authorizations (All Counties).

2011 'Type 20' Moratorium Figures for Counties/Cities.

Corporation / P12

NEW Corporate / LLC Name Changes.

NEW Designated P-12 Licensees.

NEW Designated P-12A Licensees.

License Types / Fees

License Fee Schedule On-sale.

License Fee Schedule Off-sale.

List of license types.

List of most common license types and their ABC privileges (PDF Format).

GENERAL INFORMATION

Any person wishing to obtain an alcoholic beverage license should apply at the nearest office of the Department of Alcoholic Beverage Control. All parties concerned, applicants for new licenses or transferors (present licensees), and transferees (applicants) should be present. It is desirable for an employee of the Department to advise all applicants in person of pertinent laws, rules, and regulations. Also, in the case of a transfer, the transferee may desire information regarding a temporary retail permit.

AVERAGE TIME TO PROCESS APPLICATION

Popular Links

- Press Releases
- Application / Selection & Forms
- Industry Advisories
- License Types / Fees
- License Query System
- Licensing Reports
- Public Records Requests
- Server Awareness (LEAD) Training
- License Application, Protest and Disciplinary Processes
- Annual Reports

Related Links

- Career Opportunities
- Business, Consumer Services & Housing Agency
- Office of Traffic Safety
- External Links
- State Holidays

Section 23987 of the Alcoholic Beverage Control Act requires the Department to mail a copy of each application to certain local officials. Section 23985 of the Act requires a 30-day posting period. Most investigations take approximately 45 to 50 days. The license can average about 75 days for a Person-to-Person transfer, and 90 days for an Original. Circumstances often result in a longer waiting period; therefore, before final approval and issuance of a license, caution should be used regarding extensive financial commitments, plans for grand openings, etc. If new construction or considerable remodeling is necessary, prior approval under Section 24044 should be sought before beginning any actual work.

LICENSE RENEWAL PERIOD

All licenses are renewed on a 12 month basis. Renewals must be paid on or before the last day of the month posted on the license; no license will be transferred until the renewal fee is paid.

If your renewal was paid on time, you will receive your renewal license approximately 4 to 6 weeks after the expiration date on your current license.

Our License Query System (LQS) is updated soon after your expiration date. If your renewal was paid timely, the expiration date will update to show that your license does not expire until the following year. To access LQS, http://www.abc.ca.gov/datport/LQSMenu.html. It is recommended that you direct your distributors and those requiring proof of your license status to our query system. Many distributors and wholesalers already utilize this system regularly.

SALES TAX PERMIT

Each alcoholic beverage licensee must possess a seller's permit from the Sales Tax Division, State Board of Equalization. It is a misdemeanor to sell in this State without such a permit.

ALCOHOLIC BEVERAGE TAX PROGRAM(S) - BOARD OF EQUALIZATION

The alcoholic beverage tax is a per-gallon excise tax collected on the sale, distribution, or importation of alcoholic beverages in California.

In general, non-retail alcoholic beverage licensees must also register with the Board of Equalization (BOE). To register, visit their website at http://boe.ca.gov/elecsrv/eServices.htm. BOE representatives are available to assist with eReg questions Monday through Friday (except State holidays) from 8:00 a.m. to 5:00 p.m. PST.

FEDERAL REQUIREMENTS

Before opening an alcoholic beverage business, the applicant should contact the nearest office of the United States Treasury Department, Alcohol and Tobacco Tax and Trade Bureau. If a Federal basic permit or a special Occupational Tax Stamp is required, it should be applied for by and issued to the same persons applying for a license with this department and at the same address.

LOCAL REQUIREMENTS

Before engaging in business, appropriate county or city officials should be contacted to determine if a local business license is required. If this is a new location or one not previously used for this type of business, it is advisable to check with local officials concerning local zoning regulations and the need for a Conditional Use Permit.

ESCROW REQUIREMENTS

If there is any purchase price or consideration in connection with the transfer of a business operated under a retail license, an escrow must be established with some person, corporation, or association not a party to the transfer, before the filing of such transfer with the Department (See Sections 24071.1, 24073, 24074, 24074.1, 24074.3, and 24075 of the Alcoholic Beverage Control Act).

The full amount of the purchase price or consideration must be placed in escrow. Escrow agreements must provide for payment only after the transfer of the license is approved by this Department. Section 24074.3 requires that the applicant, within 30 days of application, furnish the Department a statement, under penalty of perjury, that the purchase price or consideration has been deposited with the escrow holder. The applicant shall also submit a copy to the transferor and a copy to the escrow holder. In this connection, a misrepresentation may be grounds for denial of the license or subsequent revocation of the license if issued.

Consideration includes cash, checks, promissory notes, or other items of value which have been agreed to be paid to the transferor for the license, inventory, fixtures, leasehold interest, realty, good will, covenant not to compete, or other property connected with the licensed business.

RECORDED NOTICE OF INTENTION

At the time of filing, an applicant for the transfer of either an off-sale general license, on-sale general license, off-sale beer and wine license, on-sale beer and wine license, on-sale beer license, or on-sale general license for seasonal business, shall present a copy of the Notice of Intention to Transfer (see ABC-227 or ABC-227-A) to the County Recorder, which shall be certified by the County Recorder in the county where the licensed premises are located.

EXCEPTIONS FOR NOTICE AND ESCROW

Sections 24073 and 24074 are not applicable when any transfer of a license is made by an executor, administrator, or other person mentioned in Section 24075 of the Alcoholic Beverage Control Act

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OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 7 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Riverside County Priority Drawing Notice

RIVERSIDE COUNTY
PRIORITY DRAWING NOTICE

If there are more applicants than licenses available in Riverside County, a public drawing will be held. If there are not more applicants than licenses available, applicants will be notified by mail after the priority application period of their ability to make formal application (ABC-211).

The Priority Drawing Slip, which is prepared at the time you filed your priority application, will be used in the drawing to establish your priority number.

The number drawn by any applicant shall indicate the priority position of his/her application, but shall not insure the issuance of a license by the Department;

The drawing for Riverside County will be held at:

Department of Alcoholic Beverage Control
Riverside District Office
3737 Main Street
2nd Floor, High Grove Room
Riverside, CA 92501

Tuesday, October 21, 2014
10:00 a.m.

A LIST OF THE PRIORITY POSITIONS FOR RIVERSIDE COUNTY WILL BE POSTED IN THE DISTRICT OFFICE AND WILL BE POSTED ON OUR WEBSITE AT WWW.ABC.CA.GOV ON OR AFTER OCTOBER 29, 2014.

Applicants will be notified of their position on the list, via mail, and successful applicants will be notified to file a formal application within ninety days.

Your formal application must be in the exact name(s) as stated on your priority application. At the time of filing the formal application, applicants must present proof of a two-year right of tenancy for the premises for which the application is filed.

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 8 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Excerpts from the California Business and Professions Code

This information is also provided as Attachment No. 13 of this City Council Staff Report.

The information was redacted from this section of the Appellant's supplemental information packet to avoid duplicative copies and to reduce the volume of the City Council Staff Report.

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 9 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Hemet Police Department Calls for Service

CALLS FOR SERVICE

Type 20 Locally Owned		Type 20 Big Box-Chain Stores		Type 21 Locally Owned		Type 21 Big Box-Chain Stores	
NAME OF STORES		NAMES OF STORES		NAME OF STORES		NAME OF STORES	
The Arrangement Gallery	1	Big Lots	34	Sasa, Joseph	19	Stater Bros. Markets #75	0
Tesoro USA Gas	38	Grocery Outlet	40	Plaza Liquor III	2	Rite Aid 5722	0
La Perla Market	7	Walgreens	19	Seven Days Market	1	Stater Bros Markets #46	59
Hemet East Center	0	Sprouts Farmers M	25	Mickey's Liquor	0	CVS Pharmacy	46
7-Eleven	0	Walgreens	0	El Toro Fish Market	15	Dollar General	117
Arco AM/PM Winchester	0	99 Cent Only Store	21	Castel Market and Liquo	1	Rite-Aid 5724	42
Los Altos Meat Market	4			Valle Vista Liquors	0	Walmart	527
Sail Drug	17			Bottle Shop	17	Stater Bros Markets #119	0
7-Eleven	75			RVS Mini Mart	0	CVS Pharmacy #9502	0
Moreno Market	9			Frank's Liquor	34	Winco Foods	95
Arco AM/PM	52			Stetson Liquor	3	Walgreens 05038	82
Super 8 Gas	22			El Toro Market 12	0	Stater Bros. Markets #76	76
Qwik Corner Deli and Gro	0			Paradise Express Liquor	0	Vons #2389	87
Sanderson Arco AM/PM	37			Kirby Market	3	Smart & Final #443	41
Diamond Valley Market	0			RJ Liquor	16	Target T761	157
Just 4 Fun	37			Franklin's Liquor	3	CVS Pharmay #9183	31
Gas Mart	12			Paradise Market and Liq	3	Fresh and Easy Neighborhoo	4
St. George 76 Circle K	18			Crown Liquor	15		
Diamand Valley Union 76	21			Palm Tree Market and D	11		
Shell	87			Circle A Market	9		
Hemet Shell	17			Mega Liquor Warehouse	16		
7-Eleven #2112-39236	36			El Toro Market 7	35		
La Famosa Market	7			Stanford Liquor	0		
L and L Market	9			Depot Deli	46		
Arco AM/PM Stetson	46			Lyon's Market	115		
				Chip's Liquor	27		
				Patton's Liquor	3		
Total	**552**	**139**		**394**		**1364**	
Average Calls for Servi	**23**	**23.17**		**15.15**		**80.23**	

OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 10 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Rough Draft, transcript, of Planning Commission Meeting Minutes

August 5, 2014

25 All right. No stampede. Let's move on to item

1 no. Four. This is a conditional use permit. Number 14001
2 and this is a continuation of public hearing from last
3 time.
4 Mr. Papp.
5 (PowerPoint presentation by Mr. Papp.)
6 MR. GIFFORD: Lets me note for the record that Vice
7 Chair Vasquez has arrived.
8 (Continued PowerPoint presentation by Mr. Papp.)
9 MR. GIFFORD: Thank you, Emery. Couple of questions
10 having to do with traffic.
11 Are any of the tenants surrounding closed on
12 Sunday, do you know of?
13 MR. PAPP: Yes, we were concerned about the horizon
14 center call site. They have about 80, 90 employees. They
15 are closed on Sunday. Saturday they have limited hours.
16 They have half staff there on Saturdays.
17 MR. GIFFORD: All right. And in talking with the
18 applicant, has there been any indication there are other
19 special meetings, projects, get-togethers, anything
20 outdoors they will be planning?
21 I'll ask them too.
22 MR. PAPP: They have not notified us but we believe

23 there would be ample space.

24 MR. GIFFORD: No large speakers blaring away and

25 shining lights at the airport that you know of.

1 MR. PAPP: I don't think so.

2 MR. CRIMENI: Is valley golf open on Sunday?

3 MR. PAPP: No, they're not. At least not during the

4 summer month which I believe is when they would want to be

5 open.

6 MR. VASQUEZ: Who's responsible for the maintenance of

7 that -- the lot and the associated area there.

8 MR. PAPP: I don't know the answer to that. You would

9 probably have to differ that to the applicant.

10 MR. VASQUEZ: Is there any CCNR's for that complex

11 where they talk about parking specifically.

12 Is it shared?

13 MR. PAPP: I don't believe there are any. I think

14 there are shared parking agreements. There's access

15 easements but no shared parking agreement which is why I

16 ask that they record a parking agreement for the two

17 parcels they propose to use for parking.

18 MR. GIFFORD: If no more questions for staff the

19 public hearing is still open. If you would like to come

20 and address this issue and perhaps someone from the church
21 would be good so we have a few questions for you.
22 Maybe the applicant, if you would like to come
23 forward, we would love to ask these questions.
24 Mr. Irvin, are you here?
25 MR. OVERMYER: I have a few questions for the

1 architect, if you're here.
2 MR. GIFFORD: Can you come to the podium. Give us
3 your name and address for the record, please.
4 MR. IRVIN: Jim Irvin, I live in Seven Hills.
5 (Address inaudible.)
6 MR. OVERMYER: I had some questions for the interior
7 and I did understand Valley Golf is closed on Sunday but
8 it could be open at some point. So the wall that
9 separates, is that a sound wall, do you know?
10 MR. IRVIN: It could be. It's a two by six type of
11 wall. It probably has some type of a sound insulation in
12 it.
13 MR. OVERMYER: It could be staggered or not but there
14 is probably insulation in it.
15 MR. IRVIN: Yeah, I would think there is.
16 MR. OVERMYER: It was originally made -- it was for
17 two separate suites?

18 MR. IRVIN: Correct, yes, sir.

19 MR. OVERMYER: I did see there was ban practicing for

20 Sunday so I'm assuming there is a Sunday band laying of

21 course the business next door is not open, so not an issue

22 now and I know Pall Swagger owns -- he's not here. He

23 didn't say anything about it.

24 That's all I have.

25 MR. VASQUEZ: Who's responsible for the maintenance

1 and repairs for the building.

2 Do you happen to know?

3 MR. IRVIN: The owner, that would be Mark Minkoff. I

4 think he's also part of the partnership. But I'm assuming

5 he does all the outside. Like the one parking lot light

6 has to be fixed. But I'm -- the inside would be the

7 church.

8 Is that what you're asking?

9 MR. VASQUEZ: Yeah, that's part of it. I'm more

10 concerned about the inside maintenance, the landscaping,

11 the rubbish that might accumulate. Is there church

12 prepared to take care of that, do you know?

13 MR. IRVIN: You mean, maybe, add some extra

14 landscaping? I would think so, yes, in that area.

15 MR. GIFFORD: I wonder if maybe you two are going
16 different direction of question. The church has a lease
17 agreement. Does that lease agreement provide for who
18 takes care of the outside of the structure, who maintains
19 it? We understand staff has asked the church add some
20 landscaping.
21 Who maintains the outside parking lot, the trash,
22 the weeds?
23 Do you know the answer to that question?
24 MR. IRVIN: That's Mark.
25 MR. GIFFORD: Any other questions to Mr. Irvin?

1 Thank you, sir. Very much.
2 MR. PAPP: Just for clarification, there is a
3 condition of approval that states the applicant must keep
4 the site free of trash and debris.
5 MR. GIFFORD: Anyone else like to address this? Sir,
6 how are you.
7 Would you give us your name and address.
8 MR. SANCHEZ: Sure. My name is Emanuel Sanchez.
9 4930 Blue Copper Way. We've been part of the community
10 for a while now. The pastor has been over 20 years and
11 we're looking forward to serving the community in a full
12 quality of a church. We definitely -- some of our members

13 are here representing us tonight. We're excited about
14 occupying this building and serving the community.
15 Thank you.
16 MR. GIFFORD: Hang on. We have some questions.
17 Is that okay?
18 MR. SANCHEZ: Sure.
19 MR. GIFFORD: First of all, thank you. That's a good
20 idea. Could you give us a little bit information about
21 practices -- are you going to blare music all over the
22 city? Do you have a normal chyme of approach.
23 MR. SANCHEZ: We have a routine that we follow.
24 Sunday mornings we have several -- four or five songs at
25 top. We haven't played anything out of the ordinary.

1 Right now we occupy a multipurpose room in a middle
2 school.
3 We've been there for five, six years now. It's
4 pretty standard.
5 MR. VASQUEZ: Did you say Rancho Viejo?
6 MR. SANCHEZ: Yes.
7 MR. VASQUEZ: That's not Hemet, is it?
8 MR. SANCHEZ: Yeah, that's Hemet. It's Menlo and
9 Cawston.

10 MR. GIFFORD: Any other questions?

11 Thank you.

12 Anyone else like to address this?

13 It's good to see you all here. I assume you're

14 here because of the church, not just because we're such a

15 fun group? All right. Just wondering.

16 All right. Having no other -- I close the public

17 hearing and bring it back to the commissioners.

18 Thoughts, opinions, questions?

19 MR. OVERMYER: I agree with you. I would like to see

20 people come out and support.

21 It's nice to see you guys come out. Thanks for

22 coming.

23 MR. GIFFORD: All right. I think it's a great idea.

24 I love to see churches coming in and using some of these

25 buildings. It's good to see the interest and that you

1 guys want to make something that's special. That's what

2 you want. We want to city to be special.

3 If there is no other discussion, I will entertain

4 a motion.

5 MR. OVERMYER: I move we adopt planning commission

6 bill approving conditional use permit 14001, based on the

7 information that's in the Resolution Bill and direct staff

8 to file a noting of exemption with the county clerk.

9 MR. CRIMENI: Second it.

10 MR. GIFFORD: Please, vote.

11 It never works.

12 Everyone in favor, say aye.

13 Opposed?

14 You guys make it a great church.

15 We're on to Item No. 5. This is a continuation

16 of the public hearing.

17 This is for the 76 Gas Station at Page Plaza. We

18 give Emery a few minutes to get ready and folks a few

19 minutes to move out.

20 AUDIENCE MEMBER: Thank you. God bless this city.

21 MR. PAPP: Thank you, Mr. Chairman. Sorry for that

22 technical delay. I'm flying solo here this evening.

23 Usually we have Carole here to help.

24 (PowerPoint presentation by Mr. Papp.)

25 MR. GIFFORD: Thank you, Emery. Good report.

1 Questions for staff?

2 MR. OVERMYER: I have some. I'm trying to get my head

3 around the whole conundrum because I'm looking through the

4 minutes and last time we met, we talked about -- I asked

5 if there were business by right and you explained
6 restaurants is a part of business and in the staff it
7 talks about large retail being ail to have a small part of
8 their square footage sell alcohol.
9 What this is coming to is the question --
10 concentration is set by ABC. How did we get to that
11 point? I'm assuming we can go way back. We approved some
12 that we shouldn't. They were approved and then big stores
13 came in and restaurant which were by right, I'm assuming
14 is that what happened?
15 Right? Is that why we're at this point?
16 MR. PAPP: That's correct. There are currently --
17 there is a combined of type 20 and 21s alone. That alone
18 is over the threshold of 66, city wide. On top of that
19 you have all the restaurant and retailers which also have
20 licenses and pane of those are exempt. That's probably
21 why we have as many as we do. Many of the restaurants in
22 town are relatively new. A lot of them are also approved
23 before we had these new regulations for alcohol sales.
24 MR. OVERMYER: When I'm looking at the applicant from
25 last time, signatures and all the stuff they've done in

1 San Diego, it looks like they run a really clean
2 establishment. Getting in to Walmart is tough, Walgreens

3 is tougher. This is a convenience issue. People pop in
4 and get what they need. It seems staff recommended for
5 denial. Really -- Walmart and Walgreens being there is
6 getting it by right, puts them in a tough position.
7 There is nothing you could have done. If the
8 Walgreens was coming in now, you would have to approve it
9 by right.
10 MR. PAPP: Actually now it would be required a CUP.
11 MR. OVERMYER: So they would be in the same boat?
12 Larger stores -- so Walmart would be exempt?
13 MR. PAPP: Yes.
14 MR. OVERMYER: And restaurants too, serving food?
15 MR. PAPP: Yes.
16 MR. OVERMYER: Okay. I was trying to get my head
17 around this.
18 MR. GIFFORD: Emery, the census tract. What does that
19 cover? Do you have a map or could you give me an overview
20 of what it is. How much of it overlaps in to the shopping
21 center?
22 I see some of these concentration arguments as
23 not good arguments.
24 I'll get to that later on.
25 I want to wait and see what the applicant has to

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1 say. I'm worried the census tract covers all the shopping
2 areas and takes in a few residence and then that census
3 tract is obviously concentrated with alcohol it shouldn't
4 have any. It's a skewed number, I think.
5 Where as if you took a census tract that's in the
6 middle of a neighborhood where there are no markets,
7 neighborhoods, gas stations, they could have as many as
8 they want.
9 MR. PAPP: Right. I understand your question.
10 No, I do not have a census tract map here this
11 evening.
12 Generally it follows Sanderson core door from the
13 high school, West Valley High School north to the, I
14 believe it's north of west. It doesn't go up to acacia.
15 It doesn't take in to account Florida Avenue or acacia
16 avenue.
17 MR. GIFFORD: So you have a lot of residency?
18 MR. OVERMYER: That's a great question. You could say
19 percentage of commercial to residential.
20 MR. GIFFORD: Right. Right. I'm sure their census
21 tract is skewed one way or another but I wanted to make
22 sure that one wasn't skewed because there is so much
23 commercial in that area.
24 Okay. There is my question from that.
25 Okay. I'll save my questions for the applicant.

1 Any other questions for staff?

2 MR. VASQUEZ: I need a little clarification.

3 Emery on page five of ten. Let's go to the very

4 top paragraph where you have -- that seems to clear things

5 up a little where you have nine active off sale licenses.

6 Four of them are Type 21. Otherwise you have over

7 concentration Type 21.

8 MR. PAPP: Could you repeat the page number.

9 MR. VASQUEZ: Five of ten at the very top. Staff

10 report page five of ten.

11 I might be reading from the report prior to that

12 because I had a whole bun of things marked.

13 MR. PAPP: Okay. Are you referring to the one with

14 the table.

15 MR. VASQUEZ: I'm talking about -- by the police

16 department.

17 MR. PAPP: Okay. I think I'm with you.

18 MR. VASQUEZ: There's nine active off sale licenses

19 four for Type 21. Maximum of four permitted. Anything

20 beyond that is overconcentrated for Type 21. If the

21 reverts and puts this as Type 21, that's where the over

22 concentration occurs.

23 MR. PAPP: Right. They have this thing where they

24 round up. The threshold, if you're looking at Type 21,

25 it's one per 2500. There is 7800 people that live in that

1 census tract. 2500 times three gives 7500. You have a
2 remainder of about 340 people over so.
3 Since the statute says or portion thereof, you
4 get to round up. They would be allowed 3.2. But you
5 round up. You can't have .2.
6 MR. VASQUEZ: That's okay. We can round off. Don't
7 get me confused with the mathematics involved.
8 MR. PAPP: When you add a 5th one it would definitely
9 be over.
10 MR. VASQUEZ: I understand. The fifth would be a
11 conversion of 20 to 21.
12 MR. PAPP: Correct.
13 MR. VASQUEZ: Let's go to "undue concentration."
14 Are you with me?
15 It says there should be no more than four Type 21
16 licenses. Current number of type 20 licenses is over the
17 threshold and therefore staff finds it a public
18 convenience and necessity can't be made.
19 Am I reading it wrong here?
20 MR. PAPP: Should say "cannot be made."
21 That was a typo.

22 MR. VASQUEZ: That's what I thought it should say but
23 it wasn't saying that. So I needed some clarification.
24 Okay. That takes care of my questions.
25 MR. GIFFORD: I have one more. Let's say I have a

1 type 20 license. License number 555. And I convert that
2 to a Type 21. Now it's still 555 but it's 21 or is it a
3 different name and my question relates to what happens to
4 the 20 designation?
5 Does it remain as a license, is it a different
6 license or is it not?
7 MR. PAPP: They will be issued a new license number
8 from the conversion but they surrender the type 20 at the
9 time they get the upgrade. There is no -- the time 20 --
10 MR. GIFFORD: It's not saleable, no.
11 MR. PAPP: It's not.
12 MR. VASQUEZ: Does staff anticipate an additional run
13 on other gas stations -- hypothetically, should be approve
14 this, not deny but approve does staff anticipate a run on
15 additions gas stations asking to do the same thing?
16 MR. PAPP: That's our concern, yes. If we view this
17 as a test case. This is the first time this issue has
18 come up before the commission, especially with the new
19 ordinance that was adopted a little over a year ago.

20 We view it as a test case. Your approval this
21 evening, if you choose to do so, would sort of be a signal
22 to the other service stations out there, hey, let's give
23 it a go.
24 And then, that may or may not be a bad thing.
25 Statistically, we're able to show that Type 21 across the

1 board on average has higher number of calls for service
2 than a type 20.
3 Our main concern would be allowing it to increase
4 and allowing the other service stations to have the same
5 opportunities. That could potentially increase time.
6 Those are our major concerns.
7 MR. CRIMENI: Didn't we deny a Valero just a few
8 months ago?
9 MR. PAPP: That was a request for type 20 only.
10 MR. OVERMYER: Tom, would that set a legal precedent?
11 If we approve tonight and other gas stations came, would
12 that set a legal precedent where we couldn't deny?
13 CITY ATTORNEY: You have to evaluate each one on the
14 facts presented on each license. It may not be a license
15 upgrade, it may not be a license. The same findings Emery
16 put up on the screen would have to be evaluated and

17 analyzed again for, you know, the other type 20 or 21

18 license to come before you.

19 You wouldn't be bound by it, but it would send,

20 as Emery said, a signal, these are the findings that you

21 are more likely to make.

22 MR. OVERMYER: Okay. Thank you.

23 MR. GIFFORD: This public hearing is still open, so I

24 do have a couple of names, if you would like to speak to

25 this item.

1 Robert Zakar.

2 MR. ZAKAR: Good evening. Robert Zakar, I am

3 representative for the applicant. My home address is

4 10451 harvest view way, San Diego California.

5 As I mentioned earlier, I am the representative

6 for the owners of the project. I'm not a licensed

7 attorney or anything like that. For the record, I am a

8 family member, the owners of the property are my uncles,

9 so they are family to me. I was around from conception of

10 this project when this gas station was built, so I do know

11 the history of this gas station and I was involved from

12 the beginning. A little bit of my own personal

13 background. I've owned service stations with alcohol

14 licenses in the county of San Diego along with

15 supermarkets, convenience stores.

16 Now I'm running a funeral home. A little bit

17 different.

18 I just wanted to bring that up because of my

19 experience in the whole industry itself and what I've seen

20 and what I know.

21 Before we get started, I'd like to clarify a few

22 things in regard to the staff report.

23 I noticed on the staff report on page two, the

24 project description proposal of a locked glass case. We

25 never proposed to add any kind of glass to shelving.

1 We did mention we are going to have the alcohol

2 behind the counter. You cannot get behind the counter

3 unless you are an employee. If it appeases the Planning

4 Commission and they would like us to lock it, it's

5 something we are open to. Normally having it behind the

6 counter and someone coming behind the counter to get it is

7 difficult enough. If they come behind the counter, we

8 have a problem regardless of whether we have alcohol there

9 or not.

10 On page five, on the police department's maximum

11 of four Type 21s, you know, I've worked with the ABC now

12 over 20 years. I've done these upgrade licenses for
13 myself. I have gone from a type 20 to a Type 21. The ABC
14 looks at licenses like off sale and on sale. I did call
15 to verify and there was a certain amount of 21s in an area
16 versus a type 20.
17 They made it clear that no, they're considered
18 general off sale. There is a total concentration level
19 and that's what they go based off of. They don't say we
20 allow three, two are a 21 or and one is a 20s. They just
21 say this is allowed and this is how many are existing.
22 One of the things staff has mentioned in the
23 report and continues to mention is "undue concentration."
24 It's a fact that the concentration levels are not going to
25 change. It's the type of license that are going to

1 change. Our time 20 license will be cancelled. Upon
2 receipt of the 21, the type 20 will be canceled.
3 If there's five existing now, there is going to
4 be five. If it's nine, it will be nine. There is no
5 change in the concentration levels.
6 If the commissioners and chairman ask the
7 questions that I'm going to address and you got the answer
8 from staff. The concentration levels are not going to
9 change. Currently we have an unconditional license.

10 We're allowed to sell four to five wines. Four to five
11 wines are high contents which are usually problematic. We
12 don't carry them. We oppose conditions on our facility
13 based on what we think is right for the community. So
14 that's the type of operators we are.
15 I kind of don't want to go in to our backgrounds
16 and what type of operators we are because I know the staff
17 included letters from law enforcement, we're partners with
18 law enforcement, not only in San Diego but also in Hemet.
19 We have 16 camera surveillance system, we're adding 16
20 more. Not because we have a problem but because we want
21 to be better problems with the community. We work with
22 many schools in San Diego county. Here we had partners
23 and they didn't believe what we believed about being
24 partners in the community.
25 Since we've taken over we have reached out to the

1 schools and the churches and we partnered up with them.
2 And not because we want a time 21 license but because it's
3 the right thing to do.
4 One of the reasons that I -- when I read the
5 staff report and continue to read it, one of the things
6 that I noticed is that staff really put a lot of emphasize

7 on setting a precedence. And absolutely, we want to set a
8 precedence.
9 The precedence we want to set is not a gas
10 station with distilled spirits. It's a precedence that,
11 look, if you're partners with the community, if you are a
12 good operator and run a clean establishment where people
13 feel safe coming, it's a one stop shopping, that's the
14 kind of precedence we want to set. Women feel comfortable
15 coming to our establishment and families feel comfortable.
16 If we set that precedence, then so be it. If another gas
17 station wants to come here and upgrade the license that
18 they do have, and if they can set that, meet that
19 residence where they have a clean establishment, it's well
20 lit, they're good to the community, they're partners
21 recollect they're working with law enforcement, then there
22 should be no reason not to allow them to.
23 The law allows it, the state allows it. I don't
24 see a reason to -- you can deny this. Just because you
25 want to. But I don't think setting a precedence is really

1 a legal reason to deny it. We're currently selling beer
2 and wine and we're doing it responsibly.
3 We haven't had problems in the location. If you
4 ask me about locations that have beer and wine that are

5 problem matting and I'm sure you could ask the police
6 department because I know they're here. If they have type
7 20 licenses that are problematic, I'm sure they can answer
8 yes, they do because of the owner, the demographic and the
9 location. We're not any of those. We have a great
10 location, weir have great operation and great demographic.
11 We want to serve our opportunity. The same ones you saw
12 on that petition. They weren't forced to sign the
13 petition, they were asked to and they want to support us.
14 A big store can come and doesn't have to come before you
15 and they will bet it by right because they're over
16 15000 square feet.
17 You have to ask yourself this question: How
18 convenient, if we're looking at public convenient and
19 necessity is a 15000-square foot store -- I know because
20 I've operated them. I have check outs and we have parking
21 issues because you have a lot of cars so you have to find
22 parking and people complain about that all the time. You
23 have to wait in lines.
24 I don't know how many of you shop in Walmart and
25 I have been there and I can barely get in and out of

1 there.

2 By the time, ten minutes have passed by, looking
3 for a parking spot. I think this is the right way to go
4 to offer the community, the neighborhood a safe place to
5 go, a responsible place to go. Now, it's costly to do
6 this. For other gas stations to wants to come here, one,
7 they may not think it's feasible for them to invest in to
8 this investment to make it -- to provide that for their
9 community. So they have to be willing to infer that cost.
10 That's No. 1.
11 No. 2, these licenses are not easy to get. The
12 state of California issues these licenses once a year and
13 they have to go lieu the lottery system and the lottery
14 system only allows 25 new licenses in the whole county of
15 Riverside County -- not just Hemet but the whole county of
16 Riverside County.
17 Back to also studies and statistics -- I've been
18 through this several times with these studies and
19 statistics as far as the difference between distilled
20 spirits and beer and wine. There is no national study
21 done. No studies I have ever seen done that shows that
22 you're going to have more problems with the location that
23 has distilled spirits verses one that have beer and wine.
24 If somebody want to get hammered or drunk off of
25 beer or wine or distilled spirit, they're going to do it.

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1 If somebody want to get a distilled spirit and they come
2 to our location and we don't have it, they're not going to
3 buy something else. They're going to get that distilled
4 spirit. So, again, that person, is the reason why we have
5 the problem. And why not, why not have an operator that
6 has trained their staff and put up through the lead
7 program that ABC puts through so they can responsibly sell
8 that distilled spirit. That spirit, if we are going to be
9 a problem to the community, we already would have been a
10 problem. I assure you. The beer and wine, it's out on
11 the sales floor. The distilled spirits is kept behind the
12 counter.
13 Now you have more interaction. Customer wants
14 it, they have to ask for it. You have to see how they're
15 standing, talking, how they're looking at you. If they
16 are intoxicated the law states we have to turn them away.
17 We have a better chance turning them away rather than
18 getting a six-pack of beer, putting it on the counter and
19 pay program the.
20 Distilled spirits also, you have more of a chance
21 of a patron coming in, buying a six-pack of beer, cracking
22 one open while driving versus you do with distilled
23 spirits, normally they're mixed -- rum and come, jack and
24 coke, vodka tonic. Normally the consumption is at your
25 home during a BBQ and they're usually mixed.

1 The points I'm trying to make the distilled isn't
2 bad. It's just another commodity. We're just asking to
3 sell another form. Walmart does sell it, absolutely. Are
4 they convenient, you ask your sell that. The answer I
5 have for you is "absolutely not."
6 I also heard one of the commissioners ask about
7 the Valero. One of the biggest difference between us and
8 the Valero is that we have an existing license. They had
9 no license. When they came before you, they had no
10 license. I won't even point out the obvious, the size,
11 the lighting, the staff, all that other stuff and so much
12 more.
13 As I mentioned earlier, we do have the support of
14 our local community.
15 Excuse me one second. I do wall to highlight one
16 thing here.
17 I believe I have addressed everything I want to
18 address at this point. Hopefully through your questions
19 I'll be able to address more.
20 MR. GIFFORD: Thank you. Appreciate it very much.
21 I want to follow up. I'd like to get your
22 thoughts on how much, in terms of additional business do
23 you expect to generate through sale of distilled spirits.

24 What is your experience?

25 MR. ZAKAR: From my experience you don't generate too

1 much in alcohol sales. If I'm having a BBQ, I'm going to

2 come pick up chis, rum and coke, tequila for margaritas.

3 That person who is having that BBQ will come to

4 me, rather than a big super market because he knows

5 they're going to have the distilled spirits.

6 I don't lose those additional sales.

7 MR. GIFFORD: I'm not trying to put words in your

8 mouth, but it sounds to me like what you're saying is it's

9 not really easily determined. It's a collateral type of

10 thing.

11 If someone decides they want to get gas and pick

12 up some beer and also have some rum for their rum and

13 coke, they're going to come to you because you have them

14 all. But we don't know what percentage that is.

15 MR. ZAKAR: There is no real way of finding that out.

16 Like I said, as you can tell, we are surrounded by

17 residence. Those residence, you know, they are the

18 working class. You know, if they want to come home from

19 work and pick everything up, fill up and go home and start

20 to relax.

21 MR. GIFFORD: Okay. All right. Any other questions?

22 Seeing none.

23 I think you've done a really great job.

24 MR. ZAKAR: Thank you.

25 MR. KASSAB: Fairmount Avenue San Diego. My name is

1 Mark Kassab.

2 MR. GIFFORD: Thank you very much.

3 MR. KASSAB: Any questions for me?

4 MR. GIFFORD: You asked to speak.

5 MR. KASSAB: When a customer comes to us and wants to

6 buy beer, we go through three different check system to

7 make sure before we sell him that beer that he's 21.

8 First we go through the cash register and the cash

9 register automatically stop and ask him how old are you.

10 So we do that. Then if we have a question, we look at the

11 ID. Then, six-month ago, we buy extra equipment separate

12 piece of equipment that check -- we get his ID and swipe

13 it. If that ID is good, it's going to tell me it's good

14 ID. If not, it will tell me. It will tell you how old is

15 he.

16 We eliminate the cashier thinking how old the guy

17 is. It tells you. That's extra precaution we took up on

18 ourselves. Like Robert said the direct sale is not a lot

19 but the indirect sale is when the customer come and do one
20 stop shop. You go out to a restaurant.
21 If one of you say I want to go eat a steak you
22 are going to change everybody. If they want liquor, they
23 will not come to me, they are going to go to the larger
24 store. That's the business that we are losing to somebody
25 else.

1 Plus, when you give me that license, rest assured
2 I'm going to take business from everyone around me.
3 Why?
4 Because I have a good facility, cleaning, safe
5 environment. We're going to add 16 more cameras. We are
6 going to go state of the art. When the customer going to
7 come to us, we're going to feel more safe.
8 Our aisles are much larger than any other station
9 around us, for if you are handicap. We do all of that to
10 make it a convenience for our customer.
11 MR. GIFFORD: Questions for staff?
12 I asked last time. I think in part you answered
13 it.
14 We talked about the percentage that you thought
15 this would increase your business.
16 Last time you said about two percent.

17 MR. KASSAB: Yes, that's still correct because the
18 direct one -- if somebody wants only to buy liquor he's
19 not going to come to me. He's going to go somewhere else.
20 But if someone wants to buy complete products from us,
21 charcoal, food item, chips, all of the other stuff, bread,
22 eggs, they are come to us.
23 We are convenient, in and out, we are fast,
24 handicap and we have in front of us almost ten parking
25 spaces in the front so the customer can come in and out.

1 MR. GIFFORD: Yeah. I understand. I keep most of you
2 guys in business, buying mountain dew.
3 MR. KASSAB: Thank you.
4 MR. GIFFORD: Seeing none, I will close the public
5 hearing.
6 Return to the commissioners for your thoughts and
7 inquiry.
8 MR. OVERMYER: Compelling arguments from the
9 applicant, really. You guys know why I'm here. I've been
10 living in this valley all my life and are think my wife
11 got tired of me complaining about how it was going. I'm
12 here. We're in a precarious position in this community.
13 I know staff did a great job and the applicant

14 did a great job. It's very difficult.

15 But, again, I think we're in a precarious

16 position and I need to do everything I do to make sure it

17 goes in the right direction. I'm afraid the applicant is

18 going to be on the other side of the decision at least in

19 terms of my decision because of the way the community is.

20 And it's no bearing at all on the applicant. It's tough.

21 MR. CRIMENI: I have to agree.

22 MR. GIFFORD: You know, to me the staff did a great

23 job of putting additional information. Really, everything

24 staff has talked about and the applicant talked about boil

25 said down to three things to me. It has to do with the

1 ABC regulations on concentration. We talked about that.

2 We had the same arguments on the previous

3 project. I had trull with that because, again, if you

4 have a gas station, you can't necessarily get a license

5 without coming to the Planning Commission and do all the

6 things you have to do. For the restaurant, you do.

7 We have many restaurants and they could all get

8 Type 21 licenses and it's done.

9 So concentration then loses some of its meaning

10 to me. I understand it's a guide lin anyway. It loses

11 some of its meaning.

12 MR. PAPP: If I may, with respect to the restaurant,
13 it's a different category of ABC License. Those are type
14 40 and 41.
15 MR. GIFFORD: I know. Let me start backwards and come
16 to that points. The third thing is public policy.
17 The county and city policy of trying to control
18 some things that are a public nuisance. It's something
19 that we want to do. So it talks about alcohol. It
20 doesn't talk about off sale and off sale. It just talks
21 about alcohol. You can get drink with a nice steak or get
22 gas and get a 12 pack.
23 Either way, it's alcohol.
24 The second argument is detrimental to the public.
25 There are lots of findings staff has done and different

1 arguments detrimental in terms of why. It's detrimental
2 of added sales recollect maybe. Changed demographic,
3 possibly.
4 I think for me, the only thing I can really hang
5 my hat on here is the police department's numbers. They
6 talk about going to -- basically it's two to one. Twice
7 as many calls for sites that have 21 license than sites
8 that have type 20.

9 I have trouble with that because we have all
10 kinds of places in the city that are not good neighbors or
11 operators.
12 MR. OVERMYER: Sorry to break in. Do you think that's
13 skewed by bar? There has to be a lot of calls to bar.
14 I'm not talking about onsite or off sail.
15 MR. CRIMENI: Or liquor stores.
16 MR. GIFFORD: Yeah. Absolutely. We know it can't be
17 skewed by gas station because there aren't any in the city
18 with Type 21 licenses. The point is, of course we talked
19 about the city policies and just working to increase the
20 value of the community.
21 So I balance that with, in this case, the
22 applicant which is -- the applicant is a very, very good
23 neighbor. He's the kind of business we want. Which we
24 want more of that business.
25 So I look at that and I look at the arguments

1 there. We talk about convenience. Convenience is a two
2 edged sword. I know the applicant is conscientious.
3 Let's say we have other gas stations that began to do the
4 same thing. Convenience becomes a problem when you get
5 right in and right out with something you shouldn't be
6 buying.

7 I realize a good operator will monitor that, but
8 we've all been in convenience gas stations that are very
9 busy and realizing that these things happen and there is
10 no time to really screen. The inconvenience of going to
11 Walmart in some cases plays to our advantage.
12 You have to go to the store, past the security.
13 You have to get through the check out stand. By the time
14 you do all that, a person who is inebriated and getting
15 spirits is much lower, in my opinion.
16 So it's between public policy and the applicant's
17 need.
18 I still vent been able to get my arms around the
19 true because we don't know what that is. Two percent in
20 gross sales, you could get mountain due read and maybe get
21 that. I don't know that it's so important that it over
22 weighs the public interest.
23 It's very close. It's a wobbler to me. I'm
24 going to have to come down on the side of the city and the
25 policy of trying to keep a lid on these things without at

1 all demeaning the applicant because you guys are great.
2 MR. OVERMYER: You make a good point at the
3 convenience. I didn't think about that. Walmart and

4 certainly -- it's not convenient. If I'm going to go home
5 and BBQ I'm going to have virgin margaritas, if I have to
6 walk back to the Walmart. I'm not getting tequila.
7 This stuff is controlled for a reason. We know
8 that. There is definitely controlled for a reason. It's
9 a tough one.
10 MR. VASQUEZ: Well, I never had a virgin margarita.
11 MR. GIFFORD: I have. It's called Mountain Dew.
12 MR. VASQUEZ: For me, the presentation, although
13 eloquent, was not convincing for me. I don't have any
14 whoppers. It's really simple for me.
15 There are three areas that make me think the way
16 I do about how I'm going. Over concentration being No. 1.
17 Over concentration to my is not just a word. It has a
18 meaning and that's why the ABC uses it and that's why our
19 staff uses it because it does have a meaning.
20 You can look at, well, it's just another, as in
21 the presentation, it's just another license.
22 It's more than just a license. It's specific
23 about what you're selling. If the city Hemet and ABC
24 decides these are numbers and have specific meaning to us,
25 then we need to consider those.

1 So over concentration, No. 1, and not necessarily

2 in this order. Over concentration is an area I'm
3 concerned about.
4 The fact, No. 2, it may set precedence. The
5 possibility is there. If I was an operator of a gas
6 station and I had the ability to sell spirits if I'm
7 already selling beer and wine, I night want to challenge
8 the city and say, hey, what about me. That may or may not
9 happen. The possibility is real and setting precedence,
10 it doesn't go with the theme of our city.
11 And that leads in to No. 3, reason for me. It's
12 not consistent with our general plan of 2030, the goal of
13 healthy communities. It totally ignores that.
14 And, like, Commissioner Overmyer mentioned, we're
15 here because we have a duty to the city. That's why we
16 were appointed to fall though general plan as closely as
17 we can. The General Plan, healthy community, land use
18 15.5, we're ignoring that if we vote to approve this.
19 So, I think Commissioner Gifford was trying to
20 allude to that. He's very diplomatic -- much more than
21 me. Those three areas is why I have a little heartburn
22 about this, specifically.
23 MR. GIFFORD: All right. With that, I will entertain
24 a motion on conditional use permit 1500 --
25 CITY ATTORNEY: I believe Emery distributed a new

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1 resolution with minor changes to it.

2 MR. GIFFORD: Okay. Do I have it?

3 CITY ATTORNEY: Your motion needs to includes the

4 modified resolution.

5 MR. PAPP: The resolution I was provided in the

6 Planning Commission packet had an unfortunate type graphic

7 hearing. And then we also added in to the where as

8 session of the beginning the previous Planning Commission

9 hearing and that it was continued to this evening's

10 hearing. Those were added in to the revised resolution

11 that you have before you. No other content changes were

12 made.

13 MR. GIFFORD: This is resolution been 14019.

14 MR. OVERMYER: It's the same. Just revised.

15 I move we adopt the based on the findings

16 (inaudible).

17 MR. CRIMENI: Second.

18 MR. GIFFORD: A motion to second and probably need to

19 clear these, Emery because we're still showing votes.

20 I have a resolution -- I have a motion and second

21 for this all in favor, say, aye.

22 Opposed, none.

23 Pass. Thank you.

24 CITY ATTORNEY: 4-0.

25 MR. GIFFORD: We do wish you guys the best.

1 MR. CRIMENI: Yes, you have a very good operation.
2 MR. GIFFORD: Now we're on to Item No. 6.
3 CITY ATTORNEY: I do not have a report for this
4 evening.
5 MR. PAPP: I have a few things to report on regarding
6 the last city council meeting held January 22nd. There
7 was an item for a cost allocation study, the fee study.
8 City wide it's revising fees to try to capture some of the
9 revenues that we have been losing over time because our
10 fees haven't been modified in several years -- cost of
11 living adjustments, increases in salary in the amount of
12 time to process applications. This wild be coming back to
13 the city council in late August.
14 Ordinance -- Stetson crossing partners ordinance
15 was repealed and the associated development agreement
16 between the city of Hemet and Stetson crossing partners
17 was terminated.
18 MR. VASQUEZ: What does that mean, does it open it up
19 again?
20 MR. PAPP: Yes, it does. The property is open for
21 negotiation for the uses.
22 Also on the agenda city of Engineering Department
23 granted of an easement of right way for McDonald

24 restaurant. So one of our commissioners will be able to

25 enjoy the improvements along Florida Avenue.

1 Related to the Planning Commission the community

2 development subpoena code enforcement and the city council

3 adopted or approved, authorized the destruction of

4 obsolete code enforcement records (inaudible) the city is

5 required to keep those records for nine years and there

6 were a total of 5625 code enforcement cases that were

7 taken off today by, I believe, iron mountain for

8 destruction. We had to have volunteers go through anyone

9 of these to make sure there were no leans or any other

10 affect to real property by destroying those records.

11 Somebody actually went through several thousand of pages

12 of documents.

13 Thank you for their efforts.

14 Coming before the city council at its next

15 meeting on August 12th will be an abate in service

16 (inaudible) broken in to and the buildings are unsecured.

17 We have our contractor come in to secure those people and

18 keep people out and keep the buildings from being damaged.

19 We anticipate city council will award that contract.

20 Previous vendor who was providing that service quit when

21 he was informed he wasn't going to be offered a contract.

22 So the vendor that is being recommended at that

23 meeting has stepped up and through an emergency po

24 provided those services. It was pretty amazing.

25 Lastly, the rental registration for multifamily,

1 those packet will be going out this week. We have been

2 working on them diligently and city manager will be

3 reviewing them tomorrow to make sure it meets its liking

4 {he will be informed what is being sent to property

5 owners. He anticipates a few phone calls.

6 MR. OVERMYER: I'm dialing now.

7 MR. GIFFORD: Speaking of property owners.

8 MR. CRIMENI: Emery, can I ask you a question.

9 MR. PAPP: Yes, sir.

10 MR. CRIMENI: When you're looking at the fees, have

11 you looked at the cities around us.

12 MR. PAPP: That's a mandate by the city council. We

13 have eight days from today to do that very task. We have

14 been tasked with looking at the city of Temecula, Moreno

15 Valley, and other cities to look at what our proposed fees

16 compare to those organizations and if there are any fees

17 we feel are too high based on staff time involved, we make

18 recommendations to what they should be. It should be

19 100 percent cost recovery. For example we charge $220 for
20 an appeal. Where after the study, we now determine that
21 should be $2,500 based on the amount of staff time
22 involved.
23 MR. CRIMENI: I would hate to see our fees go up
24 drastically.
25 MR. PAPP: We want to be competitive with other

1 cities.
2 MR. CRIMENI: I'd say better than competitive.
3 MR. PAPP: Yes, that conclude my reports.
4 MR. GIFFORD: Thank you. I need to go back to
5 Item No. Two which is the approval of minutes from the
6 July 15th meeting.
7 And so I will any changes, additions, corrections
8 to those minutes? I think Mr. Crimeni --
9 MR. CRIMENI: I abstain.
10 MR. OVERMYER: Accept the minutes for July 15th.
11 MR. GIFFORD: All in favor, I, three. Mr. Crimeni,
12 abstain.
13 Item No. 8. Commissioner Reports.
14 MR. PAPP: Chairman Gifford?
15 MR. GIFFORD: Nothing to report.

16 MR. PAPP: Vice Chair Vasquez?

17 MR. VASQUEZ: Nothing to report.

18 MR. PAPP: Commissioner Perciful is not. Here.

19 Commissioner Overmyer?

20 MR. OVERMYER: Nothing to report.

21 MR. PAPP: Commissioner Crimeni?

22 MR. CRIMENI: Just that the bowel of Zoro is going on

23 and the banner across Florida has the wrong dates. It's

24 the 9th, 16th and the 23rd. It's worth it. It really is

25 good. It's good.

1 I don't remember what they put up there, but

2 somehow the banner people got it wrong and they went to

3 correct it and they took it back recollect it was rolled

4 up, they gave it to the city and it's still the wrong

5 dates.

6 MR. OVERMYER: That's terrible.

7 MR. CRIMENI: But you all know it now. Pass the word.

8 MR. PAPP: It's rumored Chief Brown will be appearing

9 as the governor on the 9th.

10 MR. CRIMENI: I believe so. Yes. He's becoming a

11 pro. He's done it before.

12 MR. GIFFORD: Future agenda items?

13 MR. PAPP: We will be bringing forward to you Tres

14 Cerritos East in September. We have a parcel for Verizon.

15 I believe that's coming forward on the second meeting in

16 September.

17 MR. VASQUEZ: North or south of city hall.

18 MR. PAPP: South of city hall.

19 MR. VASQUEZ: What's that one going to be about the

20 Verizon.

21 MR. PAPP: They're parceling off most of the vacant

22 area, selling it off to somebody going in to build a speck

23 building.

24 MR. VASQUEZ: It's a nice piece of property.

25 MR. PAPP: There is a large bidding and an existing

1 smaller building. There is room to put up another build

2 figure they chose to do that.

3 MR. GIFFORD: There is sufficient items for

4 August 19th, Mr. Papp?

5 MR. PAPP: Yes, there is.

6 MR. GIFFORD: Then we will be adjourned to the 19th.

7 (Meeting adjourned at 7:32 p.m.)

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OCTOBER 14, 2014 CITY COUNCIL MEETING

ATTACHMENT NO. 5

Exhibit No. 11 of

Appellant's Supplemental Information Packet

Received October 6, 2014

Unsigned Planning Commission Resolution Bill No. 14-019

This information is also provided as Attachment No. 1 of the Planning Commission Staff Report dated August 5, 2014, which is included in Attachment No. 6 of this City Council Staff Report.

The information was redacted from this section of the Appellant's supplemental information packet to avoid duplicative copies and to reduce the volume of the City Council Staff Report.

CITY OF HEMET
PLANNING COMMISSION

RESOLUTION BILL NO. 14-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 14-003 FOR AN UPGRADE OF AN EXISTING TYPE 20 ABC LICENSE FOR THE SALE OF BEER AND WINE TO A TYPE 21 GENERAL ABC LICENSE FROM 6:00 A.M. TO 2:00 A.M., SEVEN DAYS A WEEK, AT AN EXISTING 76 GAS STATION LOCATED AT 1111 SANDERSON AVENUE, ON THE WEST SIDE OF SANDERSON AVENUE, SOUTH OF STETSON AVENUE. (APN 460-250-023)

WHEREAS, an application for Conditional Use Permit No. 14-003 to upgrade from a Type 20 ABC License for the sale of beer and wine from an existing 76 gas station located at 1111 Sanderson Avenue, to a Type 21 General ABC License for the sale of beer, wine, and distilled spirits has been duly filed by:

Owner:	Robert Zakar, Just 4 Fun, LLC
Agent:	Robert Zakar
Project Location:	1111 Sanderson Avenue
APN:	460-250-023

WHEREAS, the Planning Commission has the authority per section 90-42 et seq. and section 90-90 of the Hemet Municipal Code to take action on Conditional Use Permit No. 14-003 to allow for the ABC License upgrade for the 76 gas station convenience store; and

WHEREAS, on July 3, 2013, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, on July 15, 2014, the Planning Commission opened the public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission

continued the public hearing for Conditional Use Permit No. 14-003 to August 5, 2014 at the request of the Applicant; and

WHEREAS, on August 5, 2014, the Planning Commission reopened the public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, the Planning Commission has made findings which indicate that the location for the proposed conditional use is not suitable for the proposed use; and

WHEREAS, the Planning Commission has determined that an upgrade of the existing Type 20 Off-Sale ABC license to a new Type 21 General Off-Sale License for the proposed conditional use is not a convenience or necessity to the public; and

WHEREAS, the Planning Commission has made findings which indicate that the Census Tract in which the proposed conditional use is located has an undue concentration of Off-Sale ABC licenses; and

WHEREAS, the Planning Commission finds that upgrading the existing Off-Sale ABC license from a Type 20 to a Type 21 within Census Tract No 435.04 will create an unwanted precedent for other existing Off-Sale ABC licenses in this Census Tract and other Census Tracts in the City of Hemet; and

WHEREAS, The California Environmental Quality Act (CEQA) does not apply to projects which an agency disapproves. (CEQA Guidelines Section 15270).

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

SECTION 1: ENVIRONMENTAL FINDINGS

Pursuant to the California Environmental Quality Act (CEQA) Guidelines (Title 14 California Code of Regulations Section 15000 et seq.) section 15270, CEQA does not apply to projects which an agency disapproves.

SECTION 2: CONDITIONAL USE PERMIT

Pursuant to Hemet Municipal Code Section 90-42, and in light of the record before it, including the staff report dated September 17, 2013, and all evidence and testimony

heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Conditional Use Permit (Section 90-42).

1. *That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located; and,*

   The existing site has a Type 20 ABC license allowing the sale of beer and wine. The City of Hemet and the ABC have previously determined that the site is appropriate for its current use. Within the same center (Page Plaza), Walgreens Drug Store and Walmart operate with a Type 21 ABC License, which is appropriate for the Community Commercial zone, subject to review and approval of a Conditional Use Permit.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.*

   The Hemet Police Department has recently provided statistics for addresses along Sanderson Avenue in Page Plaza, where the 76 gas station is located. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses.

   The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

3. That the use and operation is not consistent with the general plan.

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 in the Page Plaza shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

SECTION 3: CONDITIONAL USE PERMIT, SUPPLEMENTAL FINDINGS FOR ALCOHOL SALES

Pursuant to Hemet Municipal Code Section 90-90(c)2, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Supplemental Conditional Use Permit Findings Required for Alcohol Sales:

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;

The proposed project meets all of the above separation requirements.

b. *The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

(2) *The use IS fully visible from a public street with an unobstructed view from the public street for public safety.*

The existing 76 gas station convenience store meets all requirements for visibility including unobstructed views.

(3) *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*

The Hemet Police Department has recently provided statistics for other recent projects at other locations which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes, including more serious criminal offenses. The proposed use will lead to an intensification of the existing ABC License that would permit the location to act similarly to a liquor store, for which there are many known problems in the City of Hemet. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses such as: loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

In addition, there are fourteen (14) gas stations in and around the City of Hemet, 12 within City limits and 2 in the outlying unincorporated areas, which currently have Type 20 ABC licenses. The potential approval for the 76 gas station to upgrade to a Type 21 General License would set an unwanted precedent for this kind of use.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

(4) The proposed use will adversely impact the suitability of adjacent commercially zoned properties for commercial uses.

The site and the immediate vicinity are already developed with commercial uses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License

locations will be substantially greater than the police department calls for service to Type 20 License locations.

SECTION 4: PUBLIC CONVENIENCE OR NECESSITY

Pursuant to Hemet Municipal Code Section 90-90(H)3, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows, as required by Ordinance 1858:

a. *The public convenience would not be served by the establishment of the proposed use.*

Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), City-wide the entire City of Hemet currently has an overconcentration ratio of nearly 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have four (4) (ABC allows "rounding up," a literal interpretation of the BPC statutes currently allows 3.2 Type 21 ABC Licenses) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses. Upgrading an existing Type 20 ABC License to permit a 5th Type 21 ABC license would further the over-concentration of this type of license within the Census Tract.

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county in combination with off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

More specifically, the project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. There are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum before the Tract is considered to be over-concentrated.

Moreover, the proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient.

b. *The proposed use <u>is</u> anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to

25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

c. *The proposed use <u>would be</u> detrimental to the public health, safety or welfare.*

The proposed use would further intensify the current use in an already over-concentrated area as explained in the staff report. The over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. Current Hemet Police Department statistics show that the two existing Type 21 ABC license locations in Page Plaza (Walgreens and Walmart), are responsible for 78 percent of all of the calls for service within Page Plaza that have an address on Sanderson Avenue.

d. *The proposed use <u>would increase</u> the severity of existing law enforcement or public nuisance problems in the surrounding area.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these

two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

e. *The proposed use <u>is not consistent</u> with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 ABC Licenses in one shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

<u>SECTION 5</u>: PLANNING COMMISSION ACTIONS

The Planning Commission hereby takes the following actions:

1. **Denies Conditional Use Permit**. Due to inability to make ALL of the findings required for the approval of Conditional Use Permit No. 14-003, the supplemental findings required for approval of alcohol sales, and the findings required to make a Public Convenience or Necessity determination, Conditional Use Permit No. 14-003 is hereby denied.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden, Minutes Secretary
Hemet Planning Commission

Attachment No. 6

Planning Commission Staff Report, August 5, 2014

City Council
October 14, 2014

AGENDA #5

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director EP for DE
Emery J. Papp, Principal Planner EP

DATE: August 5, 2014

RE: **CONDITIONAL USE PERMIT NO. 14-003 (76 GAS STATION, PAGE PLAZA)** – A request for Planning Commission review and approval of a Conditional Use Permit for an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) from 6:00 a.m. to 2:00 a.m., seven days a week, and to make a finding of public convenience or necessity as required by the California Department of Alcoholic Beverage Control at an existing 76 gas station located at 1111 Sanderson Avenue, on the west side of Sanderson Avenue south of Stetson Avenue.

PROJECT APPLICANT INFORMATION

Applicant:	Robert Zakar, Just 4 Fun, LLC
Agent:	Robert Zakar
Project Location:	1111 Sanderson Avenue
APN:	460-250-023

RECOMMENDED ACTION:

The Planning Department recommends that the Planning Commission take the following action:

1. Adopt Resolution Bill No. 14-019 **DENYING** CUP 14-003, based on the information and Findings contained in Resolution Bill No. 14-019.

PROJECT DESCRIPTION:

The Applicant filed an application for a Conditional Use Permit, requesting approval of an upgrade from its existing Type 20 Off-Sale ABC License for the sale of beer and wine for off-site consumption, to a Type 21 General ABC License for the off-site consumption of beer, wine and distilled spirits. The City of Hemet Municipal Code requires a CUP for an

upgrade of an existing ABC license for this type of use, and that the Planning Commission make findings of Public Convenience or Necessity as required by the California Department of Alcoholic Beverage Control (ABC). The location of the proposed use is an existing 76 gas station with a mini-mart store located at 1111 Sanderson Avenue in the Page Plaza Specific Plan.

The entire operations of the 76 station are open 24 hours including the automated gas pumps, the mini market, and the carwash. The Applicant currently sells beer and wine between the hours of 6:00 a.m. to 2:00 a.m., seven days a week, and dedicates approximately 245 square feet of floor space (approximately 6.1% of the floor space) including reach in cooler space for the sale of these items. The proposal is to add a locked glass case containing spirits for sale, which would be placed on a countertop behind the cash register, where only employees would be able to access the liquor. The space would add approximately 30 square feet, bringing the total approximate floor space up to 275 square feet dedicated for alcohol sales (approximately 6.9%). The Applicant has stated alcohol sales will comprise no more than 10% of total square footage of existing floor area, and is accepting of a condition to limit the sales area to this percentage. The Applicant proposes an upgrade from an existing Type 20 ABC license to a Type 21 General ABC License, which will not add to the total number of licenses in Census Tract 435.04. However, the Census Tract is currently over-concentrated with both Type 20 and Type 21 off-sale licenses pursuant to thresholds established by the ABC, and discussed in more detail in this report. This scenario does not further the over-concentration of retail licenses within the Census Tract or in the City of Hemet, but will result in an increase in the number of Type 21 licenses in the area and sets a precedent for Type 21 licenses at gas station mini markets. There are currently twelve (12) gas stations in the City of Hemet that sell beer and wine with a Type 20 ABC License, and there are two (2) gas stations in the unincorporated areas of the City's sphere of influence that also sell beer and wine with a Type 20 ABC License. There are currently no existing Type 21 ABC Licenses permitted at gas station mini markets in the City or the adjacent Riverside County Census Tracts.

BACKGROUND

Gas Stations in the City of Hemet that sell Alcoholic Beverages:

Staff has determined from information gathered from the ABC website that there are currently twelve (12) gasoline stations located within the City of Hemet that currently sell alcoholic beverages. All of these current locations have Type 20 ABC licenses meaning that none of them currently sell spirits. In addition, there are two (2) gas stations in County areas surrounding Hemet that also sell alcoholic beverages. They, too, have Type 20 licenses to sell beer and wine only.

Planning staff and the Police Department believe that allowing the 76 gas station located at 1111 Sanderson Avenue to upgrade to a Type 21 General Off-Sale ABC License

would set an unwanted precedent for licensing upgrades at the other gasoline station locations.

Census Tract Information:

The California Department of Alcoholic Beverage Control (ABC) is the regulatory agency that issues licenses for the sale of alcoholic beverages. Due to the number of existing ABC licenses in the County of Riverside, ABC is not issuing new licenses within the County at this time. On occasion, the ABC holds a "lottery" when the population within a county grows to the point where one or more additional licenses can be made available. Generally, the most common way for a business owner to obtain a new ABC license is to purchase the license from an existing business in Riverside County. ABC's threshold for issuing Off-Sale licenses is one retail license for each 2,500 people within a Census Tract. When this threshold is exceeded, the Census Tract is deemed to have "undue concentration," or more licenses issued than recommended. When considering "general" retail licenses, or on-sale, off-sale, and other miscellaneous types of ABC licenses combined, the threshold drops to one license for each 1,250 people within a Census Tract. However, the Applicant already has an existing ABC license and is requesting an upgrade to a Type 21 General License.

The following Table shows statistics that were obtained by ABC for Census Tracts 435.05, 435.04 (in which the project is located) as shown in Attachment No. 8, and 435.03. The following Table indicates the total number of retail licenses within each Tract, the breakdown of Type 20 (Off-Sale, Beer and Wine) and Type 21 (Off-Sale, Beer, Wine and Distilled Spirits) located within each Tract, the breakdown of Type 40 (On-Sale, Beer and Wine) and Type 41 (On-Sale, Beer, Wine and Distilled Spirits) located within each Census Tract, and "other" licenses.

Table 1 – ABC Licensing Information by Census Tract

				Existing Off-Sale ABC Licenses		Existing On-Sale ABC Licenses		
Census Tract No.	2010 Population	Total ABC Licenses	Allowable Concentration	Type 20	Type 21	Type 40	Type 41	Other ABC Licenses
435.05	2,911	2	2		1			1
435.04	**7,743**	**17**	**6**	**5**	**4**	**0**	**5**	**3**
435.03	4,112	21	3	2	7	0	6	6

The statistics shown in Table 1 above indicate there is already undue concentration, multiple times over, within Census Tract 435.04, in which the subject site is located. Based on thresholds established in the California Business and Professions Code, there should be no more six (6) ABC licenses in the Census Tract before it is deemed over-concentrated. There are currently seventeen (17) ABC licenses within the Census Tract. The surrounding Census Tracts are also over-concentrated or at the current suggested limit for alcohol points of sale.

PROJECT SETTING

The entire site consists of approximately 1.44 acres containing one (1) mini market building with an attached carwash. The mini market building is approximately 4,000 square feet and is a standalone building at the northerly portion of the site. The 76 gas station operates 24 hours. According to the applicant there are always one manager or assistant manager on duty, and at least three employees on duty at all times.

The project setting can also be seen in the following materials attached to this Project Analysis:

- Aerial Map (Attachment No. 3)
- Photographs of Site (Attachment No. 4)
- Surrounding Zoning Map (Attachment No. 5)
- Surrounding General Plan Land Use Map (Attachment No. 6)

	LAND USE	ZONING	GENERAL PLAN
Subject Site	76 Gas Station with carwash and market	Specific Plan (SP00-1 - Page Plaza)	Community Commercial
NORTH	Walgreen Drug Store	Specific Plan (SP00-1 - Page Plaza)	Community Commercial
SOUTH	Existing Single-Family Homes	Planned Community Development (PCD 79-93 - Page Ranch)	R I (0-7 dwelling units per acre)
EAST	Industrial and Single Family Residential Homes (Willow Walk)	M-1 (Light Industrial) and Specific Plan No. 00-2 (Stowe Pasco) - for single family residential.	Industrial and Low Density Residential
WEST	Page Plaza Shops and Restaurants	Specific Plan (SP00-1 - Page Plaza)	Community Commercial

ANALYSIS:

Development Review Committee (DRC) Review:

The Development Review Committee (DRC) reviewed the project on April 24, 2014. There were no comments by any departments except for the Planning Department and

the Police Department. There are no interior or exterior improvements proposed by the applicant prompting no comments from Building, Engineering or Fire.

The Planning Department expressed concerns to the Applicant that the proposed use would be the first gasoline station in Hemet to have a Type 21 General ABC License, expressing concern that an approval of the request would create an unwanted precedent. Staff also expressed concerns related to undue concentration within Census Tract 435.04 in which the 76 gas station and convenience store is located.

Police Department:

Sergeant Gibbs from the Hemet Police Department researched Police calls to this specific location for 2013 and current to May 2014 and prepared a letter to the ABC dated May 7, 2014 (Attachment No. 7). Sergeant Gibbs reported a low number of service calls at the gas station (72 calls for service) and that very few of the calls made were for alcohol related offenses. Sergeant Gibbs also looked up the number of licenses issued by ABC in Census Tract 435.04 and discovered out of the nine (9) active off-sale licenses, four (4) of them are for Type 21 General, and a maximum of four (4) are permitted before ABC considers the tract over-concentrated for Type 21 licenses. As such, ABC will require a finding of Public Convenience or Necessity prior to issuing the license.

Potential Law Enforcement Concerns:

It is evident from Hemet Police Department Sergeant Gibbs' letter to the ABC (See Attachment No. 7) that there are relatively few calls for service to this general location and the nature of the majority of these calls for service are for non-alcohol related offenses. Statistics prepared by the Hemet Police Department indicate that there were 72 calls for service to the 76 gas station in the last 18 months and of these, only three (3) calls were directly related to alcohol offenses such as public intoxication. The owners of the 76 gas station have also provided several letters of support from city officials in neighboring San Diego County who praise the owners for their sound business practices and contributions to their community. Staff acknowledges that the Applicant is a good operator.

In contrast to the relatively few calls for service to the 76 gas station, during the same specified period of time there were a total of 1,670 Hemet Police Department calls for service to addresses along Sanderson Avenue within Page Plaza. The most significant number of calls for service, a total of 1,244 (74.5%), were attributed to Walmart which has a Type 21 ABC license. A Walgreens drug store, immediately adjacent to the subject property and also having a Type 21 ABC license, had a total of 60 (3.6% of total) calls for service.

The proposed upgrade of the existing Type 20 Off-sale license to a Type 21 General Off-sale license will intensify the use of the existing mini market, allowing it to act similarly to a liquor store. Staff is concerned that allowing the license upgrade will lead to an increase in nuisance activities, including increases in crime, and an increase in the number of Hemet Police Department calls for service. The Planning Division asked the City of Hemet Police Department to prepare a report of call for service statistics to all of the Off-Sale ABC License locations currently within the City Limits for 2014. The HPD determined that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD determined that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations. In addition, staff believes that the possible conditional approval of an ABC License upgrade at 1111 Sanderson Avenue, and the approval of this type of use is likely to set an unwanted precedent for other gas stations in the City of Hemet and surrounding areas. There are currently no gas stations located in the City of Hemet that operate under a Type 21 ABC License.

Undue Concentration:

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county *in combination with* off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet, and 26 within the unincorporated areas of Riverside County surrounding Hemet, for a total of 149 existing general retail alcohol licenses in the area. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

The project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to

have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. As shown in Table 1 on Page 3 of this report, there are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum allowed before being considered over-concentrated, and, therefore, staff finds that the findings for public convenience or necessity cannot be made.

Pursuant to City of Hemet Ordinance No. 1858, Section 90-90(h)(2), the Planning Commission shall make a Public Convenience or Necessity determination when a proposed use requires approval of a Conditional Use Permit for alcohol sales in an area of over-concentration. Through the ABC licensing process, local jurisdictions may approve the issuance of an ABC license within Census Tracts having an Undue Concentration, when the decision making body makes findings of Public Convenience or Necessity. Such Findings indicate that the City supports the proposed use, even when the threshold for the number of ABC licenses within a Census Tract has been exceeded.

Planning Department:

Ordinance No. 1858 established new regulations for the sale of alcoholic beverages in the City of Hemet, and created Section 90-90 of the Hemet Municipal Code (HMC). The proposed project is subject to the requirements of Sections 90-42 (Conditional Use Permit) and 90-90 (Alcohol Sales) including:

1. Approval of a Conditional Use Permit (CUP); and
2. Adoption of all CUP findings (Section 90-42) in the affirmative; and
3. Adoption of all supplemental findings for alcohol sales in the affirmative; and
4. Making a finding of Public Convenience or Necessity (PCN) for the proposed upgrade of the existing ABC License from a Type 20 to a Type 21; and
5. Making all of the findings for PCN in the affirmative.

In addition to the above and pursuant to Sections 90-42 and 90-90 of the HMC, any existing alcohol sales outlet in the City, and any new alcohol related use that wishes to establish or expand its ABC License Type in the City of Hemet are subject to nine (9) operational standards and additional conditions of approval that may be added by the Planning Commission. These operational standards can be found in Section 90-90(g) of the HMC. The operational standards have not been evaluated by staff at this time because it staff's recommendation to deny the project due to the issue of over-concentration.

When a Conditional Use Permit is requested, the following three findings must be made.

Conditional Use Permit (Section 90-42).

1. *That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located; and,*

   The existing site has a Type 20 ABC license allowing the sale of beer and wine. The City of Hemet and the ABC have previously determined that the site is appropriate for its current use. Within the same center (Page Plaza), Walgreens Drug Store and Walmart operate with a Type 21 ABC License, which is appropriate for the Community Commercial zone, subject to review and approval of a Conditional Use Permit.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.*

   The Hemet Police Department has recently provided statistics for addresses along Sanderson Avenue in Page Plaza, where the 76 gas station is located. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses.

   The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

3. *That the use and operation is not consistent with the general plan.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 in the Page Plaza shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

Supplemental CUP Findings for Alcoholic Beverage Sales.

In addition to the required findings for the approval of a CUP, there are four (4) supplemental findings that must be made allowing the sale of alcoholic beverages under Section 90-90(f)(1) of the HMC, which are further discussed below.

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. *The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;*

The proposed project meets all of the above separation requirements.

b. *The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

(2) *The use IS fully visible from a public street with an unobstructed view from the public street for public safety.*

The existing 76 gas station convenience store meets all requirements for visibility including unobstructed views.

(3) *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*

The Hemet Police Department has recently provided statistics for other recent projects at other locations which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes, including more serious criminal offenses. The proposed use will lead to an intensification of the existing ABC License that would permit the location to act similarly to a liquor store, for which there are many known problems in the City of Hemet. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses such as: loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

In addition, there are fourteen (14) gas stations in and around the City of Hemet, 12 within City limits and 2 in the outlying unincorporated areas, which currently have Type 20 ABC licenses. The potential approval for the 76 gas station to upgrade to a Type 21 General License would set an unwanted precedent for this kind of use.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

(4) *The proposed use will adversely impact the suitability of adjacent commercially zoned properties for commercial uses.*

The site and the immediate vicinity are already developed with commercial uses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

Public Convenience or Necessity Findings:

Pursuant to Hemet Municipal Code Section 90-90(H)3, all of the following public convenience or necessity findings must be made in the affirmative, as required by Ordinance 1858, to approve the Conditional Use.

a. *The public convenience would not be served by the establishment of the proposed use.*

Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), City-wide the entire City of Hemet currently has an overconcentration ratio of nearly 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have four (4) (ABC allows "rounding up," a literal interpretation of the BPC statutes currently allows 3.2 Type 21 ABC Licenses) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses. Upgrading an existing Type 20 ABC License to permit a 5th Type 21 ABC license would further the over-concentration of this type of license within the Census Tract.

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county in combination with off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

More specifically, the project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an

undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. There are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum before the Tract is considered to be over-concentrated.

Moreover, the proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient.

b. *The proposed use is anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages

to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

c. *The proposed use <u>would be</u> detrimental to the public health, safety or welfare.*

The proposed use would further intensify the current use in an already over-concentrated area as explained in the staff report. The over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. Current Hemet Police Department statistics show that the two existing Type 21 ABC license locations in Page Plaza (Walgreens and Walmart), are responsible for 78 percent of all of the calls for service within Page Plaza that have an address on Sanderson Avenue.

d. *The proposed use <u>would increase</u> the severity of existing law enforcement or public nuisance problems in the surrounding area.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This

averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

e. *The proposed use <u>is not consistent</u> with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 ABC Licenses in one shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

Table 2 – Required Findings Supported by Staff

Conditional Use Permit Findings:
1. *That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located.*
Supplemental Findings for Alcohol Sales:
1a. The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship.
1b. The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.
1c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*
2. The use IS fully visible from a public street with an unobstructed view from the public street for public safety.

Table 3 – Required Findings Not Supported by Staff

Conditional Use Permit Findings:
2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.*
3. *That the use and operation is not consistent with the general plan.*
Supplemental Findings for Alcohol Sales:
3. *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*
4. The proposed use will adversely impact the suitability of adjacent commercially zoned properties for commercial uses.
Public Convenience or Necessity Findings:
a. *The public convenience would not be served by the establishment of the proposed use.*
b. *The proposed use is anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*
c. *The proposed use would be detrimental to the public health, safety or welfare.*
d. *The proposed use would increase the severity of existing law enforcement or public nuisance problems in the surrounding area.*
e. *The proposed use is not consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

PUBLIC COMMUNICATIONS RECEIVED

Property owners located within a 1000 foot radius of the project site were notified of the public hearing on July 3, 2014 with a 10-day hearing notice in addition to a public notice in the Press Enterprise.

At the time of report preparation, staff had received numerous letters of endorsement for the Kassab Family, their contributions to the communities in which they have existing businesses, and other community groups. These letters are included as Attachment No. 9. To date, staff has not received any letters or comments from the public in opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

PLANNING COMMISSION MEETING OF JULY 15, 2014

On July, 15, 2014, the Planning Commission was presented with the staff report of record, the Planning Commission asked questions of staff, then Chairman Gifford opened the public hearing. The owner of the 76 Gas Station, Mark Kassab, spoke requesting that the Commission approve the project because his record indicates that he is a good operator, he runs a clean establishment, and will set a good example for other businesses to follow. He also stated that his business would require other operators to rise to the challenge of becoming better operators, or they may lose their clientele to his business. Mr. Kassab stated that the proposed upgrade in the ABC License would lead to an approximate increase in annual sales of two percent (2%). Mr. Kassab also informed the Planning Commission that his consultant, who was delayed in traffic due to an accident on the Interstate-215, would not be able to attend the hearing and requested that the Commission continue the hearing to a later date when the consultant could be in attendance. The Commission passed a motion to continue the public hearing to August 5, 2014, allowing the Applicant's consultant to present additional information to the Commission. The Minutes of the July 15 Planning Commission Meeting are included as Agenda Item No. 2 of the August 5, 2014 Planning Commission Agenda.

CEQA REVIEW

Planning staff has reviewed the proposed project which is a request to upgrade an existing Type 20 ABC Off-Sale License to a Type 21 Off-Sale license, and has recommended denial of the project. Under Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves. Should the Planning Commission rule against the recommendation of staff and approve the proposed conditional use, then staff will return with an appropriate CEQA action and an appropriate Resolution Bill, including appropriate Conditions of Approval for the project at a later date.

REPORT SUMMARY

In 2012, The Hemet ROCS Executive Committee identified a need to adopt standards for alcoholic beverage sales in the City of Hemet and charged the Planning Division to work with the City Attorney's office to update the City's Zoning Code in this regard as one of the proposed new Hemet ROCS ordinances. Staff and the City Attorney crafted an Ordinance that was reviewed by the Hemet ROCS Citizen's Advisory Committee, the Planning Commission, and ultimately garnered a unanimous approval from the City Council. Ordinance No. 1858, which added section 90-90 to the Hemet Municipal Code to regulate alcoholic beverage sales, became effective on February 21, 2013.

Staff's objection to this proposed use is not related to the current number or type of police department calls for service to 1111 Sanderson Avenue, nor does staff believe that the recommendation is a poor reflection on the business practices of the owner/operator. Staff is concerned about the intensification of the existing use, and the potential for this intensification to have adverse impacts on Page Plaza and the surrounding neighborhoods. As noted in Hemet Police Department statistics for alcoholic beverage outlets that sell beer, wine, and distilled spirits for off-site consumption, staff does not believe that all of the findings to support approval of a CUP, nor all of the supplemental findings for alcohol sales required to authorize the request for an upgrade of the ABC license, nor all of the findings for public convenience or necessity can be made for this project.

Pursuant to the required findings established under Ordinance No. 1858, staff has recommended denial of CUP 14-003. According to the California Department of Alcoholic Beverage Control, there is an existing undue concentration of alcohol licenses issued within this Census Tract and adjacent Census Tracts. Allowing this use, making findings to allow the sales of alcohol at this location, and making findings for Public Convenience or Necessity is not recommended by The City of Hemet Police Department and Planning Division Staff for the reasons noted in the Staff Report and contained in the proposed Resolution Bill No. 14-019.

Respectfully submitted,

Emery J. Papp
Principal Planner

Reviewed by:

for

Deanna Elliano
Community Development Director

ATTACHMENTS

1. PC Resolution Bill No. 14-019 recommending denial of CUP 14-003
2. Site Plan and Floor Plan
3. Aerial Map

4. Site Photos
5. Zoning Map
6. General Plan Map
7. Hemet Police Department Letter to ABC, May 7, 2014
8. ABC Information for Census Tract 435.04, July 8, 2014
9. Letters of Support for Applicant and Project
10. Additional Information Submitted by Applicant
11. Petition of Support Submitted by Applicant

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet Zoning Ordinance
Contents of City of Hemet Planning Department Project File CUP13-004
Hemet Police Department Calls for Service – 01/01/2014 through 06/30/2014
California Business and Professions Code

Attachment No. 1

Resolution Bill No. 14-019

Planning Commission
Public Meeting of
August 5, 2014

CITY OF HEMET
PLANNING COMMISSION

RESOLUTION BILL NO. 14-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 14-003 FOR AN UPGRADE OF AN EXISTING TYPE 20 ABC LICENSE FOR THE SALE OF BEER AND WINE TO A TYPE 21 GENERAL ABC LICENSE FROM 6:00 A.M. TO 2:00 A.M., SEVEN DAYS A WEEK, AT AN EXISTING 76 GAS STATION LOCATED AT 1111 SANDERSON AVENUE, ON THE WEST SIDE OF SANDERSON AVENUE, SOUTH OF STETSON AVENUE. (APN 460-250-023)

WHEREAS, an application for Conditional Use Permit No. 14-003 to upgrade from a Type 20 ABC License for the sale of beer and wine from an existing 76 gas station located at 1111 Sanderson Avenue, to a Type 21 General ABC License for the sale of beer, wine, and distilled spirits has been duly filed by:

Owner:	Robert Zakar, Just 4 Fun, LLC
Agent:	Robert Zakar
Project Location:	1111 Sanderson Avenue
APN:	460-250-023

WHEREAS, the Planning Commission has the authority per section 90-42 et seq. and section 90-90 of the Hemet Municipal Code to take action on Conditional Use Permit No. 14-003 to allow for the ABC License upgrade for the 76 gas station convenience store; and

WHEREAS, on July 3, 2013, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, on July 15, 2014, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, at the public hearing on July 15, 2014, the Planning Commission held the public hearing at which interested persons had an opportunity to testify in support of or in opposition to the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, the Planning Commission has made findings which indicate that the location for the proposed conditional use is not suitable for the proposed use; and

WHEREAS, the Planning Commission has determined that an upgrade of the existing Type 20 Off-Sale ABC license to a new Type 21 General Off-Sale License for the proposed conditional use is not a convenience or necessity to the public; and

WHEREAS, the Planning Commission has made findings which indicate that the Census Tract in which the proposed conditional use is located has an undue concentration of Off-Sale ABC licenses; and

WHEREAS, the Planning Commission finds that upgrading the existing Off-Sale ABC license from a Type 20 to a Type 21 within Census Tract No 435.04 will create an unwanted precedent for other existing Off-Sale ABC licenses in this Census Tract and other Census Tracts in the City of Hemet; and

WHEREAS, The California Environmental Quality Act (CEQA) does not apply to projects which an agency disapproves. (CEQA Guidelines Section 15270).

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

SECTION 1: ENVIRONMENTAL FINDINGS

Pursuant to the California Environmental Quality Act (CEQA) Guidelines (Title 14 California Code of Regulations Section 15000 et seq.) section 15270, CEQA does not apply to projects which an agency disapproves.

SECTION 2: CONDITIONAL USE PERMIT

Pursuant to Hemet Municipal Code Section 90-42, and in light of the record before it, including the staff report dated September 17, 2013, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Conditional Use Permit (Section 90-42).

1. *That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located; and,*

   The existing site has a Type 20 ABC license allowing the sale of beer and wine. The City of Hemet and the ABC have previously determined that the site is appropriate for its current use. Within the same center (Page Plaza), Walgreens Drug Store and Walmart operate with a Type 21 ABC License, which is appropriate for the Community Commercial zone, subject to review and approval of a Conditional Use Permit.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.*

   The Hemet Police Department has recently provided statistics for addresses along Sanderson Avenue in Page Plaza, where the 76 gas station is located. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses.

   The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

3. *That the use and operation is not consistent with the general plan.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 in the Page Plaza shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

SECTION 3: CONDITIONAL USE PERMIT, SUPPLEMENTAL FINDINGS FOR ALCOHOL SALES

Pursuant to Hemet Municipal Code Section 90-90(c)2, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Supplemental Conditional Use Permit Findings Required for Alcohol Sales:

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. *The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;*

The proposed project meets all of the above separation requirements.

b. *The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

(2) *The use IS fully visible from a public street with an unobstructed view from the public street for public safety.*

The existing 76 gas station convenience store meets all requirements for visibility including unobstructed views.

(3) *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*

The Hemet Police Department has recently provided statistics for other recent projects at other locations which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes, including more serious criminal offenses. The proposed use will lead to an intensification of the existing ABC License that would permit the location to act similarly to a liquor store, for which there are many known problems in the City of Hemet. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses such as: loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

In addition, there are fourteen (14) gas stations in and around the City of Hemet, 12 within City limits and 2 in the outlying unincorporated areas, which currently have Type 20 ABC licenses. The potential approval for

the 76 gas station to upgrade to a Type 21 General License would set an unwanted precedent for this kind of use.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

(4) The proposed use <u>will</u> adversely impact the suitability of adjacent commercially zoned properties for commercial uses.

The site and the immediate vicinity are already developed with commercial uses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

SECTION 4: PUBLIC CONVENIENCE OR NECESSITY

Pursuant to Hemet Municipal Code Section 90-90(H)3, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows, as required by Ordinance 1858:

a. *The public convenience would not be served by the establishment of the proposed use.*

Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), City-wide the entire City of Hemet currently has an overconcentration ratio of nearly 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have four (4) (ABC allows "rounding up," a literal interpretation of the BPC statutes currently allows 3.2 Type 21 ABC Licenses) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses. Upgrading an existing Type 20 ABC License to permit a 5th Type 21 ABC license would further the over-concentration of this type of license within the Census Tract.

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county in combination with off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

More specifically, the project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC

licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. There are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum before the Tract is considered to be over-concentrated.

Moreover, the proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient.

b. *The proposed use <u>is</u> anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages

to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

c. *The proposed use <u>would be</u> detrimental to the public health, safety or welfare.*

The proposed use would further intensify the current use in an already over-concentrated area as explained in the staff report. The over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. Current Hemet Police Department statistics show that the two existing Type 21 ABC license locations in Page Plaza (Walgreens and Walmart), are responsible for 78 percent of all of the calls for service within Page Plaza that have an address on Sanderson Avenue.

d. *The proposed use <u>would increase</u> the severity of existing law enforcement or public nuisance problems in the surrounding area.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

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e. *The proposed use is not consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 ABC Licenses in one shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

SECTION 5: PLANNING COMMISSION ACTIONS

The Planning Commission hereby takes the following actions:

1. **Denies Conditional Use Permit**. Due to inability to make ALL of the findings required for the approval of Conditional Use Permit No. 14-003, the supplemental findings required for approval of alcohol sales, and the findings required to make a Public Convenience or Necessity determination, Conditional Use Permit No. 14-003 is hereby denied.

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

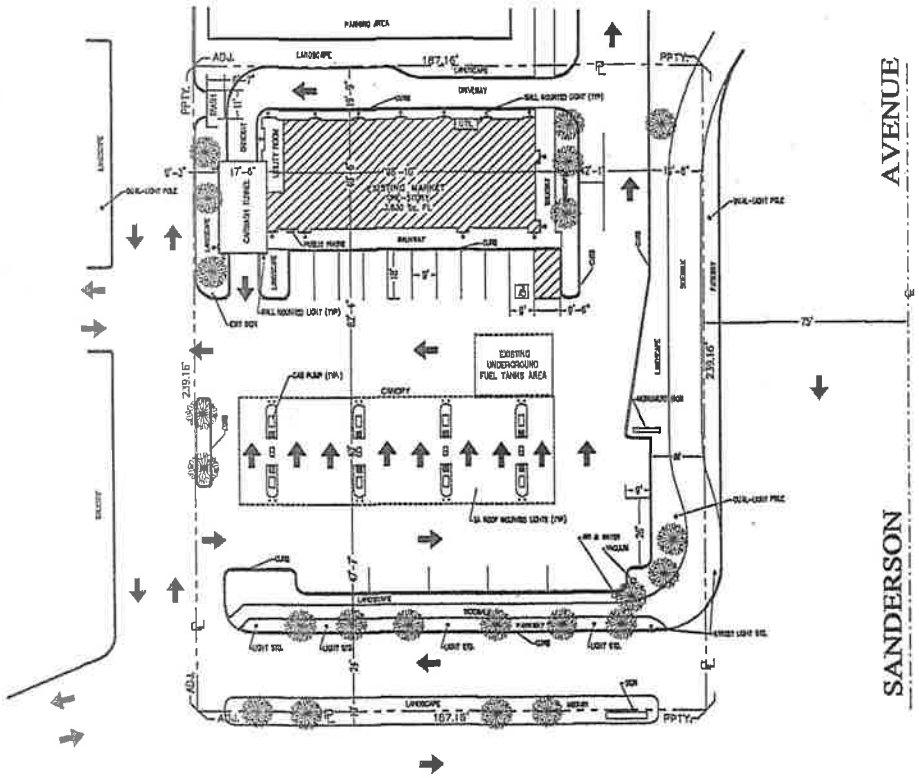
ATTEST:

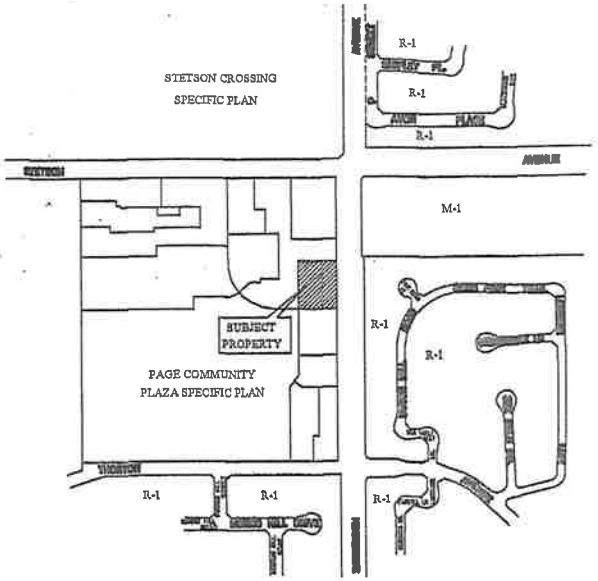
Melissa Couden, Minutes Secretary
Hemet Planning Commission

Attachment No. 2

Site Plan and Floor Plan

Planning Commission
Public Meeting of
August 5, 2014





VICINITY MAP

SCALE: N.T.S.

City of Hemet - Planning
RECEIVED

PROJECT NO.(S)

CUP 14-03

LEGEND:

—— P ——	PROPERTY LINE
±	WALL MOUNTED LIGHT (TYP)
R-1	ZONE

NOTE:

ALL STRUCTURES AND OTHER CONSTRUCTION ARE EXISTING TO REMAIN OTHERWISE NOTED

DATA TABLE

ASSESSOR'S PARCEL NUMBER: 460-250-023-6
STREET ADDRESS: 1111 SANDERSON AVENUE
LEGAL DESCRIPTION: POR PARCEL 12, PM 205/18, PARCEL MAP No. 30968
ZONING DESIGNATION: PAGE PLAZA SPECIFIC PLAN
GENERAL PLAN DESIGNATION: COMMUNITY COMMERCIAL (EXISTING AND PROPOSED)
LAND USE: GAS STATION W/ CARWASH AND MARKET (EXISTING AND PROPOSED)
TOTAL GROSS LAND AREA = 62,898 SF = 1.44 Ac.
TOTAL NET LAND AREA = 44,761 SF = 1.03 Ac.
TOTAL BUILDING FLOOR AREA = 4,630 SF
FLOOR AREA RATIO = 0.103
TOTAL CANOPY AREA = 4,640 SF
CANOPY AREA RATIO = 0.104
LOT COVERAGES:
- BUILDING FOOTPRINT AREA = 4,630 SF = 10.3%
- CANOPY AREA = 4,640 SF = 10.4%
- PARKING AREA = 8,400 SF = 18.8%
- LANDSCAPING AREA = 4,600 SF = 10.3%

PARKING
- RATIO: 2 SPACES + 1 SPACE SERVICE DAY + MARKET AREA / 250 SF
- SIZE STALLS = 9' X 18'
- TOTAL NUMBER OF STALLS = 19
- NUMBER OF DISABLED STALLS = 1
- ALL PARKING STALLS ARE REQUIRED AND PROVIDED

NUMBER OF STORIES = 1
MAXIMUM HEIGHT OF BUILDING = 23 FT
BUILDING HAS ALARM
BUILDING HAS NO FIRE SPRINKLERS
ALL STRUCTURES ARE EXISTING TO REMAIN

SITE PLAN

SCALE 1" = 20'

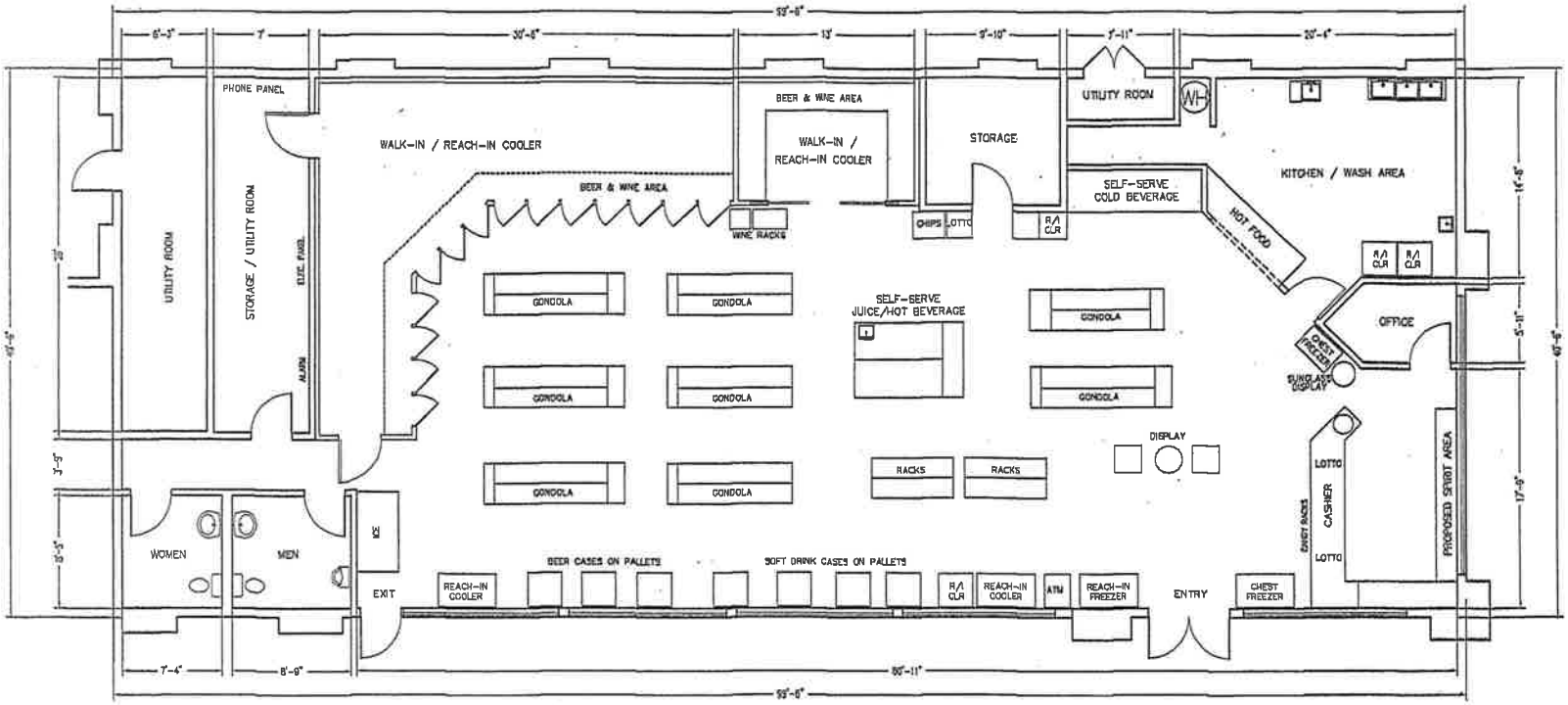
PROJECT TITLE:
CONDITIONAL USE PERMIT TO ALLOW AN UPGRADE IN THE ALCOHOLIC BEVERAGE LICENSE STATUS FROM A TYPE 20: OFF-SALE BEER AND WINE TO A TYPE 21: OFF-SALE GENERAL ALCOHOLIC BEVERAGE; IN CONJUNCTION WITH AN EXISTING 3,830 SQUARE-FOOT SERVICE STATION MARKET.

SITUS:
76 GAS STATION & FOOD MART
1111 SANDERSON AVENUE
HEMET, CA 92545

REPRESENTATIVE:	APPLICANT/OWNER:
ROBERT ZAKAR 10451 HARVEST VIEW WAY SAN DIEGO, CA 92128 619-654-7532	JUST 4 FUN, LLC 1111 SANDERSON AVENUE HEMET, CA 92545

PREPARATION DATE: MARCH 19, 2014
REVISED DATE:
REVISED DATE:

SHEET 1 OF 1



CADFILE file: HEMET-FP

FLOOR PLAN

SCALE 1/4" = 1'-0"

SITUS:
76 GAS STATION AND FOOD MART
1111 SANDERSON AVENUE
HEMET, CA 92545

REPRESENTATIVE:
ROBERT ZAKAR
10451 HARVEST VIEW WAY
SAN DIEGO, CA 92128
619-554-7532

APPLICANT/OWNER:
JUST 4 FUN, LLC
2535 OTAY CENTER DRIVE
SAN DIEGO, CA 92154

PREPARATION DATE: MARCH 19, 2014
REVISED DATE:
REVISED DATE:

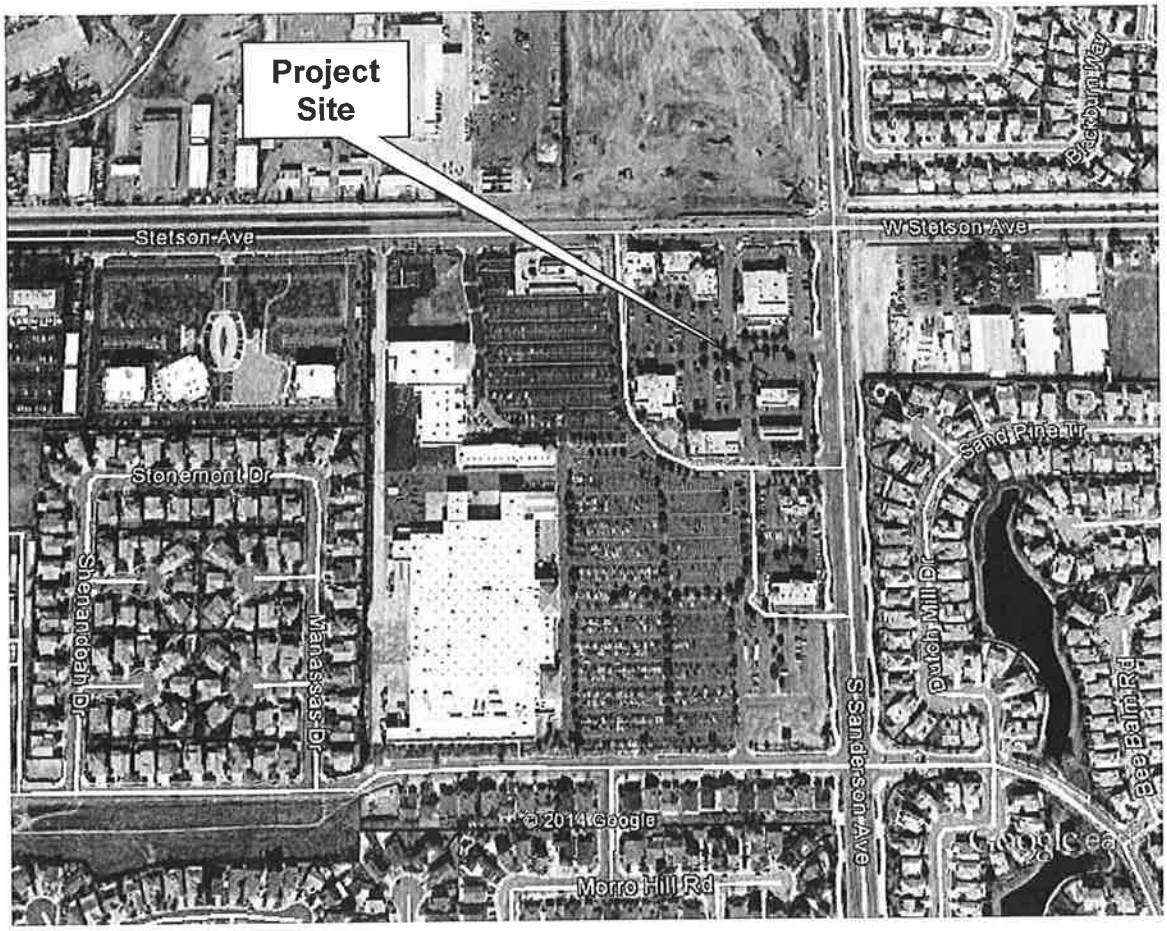
SHEET 2 OF 2

Attachment No. 3

Aerial Map

Planning Commission
Public Meeting of
August 5, 2014

CONDITIONAL USE PERMIT NO. 14-003
AERIAL MAP

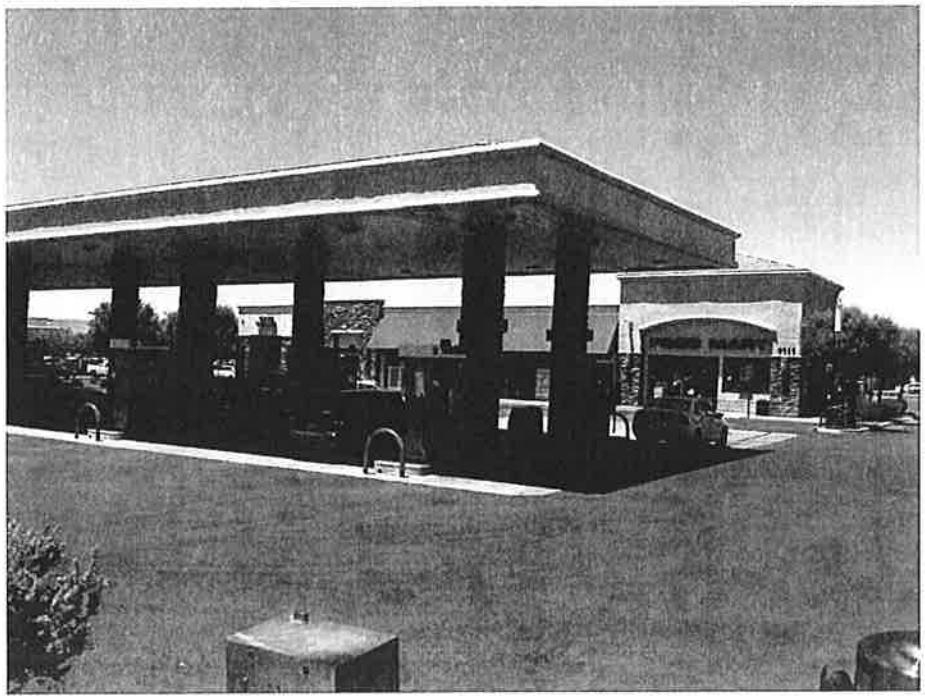


Attachment No. 4

Site Photos

Planning Commission
Public Meeting of
August 5, 2014

Looking Northeast from Walmart Parking Lot



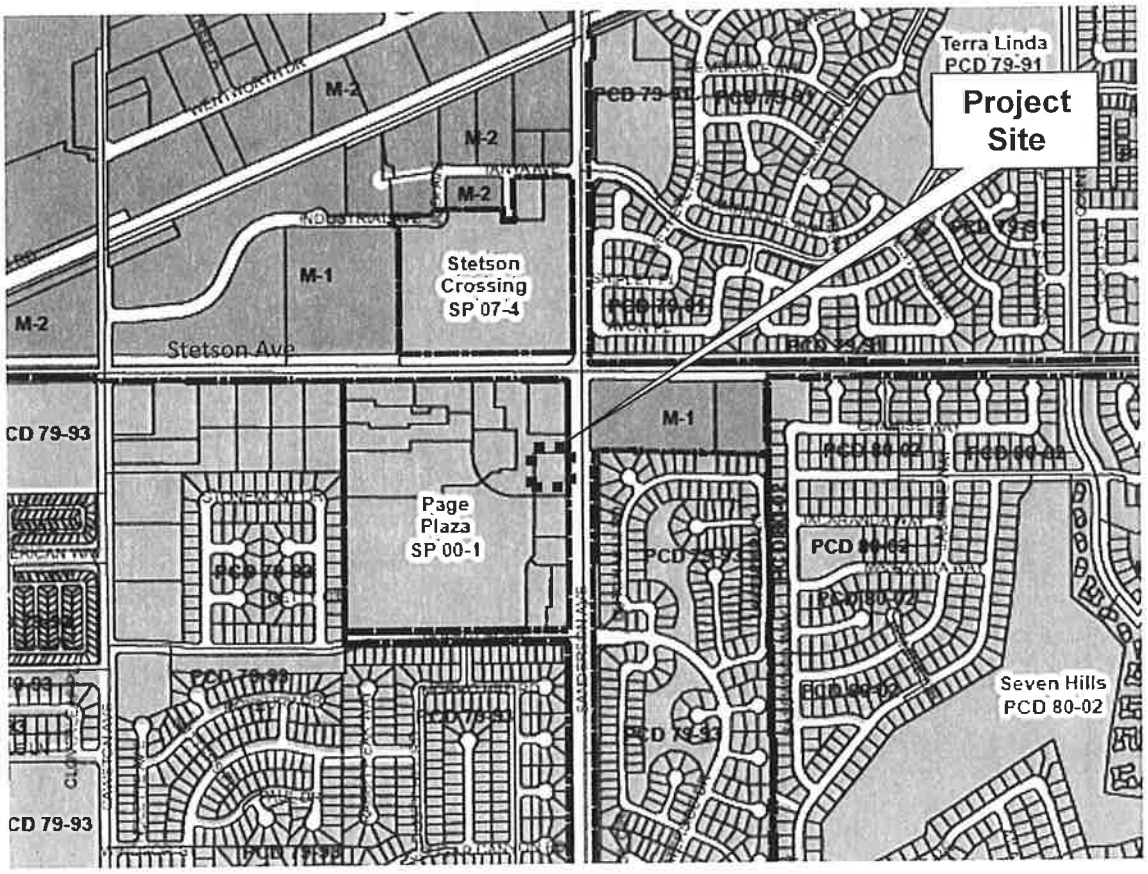
Looking Northwest from Sanderson Avenue

Attachment No. 5

Surrounding Zoning Map

Planning Commission
Public Meeting of
August 5, 2014

CONDITIONAL USE PERMIT NO. 14-003
ZONING MAP

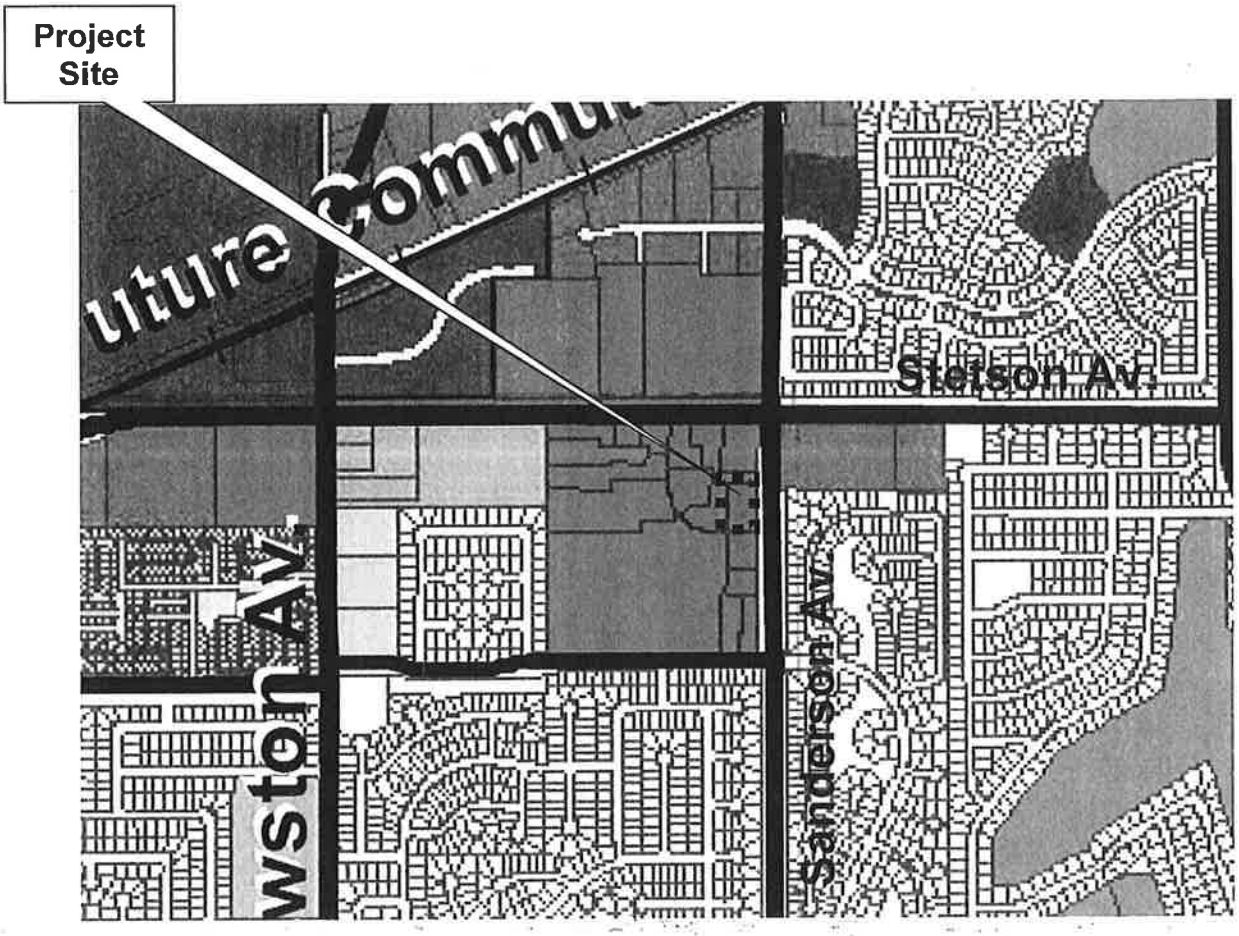


Attachment No. 6

General Plan Map

Planning Commission
Public Meeting of
August 5, 2014

CONDITIONAL USE PERMIT NO. 14-003
GENERAL PLAN LAND USE MAP



Land Use Designations

- RR — Rural Residential (0.0 - 2.0 du/ac)
- HR — Hillside Residential (0.0 - 0.5 du/ac)
- LDR — Low Density Residential (2.1 - 5.0 du/ac)
- LMDR — Low Medium Density Residential (5.1 - 8.0 du/ac)
- MDR — Medium Density Residential (9.1 - 18.0 du/ac)
- HDR — High Density Residential (18.1 - 30.0 du/ac)
- VHDR — Very High Density Residential (30.1 - 45.0 du/ac)
- NC — Neighborhood Commercial (FAR 0.35)
- Community Commercial (FAR 0.40)
- Regional Commercial (FAR 0.50)
- MU — Mixed Use (Varies)

Environmental Management Area

- Areas subject to MSHCP criteria

- ARPT — Airport
- OP — Office Professional (FAR 2.0)
- BP — Business Park (FAR 0.60)
- Industrial (FAR 0.45)

- Interim Airport Overlay Zone

- QP/C — Quasi-Public/Cultural
- Public Facilities
- SCH — School
- P — Park/Recreation
- OS — Open Space
- A — Agriculture

Attachment No. 7

ABC Letter from Police Department

Planning Commission
Public Meeting of
August 5, 2014

City of Hemet
POLICE
David M. Brown, Chief of Police
450 E. Latham Avenue Hemet, California 92543 (951) 765-2400

TO: Emery Papp, Planning Department

FROM: Sergeant Rob Gibbs
Police liaison to the Design Review Committee

DATE: May 7, 2014

SUBJECT: Union 76 Gas Station / Mini mart (CUP 14-003)

The police department has had an opportunity to review the proposed plans for this Alcoholic Beverage Control (ABC) application to obtain a Type 21 (Beer, Wine and Distilled Spirits) permit. To date, I am not aware of any other Gas Station businesses in the City of Hemet that have a Type 21 ABC permit.

The location in question is 1111 S. Sanderson Ave. (Union 76 Gas Station / Mini Mart) with a major cross street of Stetson Ave. The 76 Station is located within the Page Plaza commercial business center, which contains the Super Wal-Mart, Walgreens, a banking institution, clothing stores, hobby stores and restaurants, to name a few. The Page Plaza is located in the south- west area of Hemet, primarily populated with families who reside in nearby residential tracts and apartments, it is approximately 1-2 miles from an elementary school and high school and it is considered the main area of shopping for residents in that area of the city.

A search of crime statistics for the year of 2013 and 2014 (YTD) shows a low number of calls for service at the address in question and few calls appear to be related to alcohol, such as public intoxication, loitering or panhandling. Most of the calls for service appear to be in the area surrounding the Union 76 business.

The business owners, Mark Kassab and family, provided the City of Hemet with documents written by city officials from neighboring San Diego county. The letters praise the Kassab's efforts in their community and portray them as owners/operators who genuinely take interest in the community where they live and work and ones who engage in meaningful partnerships with city officials. The endorsements were written by council members, school district officials and law enforcement officials. The letters endorsed the upgrade from an ABC Type 20 to a Type 21.

The Union 76 Gas Station is located within ABC Census Tract 435.04. Currently, there are a total of 9 off-sale ABC permits within the Census Tract, with 4 of them being permitted with a Type 21. Per the ABC website, the maximum number of off-sale licenses should be 4. It should be noted that in reviewing the current ABC permits in the same Census Tract, I noticed there are two other gas station businesses that currently have Type 20 ABC permits. The decision made by city officials to approve or deny this current application will surely set a precedent for future ABC applicants/owners/operators in Hemet.

The police department is forwarding this information to principal planner Emery Papp for review.

Sgt. Rob Gibbs- Office of Professional Standards

Attachment No. 8

ABC Information for Census Tract 435.04

Planning Commission
Public Meeting of
August 5, 2014

California Department of Alcoholic Beverage Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 435.04

Report as of 7/8/2014

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	293059	ACTIVE	20	5/9/1994	4/30/2015	JAVAHERIAN, HARRY 3308 W FLORIDA AVE HEMET, CA 92545 Census Tract: 0435.04	DIAMOND VALLEY UNION 76		3308
2)	363617	ACTIVE	20	4/11/2000	6/30/2014	99¢ ONLY STORES 3385 W FLORIDA AVE HEMET, CA 92545 Census Tract: 0435.04	99 CENTS ONLY STORE 108	4000 UNION PACIFIC AVE COMMERCE, CA 90023-3202	3308
3)	414888	ACTIVE	20	2/2/2006	1/31/2015	JUST 4 FUN LLC 1111 SANDERSON AVE HEMET, CA 92545-9047 Census Tract: 0435.04		1111 S SANDERSON AVE HEMET, CA 92545	3308
4)	416864	ACTIVE	21	2/10/2005	6/30/2014	WAL MART STORES INC 1231 S SANDERSON AVE HEMET, CA 92545 Census Tract: 0435.04	WAL MART 1853	702 SW 8TH ST, DEPT 8916 ATTN: TIM FARRAR BENTONVILLE, AR 72716-6209	3308
5)	433957	ACTIVE	21	1/4/2007	12/31/2014	SEMAAN, ENAAM 259 N SANDERSON AVE, STE A4 HEMET, CA 92545-3609 Census Tract: 0435.04	PARADISE MARKET & LIQUOR		3308
6)	445983	ACTIVE	21	6/21/2007	5/31/2015	PATEL, AMIT PRAVIN 3364 WENTWORTH DR HEMET, CA 92545-9742	PLAZA LIQUOR III		3308

						Census Tract: 0435.04			
7)	487155	ACTIVE	20	10/13/2010 12:52:39 PM	6/30/2014	WALGREEN CO 1101 S SANDERSON AVE HEMET, CA 92545-9047 Census Tract: 0435.04	WALGREENS 01081	PO BOX 901, ATTN: LIQUOR RENEWALS DEERFIELD, IL 60015-0901	3308
8)	505897	ACTIVE	20	2/28/2012 10:42:12 AM	1/31/2015	STONE, BARRY JAY 5771 W FLORIDA AVE HEMET, CA 92545-3423 Census Tract: 0435.04	HEMET SHELL	374 ENCINITAS BLVD, STE C ENCINITAS, CA 92024	3308
9)	525637	ACTIVE	21	11/15/2013 3:29:43 PM	10/31/2014	TARGET CORPORATION 3527 W FLORIDA AVE HEMET, CA 92545-3564 Census Tract: 0435.04	TARGET T761	33 S 6TH ST, CC-1028 ATTN: ERIN HOSFIELD MINNEAPOLIS, MN 55402	3308

- - - End of Report - - -

For a definition of codes, view our glossary.

Attachment No. 9

Letters of Support For Applicant/Project

Planning Commission
Public Meeting of
August 5, 2014

COUNCILMEMBER
MARTI EMERALD

CITY OF SAN DIEGO

To whom it may concern,

Mark Kassab is an outstanding business owner and leader in our community. He will without a doubt be an asset to any neighborhood he plans to do business in.

Mr. Kassab has been a part of the City Heights community in San Diego for more than 30 years, where he started his first business, "Murphy's Market". Mark Kassab and his family, proud Iraqi immigrants, started a strong neighborhood hire policy, providing jobs to the people they served, hiring students from Hoover High School and creating an incentivized work program based on academic achievement. The Kassab Family has expanded its businesses through the years and is now one of the largest employers in City Heights, with more than 100 employees.

Mark Kassab, after years of supporting schools by donating books, sponsoring music programs, and giving away prizes to children for perfect attendance, has been twice awarded the A+ Award from the San Diego Unified School District (SDUSD). In a joint venture with SDUSD, the newly built Cherokee Point Elementary School named their school theatre after the Kassab Family

I commend his many contributions to the greater City of San Diego on behalf of the proud residents of the Ninth District of the City of San Diego and recommend your support for his expansion.

NINTH DISTRICT
202 C STREET, MS 10A • SAN DIEGO, CALIFORNIA 92101
(619) 236-6699 • FAX (619) 533-3275 • EMAIL: MARTIEMERALD@SANDIEGO.GOV

RANCHO VIEJO MIDDLE SCHOOL

985 N. Cawston Avenue, Hemet, Ca 92545
(951) 765-6287 FAX (951) 925-5244

JONATHON WORKMAN, PRINCIPAL
LENICHTKA REED, ASSISTANT PRINCIPAL
NATALIE RUDDELL, ASSISTANT PRINCIPAL

"Taking education by the horns"

April 5, 2014

Re: Family Health and Fitness Event at RVMS

Dear Just 4 Fun, LLC,

The students and staff at Rancho Viejo middle school are so grateful for your contributions and support of our AVID Family Health and Fitness event. It is our goal at Rancho Viejo to provide a well-rounded, usable and enjoyable educational experience for our students. With your assistance, we were able to extend that learning opportunity to our parents and community as well. As you are well aware, a strong community makes a strong city. With your support we were able to provide one more layer to the tie that binds us all together, our kids.

We understand the importance of your time, talent and resources. I hope that you feel great about the investment that you have made into our students and community. We have received multiple phone calls and notes about how blessed many of our families were to receive such critical information in an environment where they felt safe and comfortable. As I often share with teachers, you may not see the benefits of your work immediately, but I promise you that someday the seed you planted will blossom into something very special.

Once again, thank you for your support and dedication. You truly exemplified what it means to be a part of the Maverick family and to serve at the "Flagship Middle School". If we can ever be of service to you in the future, please don't hesitate to contact us! Take care and be blessed.

Jonathon Workman
Principal

▼Cherokee Point
Elementary School • City Heights

3735 38th Street
San Diego, CA 92105
(619) 641-3400

April 20, 2014

To: Whomever it may concern

From: Mr. Godwin Higa
Principal
Cherokee Point Elementary School
San Diego, California 92105

Re: **Mr. Mark Kassab and Family - Community Leaders and supporters of Cherokee Point Elementary School and the Mid-City community.**

Mark Kassab and his family are active members of our school and the Mid-City Heights community. They have a very clear passion and visions that working to improve the quality of life for all residences in our community is their first priority.

He and his family volunteers their valuable time visiting and working at our school on special projects such as the monthly Curfew Sweeps, cross cultural awareness assemblies, my monthly principal chats, working with our school to promote goodwill for all. He and his family are instrumental in providing a positive atmosphere for the residences in the Mid-City area.

Our auditorium is named after The Kassab Family – approved by the San Diego Unified School District Board of Education and community when the school was built nine years ago. The Kassab Community Theater is an active community location for meetings and community gatherings.

I appreciate all that he and his family do for our students, teachers, staff, parents at Cherokee Point Elementary School and our community. He and his family are devoted to their commitment to improve our community's trust in creating a safe and beautiful community for all. We have worked closely together during the past six years and I have never worked so closely with a community leader and family who are so committed to our community.

It is so refreshing to work with such a positive and truly professional community leader. I would like to thank Mark Kassab and his family for all the superb things they have accomplished for our students and parents and most importantly for our City Heights and the Mid-City community!

Sincerely,

Godwin Haruo Higa
Principal
Cherokee Point Elementary School

San Diego Unified
SCHOOL DISTRICT

Joe Austin, Principal
Florence Griffith Joyner
MicroSociety Magnet School
P- 619.640.6400
F- 619.640.4090
jaustin@sandi.net

Friday, April 25, 2014

To Whom It May Concern,

My name is Joe Austin, and for the past three years, I've worked as a principal of Joyner Elementary School in the City Heights community of San Diego. I'm writing to express my sincere support for Mark Kassab and his family, in their application to modify their existing liquor license, from a type 20 to a type 21.

As a school leader in a high-poverty area, I'm aware of the need for vigilance when it comes to the issuance of this type of sales permit. Absentee owners, or irresponsible licensees/operators can wreak havoc on a community. In my estimation, these are the exact reasons that your community should support the Kassab Family's application.

As the owner/operators of Murphy's Markets in City Heights, Mark is recognized as a pillar of this diverse community. He supports and collaborates with local lawmakers and law enforcement to ensure that our community is safe, and he engages in meaningful partnerships with schools that demonstrate his stewardship.

What's even more impressive is the extent to which Mark's staff—from his management team, to his cashiers—follow suit. They are as committed to being a contributing part of this community as Mark himself.

There is a fixed amount of room in every community for licensees of this type, and it's my firm belief that communities would be stronger if all of them were as dedicated and responsible as the Kassab family.

I would be happy to answer any additional questions you might have about this endorsement, and can be reached by phone at the number above, or on my personal cell at (619) 300-2048.

Sincerely,

Joe Austin
Principal

April 25, 2014

Dear Mr. Kassab,

The Latino Youth Council is celebrating 10 years of work promoting community awareness about the consequences of underage drinking and substance abuse by engaging local alcohol retailers, elected officials, youth and parents to be part of the solution.

This cross-system collaboration with many of our community partners has made a difference in our work by helping us advance many of our projects to make a difference in our community. During our 10th anniversary celebration we will be presenting a special recognition to **Murphy's Market and the Kassab Family** for their invaluable support in many of our projects implemented in City Heights. Some of the projects include Parents a Powerful Tool to Prevent Underage Drinking, Underage Drinking Reusable Bag Project, MADD Sticker Shock and the Cinco de Mayo con Orgullo Campaign, among others. We will also be recognizing *Councilmember Marti Emerald, Mid-City Police Department, Channel 10 and STAR/PAL Making Changes.*

The celebration is scheduled on Friday, May 30th 2013 at 4:00 pm. at the East African Community and Cultural Center located on 4061 Fairmount Ave. San Diego, CA 92105. **We hope you will be able to join us!**

If you have any further questions, and to RSVP, please contact me at (619) 283 9624 x 257 or cbaltazar@saysandiego.org

Sincerely,

Claudia Baltazar

The Latino Youth Council is a project of SAY San Diego, partially funded by the San Diego County, Health and Human Services Agency and SAMHSA, DFC.

To: The community and Hearing officer/s City of Hemet California

From: Guy N. Mock Senior Chief USN Retired Chairman City Heights Town Council.

April 27TH 2014

I take great professional and personal interest in writing this letter to the good practices and morality of the Kassab family specifically Mark Kassab. I have Known Mark and his many family members in a number of different situations for over a decade. They are the Standard by which I would like to see all merchants held to. I say this not only in their business practices but also their unrivaled community involvement and support. The Kassab name is well known and highly respected in City Heights. I can not say enough.

I understand he is seeking a change to his alcohol sales license from type 0 to type 21. Mr. Kassab has historically exceeded the requirements in his compliance with the regulations. He and his family are excellent community example setters and wardens. When the only large grocery store in our community closed (Albertson's) with little more than a months' notice, Mr. Kassab stepped up. He agreed to sell bus passes in his three locations that had only been being sold at the closing store in a community of over 80,000 people. In addition he diversified and increased his stock voluntarily to meet the needs of the community that the closing store was creating.

In recent years when organizations generically opposed liquor licenses the Kassab family members sat down with these individuals and worked closely with them to come to an agreement and understanding. In closing, if I could have Mr. Kassab take over all of the stores selling alcohol in our community tomorrow I would do so knowing that everyone of them would be improved immediately. Please grant the license that Mr. Kassab is requesting, he is the good neighbor/partner you want to have this responsibility.

Guy N. Mock
Chairman CHTC
chtcsd@att.net
619.708.3476

April 29, 2014

To Whom It May Concern,

I am writing in regards to the Kassab Family and their business practices which I have observed for the past three years. In my current position as an Assistant Chief of Police in San Diego, California and during my last assignment as a Police Captain in the Mid City Division of the San Diego Police Department, I have had frequent contact with Mr. Mark Kassab and his family members. They operate several businesses in the area and I have found them to be excellent community members and professional business owners/managers.

They are the first to assist with community efforts and I have witnessed as they have truly given back to the community where they do business. I have no knowledge of any crime concerns with any of their businesses. Mark Kassab and I have discussed their business philosophies at length and I would not hesitate to support him as he applies for new business opportunities. I have found him to be honest, reliable and extremely concerned of his business' role in the community. Please feel free to contact me with any further questions.

Sincerely,

Todd Jarvis

Pjarvis@pd.sandiego.gov

(619) 876-9698

PROJECT CLEAN

Clean - Liveable - Enjoyable - Attractive - Neighborhood

2609 Tuberose Street, San Diego, CA 92105

April 29, 2014

REFERENCE LETTER FOR THE KASSAB FAMILY

To the City Of Hemet:

My name is Linda Pennington and I have known Mark Kassab of the Kassab Family for more than twenty-five years. I moved to my home in City Heights in 1981 and the Kassab Family has been in the community since 1977. The Kassabs have been a strong positive force in the community, not only setting an inspirational example by creating thriving businesses from very hardscrabble beginnings but also by giving generously back to the community all along their journey.

I am writing to recommend that you consider upgrading the Kassab Family's gas station liquor license in Hemet from a type 20 to a type 21. The Kassab Family was granted a liquor license for their Chevron station at 4055 University Avenue with support from the community as well as our then State Assemblymember Christine Kehoe. Their investment in the community was already well known at that time and the Kassab Family has strictly followed the ABC licensing requirements, something I cannot say for many of our neighborhood stores that have liquor licenses.

The Kassab Family also owns two wonderful neighborhood markets with bakeries and prepared food included in the markets. They have given generously of baked items and fruit to the many revitalization projects that I have been involved in, including the Community HousingWorks FaceLift event which since 1995 has painted over 500 City Heights homes for low-income, senior or disabled homeowners with volunteer labor and San Diego Canyonlands canyon restoration events in the four City Heights canyons and Chollas Creek. The Kassab Family also donated the Kassab Family Theatre to the Cherokee Point Elementary School, an important community meeting space used for blood drives, meetings with our police department, and informational meetings regarding important issues with our various government representatives. I consider Mark Kassab to be a good personal friend as well as a partner in making the community a better place for all of our residents.

Please do not hesitate to contact me if I can be of further assistance. I can be reached at (619) 972-4921 or at gizmopennington@cox.net.

Sincerely,

Linda Pennington

Linda Pennington
City Heights Community Organizer

The CITY HEIGHTS TOWN COUNCIL
3795 Fairmount Avenue, Suite-D
San Diego CA 92105

May 1, 2014

The City of Hemet
Planning Department
445 East Florida Avenue
Hemet, CA 92543-4209

To whom it may concern,

We understand that our neighbors, the Kassab family, have applied to change an Alcoholic Beverage license from Type-20 to Type-21 at their service station in Hemet. We would like to recommend approval of their application.

We have known the Kassab family over more than 20 years. They are good neighbors with a strong sense of community. They are widely engaged with City Heights to improve its residents lives, to improve our schools, to support our activities, and to be leaders in commerce. In the past ten years, our residents have supported issuance of three ABC licenses, one license upgrade (Type-20 to Type-21), and one license renewal with a 25-year term to the Kassab family. In all cases, the community's support rested heavily on the family's quality and trustworthiness.

Jim Varnadore
City Heights
CHTC President

CF: The Kassab Family

Attachment No. 10

Additional Information Submitted by Applicant

Planning Commission
Public Meeting of
August 5, 2014

April 16, 2014

City of Hemet Planning Department:

This letter is in reference to the CUP application for Just 4 Fun, LLC DBA: 76 Gas Station & Food Mart located at 1111 Sanderson Ave, Hemet, CA 92545. We are requesting an upgrade to our existing type20 (beer & wine) license to a type 21 (beer, wine & spirits) license. We currently have a beer cave that is 13' X 8' and has beer and wine along the parameters. We also have a 40' walk in cooler with 20' designated to beer and wine. Both coolers are located in the northwest corner of the store. With the upgrade of license, we will be permitted to sale distilled spirits. The distilled spirits will be displayed on a 16' wall shelf behind the customer service counter in the front of the store. The distilled spirits will only be accessible by the help of an associate/clerk. Please remember that this upgrade does not effect saturation levels. Both type 20 and 21 licenses are categorized as general off sale licenses. This means that once the type 21 is issued, the type 20 will be canceled. So no change in number of licenses.

Robert Zakar

4/29/2014

City Of Hemet

RE: Just 4 Fun License Upgrade

Thank you for you consideration to upgrade our current alcohol license from a type 20 (beer & wine) License to a type 21 (beer, wine and distilled spirits) License. We are requesting this license to make it more convenient for our customers to purchase their alcohol needs. Very important to remember, we are currently licensed and selling alcoholic beverages responsibly. Please note, by issuing this upgrade the saturation levels in this census tract do not change. We are currently licensed with a type 20 and have been since 2006. The Department of Alcoholic Beverage Control (ABC) categorizes both type 20 and type 21 licenses as general off sale licenses. This is why the saturation levels will not be affected. We believe that alcohol is alcohol whether it is beer wine or distilled spirits. We believe that it is the operators that make a license good or bad. We are proud to say that our family currently holds 6 general off- sale licenses and none of them have had any violations in the 30 years that we have been in business. All of our employees attend the LEAD program that is hosted by the ABC and we have state of the art technology to help with the proper sale of any alcoholic beverage. We are responsible operators and community leaders that support law enforcement, public schools, and the communities we serve. Along with this letter I have attached a Bio of our family, some character reference letters and a letter from one of the schools in Hemet that we have recently worked with. I have also attached copies of gas stations in the San Diego County area that are currently licensed with a type 21 license. None of these operators have any current violations. Prior to October 2013 we had partners in our Hemet location, which restricted us from working alongside the community. Now this location is 100% owned by the Kassab family and we look forward to our future partnership with the City of Hemet and it's community. Please feel free to contact Robert Zakar with any concerns or questions.

The Kassab Family have been working in City Heights for over 30 years. Their first business purchase was of Murphy's Market in the early 80's. Murphy's Market was a 2,000 square foot store comprised of limited meat, produce and groceries. The Kassab Family were up for the challenge and worked endless hours to restructure the business. They knew that they had to win the trust and love of the community in order to succeed. They believed that in order for the community to become loyal customers they had to give back to the community. They started by repositioning the business and carrying demographically catered products to attract the customers. They also realized that they needed a familiar face and started hiring from the neighborhood. This gave the residents a sense of comfort knowing that one of their own was working in this establishment. The family outreached to the community and was involved in the Facelift program where twice a year community residents would identify homes in the area that needed paint. The Kassab Family supplied the paint, food, drinks and labor to help give new looks to these distressed homes. The facelift program has painted over 500 homes. They have also sponsored numerous soccer and little league teams in the community they call their home.

In 1999 the Kassab Family was acknowledged for its community efforts and awarded the America Promise Foundation presented by General Colin Powell. The family was on the same stage with Mission Federal Credit Union and Sony Corporation. The America Promise Foundation recognized the efforts of this family and all that they have done for the community of City Heights. The Kassabs hired part time employees who were students at Hoover High School and would give bonuses based on academic achievement verified through report cards. This motivated the high school students to work hard and study hard. Today the kassab family is the largest employer in city heights.

The Kassab Family represented by Mark Kassab (the oldest brother) in 1999 was given the business man of the year award from Unified Western Grocers. Mark Kassab was granted his own day in the City of San Diego on April 2nd 2002 for his accomplishments. Yes, he did work on his City granted day. Several other awards followed as well. In 2005 the San Diego Unified School District in joint venture with the newly built Cherokee Point Elementary School named their school theatre after the Kassab Family. The school district recognized the Kassab Family for their support and dedication to the education of the students by donating books, sponsoring music programs and giving away prizes to children for perfect attendance. In 2006, he received the Community Service Award from Senator Deddah and again was awarded the business man of the year from California State Senator Christine Kehoe.

In 2001 the Kassab Family built City Heights Chevron at the corner of Interstate 15 and University Avenue. The building stands 50 feet tall and labeled with a neon sign stating "City Heights" this Taj Mahal of City Heights is considered the entrance into the community. It has a 2,000 square foot convenience store, 50 foot car wash tunnel and 12 fueling positions including diesel. This new construction development was the first chevron branded site in City Heights. Major oil companies were leary of entering into this neighborhood due to the lack of median income. However, the family trusted their community and saw the demand for branded gas. The facility is stronger than ever and has just added a Jack in the Box on the out pad. The Kassab Family again filled a demand and brought a convenience to the residents of City Heights.

In 2005 the Kassab family realized that they could only serve a limited number of residents in City Heights due to its small size of 2,000 square feet. The demographics are dense

with 250,000 documented people in a five mile radius. They leased a closed "Save A Lot" building of 11,000 square feet on University Avenue. They remodeled the building and converted it into Supermercado Murphy's. The store consists of wall to wall produce, fresh and full service meat, a tortilla factory, hot food, beer, wine, liquor, groceries and a panaderia (bakery). This store served the purpose of convenience and gave the residents the customer service and respect that they have always received from this family. There are over 60 employees and all reside in City Heights.

Two years ago, the family decided that it was time to demolish the original Murphy's Market on Fairmount Avenue. They wanted to create a state of the art facility for the neighborhood. They built a 10,000 square foot facility with the same theme and product mix as Supermercado Murphy's. It was sad to see the original building fall but it was for the betterment of the community. In fact the original Murphy's Market store sign has been mounted on the inside of the store for all the customers new and old to admire. This family has a lot of history in this area and currently employees over 100 residents in City Heights.

California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 524521
Primary Owner: MYOBZ LLC
ABC Office of Application: 10 - SAN DIEGO
Business Name
Doing Business As: TESORO SHELL GAS #63118
Business Address
Address: 4202 CLAIREMONT MESA BLVD **Census Tract:** 0085.02
City: SAN DIEGO **County:** SAN DIEGO
State: CA **Zip Code:** 92117
Licensee Information
Licensee: MYOBZ LLC
Company Information
Officer: AMERICAN RETAIL SERVICES LLC (MANAGER)
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 19-NOV-2012 **Term:** 12 Month(s)
Original Issue Date: 16-NOV-2012 **Expiration Date:** 31-OCT-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
License Type was Transferred On: 16-NOV-2012 **FROM:** 21-474535
Current Disciplinary Action
. . .No Active Disciplinary Action found . . .
Disciplinary History
. . .No Disciplinary History found . . .
Hold Information
. . .No Active Holds found . . .
Escrow
. . .No Escrow found . . .

- - - End of Report - - -

For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 388411
Primary Owner: EBK PETROLEUM INC
ABC Office of Application: 10 - SAN DIEGO
Business Name
Doing Business As: VALERO GAS STATION
Business Address
Address: 5345 KEARNY VILLA RD **Census Tract:** 0085.11
City: SAN DIEGO **County:** SAN DIEGO
State: CA **Zip Code:** 92123
Licensee Information
Licensee: EBK PETROLEUM INC
Company Information
Officer: BRIKHO, JALAL JIM (CHIEF FINANCIAL OFFICER)
Officer: BRIKHO, AMIR (PRESIDENT)
Officer: ESHO, MAZIN HANNA (SECRETARY/ASST SEC)
Officer: ESHO, KASAY HANNA (VICE PRESIDENT)
Stock Holder: BRIKHO, ADEEB ASSO
Stock Holder: BRIKHO, AMIR
Stock Holder: BRIKHO, JALAL JIM
Stock Holder: ESHO, BASIL TOBIA
Stock Holder: ESHO, KASAY HANNA
Stock Holder: ESHO, MAZIN HANNA
License Types
1) License Type: 20 - OFF-SALE BEER AND WINE
License Type Status: CANCELED
Status Date: 31-OCT-2003 **Term:** 12 Month(s)
Original Issue Date: 12-JUL-2002 **Expiration Date:** 30-JUN-2004
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 12-JUL-2002 **FROM:** 20-310945
2) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 31-OCT-2003 **Term:** 12 Month(s)
Original Issue Date: 31-OCT-2003 **Expiration Date:** 30-SEP-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

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California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 526489
Primary Owner: AKB PETROLEUM INC
ABC Office of Application: 10 - SAN DIEGO
Business Name
Doing Business As: MISSION VALLEY MOBIL
Business Address
Address: 5494 MISSION CENTER RD **Census Tract:** 0093.04
City: SAN DIEGO **County:** SAN DIEGO
State: CA **Zip Code:** 92108
Licensee Information
Licensee: AKB PETROLEUM INC
Company Information
Officer: BRIKHO, ADEEB ASSO (PRESIDENT)
Officer: BRIKHO, AMIR (SECRETARY/ASST SEC)
Officer: BRIKHO, JIM J (VICE PRESIDENT/TREASURER)
Stock Holder: BRIKHO, ADEEB ASSO
Stock Holder: BRIKHO, AMIR
Stock Holder: BRIKHO, JIM J
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 18-DEC-2013 **Term:** 12 Month(s)
Original Issue Date: 17-DEC-2013 **Expiration Date:** 30-NOV-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
Condition: PRIORITIES 1995 AND LATER, NO SALE 2 YEARS
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

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For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 523174
Primary Owner: MYOBZ LLC
ABC Office of Application: 10 - SAN DIEGO
Business Name
Doing Business As: TESORO SHELL GAS #63102
Business Address
Address: 6404 MISSION GORGE RD **Census Tract:** 0096.03
City: SAN DIEGO **County:** SAN DIEGO
State: CA **Zip Code:** 92120
Licensee Information
Licensee: MYOBZ LLC
Company Information
Officer: AMERICAN RETAIL SERVICES LLC (MANAGER)
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 18-SEP-2012 **Term:** 12 Month(s)
Original Issue Date: 17-SEP-2012 **Expiration Date:** 31-AUG-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
License Type was Transferred On: 17-SEP-2012 **FROM:** 21-470069
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

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For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 505949
Primary Owner: AM MARCOS #1
ABC Office of Application: 09 - SAN MARCOS
Business Name
Doing Business As: MARKET AT THE RANCH
Business Address
Address: 10299 SCRIPPS TRL STE A **Census Tract:** 0170.47
City: SAN DIEGO **County:** SAN DIEGO
State: CA **Zip Code:** 92131
Licensee Information
Licensee: AM MARCOS #1
Company Information
Officer: ALESHIA, RAFD FARAJ (CHIEF FINANCIAL OFFICER)
Officer: ALESHIA, RAFD FARAJ (DIRECTOR)
Officer: RUFFO, JAMEL KIRAYAKOS (DIRECTOR)
Officer: ALESHIA, RAFD FARAJ (PRESIDENT)
Officer: RUFFO, JAMEL KIRAYAKOS (SECRETARY/ASST SEC)
Officer: RUFFO, JAMEL KIRAYAKOS (VICE PRESIDENT)
Stock Holder: ALESHIA, RAFD FARAJ
Stock Holder: RUFFO, JAMEL KIRAYAKOS
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 22-NOV-2011 **Term:** 12 Month(s)
Original Issue Date: 21-NOV-2011 **Expiration Date:** 31-OCT-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 21-NOV-2011 **FROM:** 21-406325
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

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For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 503836
Primary Owner: MMM ENTERPRISES INC
ABC Office of Application: 10 - SAN DIEGO
Business Name
Doing Business As: FAST BREAK MINI MARKET
Business Address
Address: 5171 ZION AVE **Census Tract:** 0096.04
City: SAN DIEGO **County:** SAN DIEGO
State: CA **Zip Code:** 92120
Licensee Information
Licensee: MMM ENTERPRISES INC
Company Information
Officer: MATTI, SUHALE N (PRESIDENT/SECRETARY)
Officer: MATTI, SUHALE N (VICE PRESIDENT/TREASURER)
Stock Holder: MATTI, SUHALE N
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 09-JUL-2012 **Term:** 12 Month(s)
Original Issue Date: 06-JUL-2012 **Expiration Date:** 30-JUN-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
Condition: PRIORITIES 1995 AND LATER, NO SALE 2 YEARS
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

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For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 506395
Primary Owner: A & R OIL COMPANY INC
ABC Office of Application: 09 - SAN MARCOS
Business Name
Doing Business As: OCEANSIDE HARBOR MOBIL
Business Address
Address: 477 HARBOR DR **Census Tract:** 0183.00
City: OCEANSIDE **County:** SAN DIEGO
State: CA **Zip Code:** 92054
Licensee Information
Licensee: A & R OIL COMPANY INC
Company Information
Officer: HIEDO, ATHIR (CHIEF FINANCIAL OFFICER)
Officer: HIEDO, ATHIR (DIRECTOR)
Officer: HIEDO, RITA SAMI (DIRECTOR)
Officer: HIEDO, ATHIR (PRESIDENT/TREASURER)
Officer: HIEDO, RITA SAMI (SECRETARY/ASST SEC)
Stock Holder: HIEDO, ATHIR
Stock Holder: HIEDO, RITA SAMI
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 26-AUG-2011 **Term:** 12 Month(s)
Original Issue Date: 25-AUG-2011 **Expiration Date:** 31-JUL-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 25-AUG-2011 **FROM:** 21-477967
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

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For a definition of codes, view our glossary.

California Department of Alcoholic Beverage Control

License Query System Summary as of 4/28/2014

License Information
License Number: 472733
Primary Owner: APRO LLC
ABC Office of Application: 10 - SAN DIEGO
Business Name
Doing Business As: APRO 40
Business Address
Address: 1666 1ST AVE **Census Tract:** 0056.00
City: SAN DIEGO **County:** SAN DIEGO
State: CA **Zip Code:** 92101
Licensee Information
Licensee: APRO LLC
Company Information
Officer: ROTH, ROBERT STEPHEN (CHIEF FINANCIAL OFFICER)
Officer: APPEL, JEFFREY GLEN (MANAGER)
Officer: ROTH, STEVEN F (MANAGER)
Officer: ROTH RETAIL PROPERTY HOLDING CO LLC (MEMBER)
Officer: UNITED EL SEGUNDO INC (MEMBER)
Officer: WORLD OIL CORP (MEMBER)
Officer: APPEL, JEFFREY GLEN (PRESIDENT)
Officer: APPEL, RONALD BURT (SECRETARY/ASST SEC)
Officer: ROTH, ROBERT STEPHEN (TREASURER)
Officer: ROTH, STEVEN F (VICE PRESIDENT)
License Types
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: ACTIVE
Status Date: 05-DEC-2008 **Term:** 12 Month(s)
Original Issue Date: 05-DEC-2008 **Expiration Date:** 30-NOV-2014
Master: Y **Duplicate:** 0 **Fee Code:** P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 05-DEC-2008 **FROM:** 21-347130
2) License Type: TEMPORARY PERMIT
License Type Status: EXPIRED
Status Date: 21-OCT-2008 **Term:** 4 Month(s)
Original Issue Date: 21-OCT-2008 **Expiration Date:** 17-FEB-2009
Master: **Duplicate:** **Fee Code:**
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 05-DEC-2008 **FROM:** 21-347130
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .
Escrow
. . . No Escrow found . . .

Attachment No. 11

Petition of Support For Applicant/Project

Planning Commission
Public Meeting of
August 5, 2014

TO THE CITY OF HEMET:
We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Esmeralda Bilderback	1905 Tremain St San Jacinto CA 92583	(951) 663-6355	5-1-14
Brian Asha	1138 Bramble way, San Jacinto	619-847-3468	5-1-14
RAY NUNIAVA	5738 HIBISCUS HEMET	562-303-3195	
Lourdes H. Venegas	376 Gardenia Cir Hemet CA.	(951) 642-0739	
Madonna Powell	3140 Sand Pine tr. Hemet CA,	424 644-5972	
Karn Jit	891 Kachina Rd Hemet CA,		
ROBERT C. FABUN JR	2675 BEECH TREE ST. HEMET, CA	?	
Alexis Medina	1500 Red Clover Lane Hemet, CA		
BEN Hawkins	1100 Camino del Norte Carlsbad, CA 92069		
Tricia Knapp	838 Highland Dr Corona Ca	92882	
Johnette Powell	3140 Sand Pine Trails	92545	
Chantelle Pope	1442 Fallbrook Av	92545.	
Miguel Bedolla	Sun Dr. Way	92545	

Total this page = 13

TO THE CITY OF HEMET:

We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Vivian Montaya	1318 Landmark Lane	-	5-1-14
Julee Hall	Cawston Hemet		5-1-14
Eric Mendoza	3123 wimbledon WAY		5-1-14
Noema Villanueva	1445 D St Hem		5/1/14
David Leathers	1619 Wrentree Way		5/1/14
Raymond Orosco	1890 Mayflower #3		5/1/14
Robert Protea	3560 Deforest		5/1/14
Cathyan L Tisly	4575 Cloudywing Rd		5-1-14
Ashley Quinn	26762 Olson		5/1/14
Monica Schroeder	331625 Keith Ave Hemet		5/1/14
Brian Andrade	197 N. Algona Ave		5/1/14
Ken Bursted	3377 Morro Hill Rd		5/1/14
[illegible]	197 Algona Ave, San Jacinto CA	951-634-6480	

Total this page = 13

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TO THE CITY OF HEMET:
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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Sarah Sundin	4900 Dustkywing Rd		5/1/2014
Tommy McMullen	4445 Fernyreen dr	(801)660-5928	5/1/14
[illegible]	3066 Greengable Cr		5/1/14
[illegible]	1480 Sunnybank Rd	(951)663-3899	5/1/14
[illegible]	1511 Summer W. Winchester CA		5/4/14
[illegible]	45662 WINE COUNTRY RD/ MENIFEE		5/1/14
Matthew Oakes	26791 Sol. Ct Hemet CA	951-292-3984	5/1/14
Ashley Carmichael	25635 White Oak DR Hemet, CA	951-289-8402	5/1/14
Digna Levy	4017 W Menlo Hemet CA	702 755-1822	5/1/14
[illegible]	4510 Rainbow View Hemet ca		5/1/14
[illegible]	427 S. Harvard St Hemet CA		
AnnDraya Stinson	3875 coco ave #9 LA CA 90008		5-1-14
Alex Lopez	3876 RUSHMORE CT. Hemet CA 92545		

Total this page = 13

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE 5/1/14
Lucy Furillo	4171 Southhampton Ct Hemet, CA	951-330-6554	
Jacob Ford	525 N. Gilbert St hemet Ca 92543	19092180339	
Dominic Levy	1924 Mayflower Pl, Hemet, Ca. 92544		
Sydney Bailey	2457 Cimarron Dr. 92543, Hemet CA		
WALTER ROBERT	4785 CASSIOPE CT. 92545		5-1-14
Paul Carson	3901 Vicksburg Ct. 92545		5/1/14
Shyla Hurst	952 Burton St 92545		5/1/14
Daniel Delgado	4925 DUSKywing RD 92545		5/1/14
Dayvon Allen	1418 Angelus Hill RD 92545		5/1/14
Michael Pinnerali	33815 Andy Way 92596		5/1/14
Chris Kerr II	1383 Bee Balm / Hemet 92545		5-1-14
JAMES D. HALL	2525 San Gabriel Way, Corona CA 92882		5-1-14
Nick Johnson	34804 Notting Hill Rd Murrieta CA 92563		5-1-14

Total this page = 13

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Quinten Bridges	4270 Amberridge Dr. Hemet CA	7025051893	
Brandon Dodson		(951)492-6268	
Kip Pruyst		(951) 623-5766	
Craig Jennings		(951) 370-0625	
Kevin Jennings		(951) 923-3051	
Joshaunce Holmes	1381 Veronica Tr. Hemet CA 92545	(951) 380-9068	
Sandra Harris		951-658-6919	
Raul Romero	941 Mercedes Way Hemet CA	951 252 9379	
Jonya Smith	0080 W Acacia Ave	562 537 8085	
Beatrice Sanchez		310 413 2175	
Manuel Sanchez		714 392 7942	
Charles Leonard		858-661-2835	
Brian Cosby		760-669-9842	

Total this page = 13

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Teresa Luna	262 S Santa Fe San Jacinto		5-1-14
Kaitlyn Gift	4475 Rainbow View Way Hemet Ca		5-1-14
Jonathan Gift	"	"	
Trevor Montgomery	"	"	
Robin Montgomery	"	"	
Sabrina Manley	"	"	
Jason Woods	14-15 Dusty Rd 11 92545		5-1-14
Jeremy Munshower	1480 Sunnybank Dr		
Jorge Gonzalez	43275 Hacienda St Apt. K		5-1-14
KShawn Dunell	4355 Brook Side Dr		5-1-14
Brandon Fleming	761 N. Stetson Ave Hemet ca 92545		
Aronisha Anderson	3251 Millridge Dr		5-1-14
Jose Chavez	4417 Brook side Dr. Hemet 92545		5-1-14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Jaymar Stephens	4210 Cloudywing Rd		5/1/14
Fernando Alvarez	281 N. Columbia St.	951-249-6571	5/1/14
DANIEL ROMERO	1657 PINYON FLAT CIR.	951-652-0860	5/1/14
Brandon Stemberger	1660 Meadowleaf Pl	951-652-2564	5/1/14
Adam Creech	1456 Dusty Hill Rd	951-492-5126	
Ben Sisneros	3507 W. Stetson Ave #133	951-605-3284	
Jeff Lee	2770 W. Devonshire Ave.	951-837-5541	
Bryan Rondeau	[illegible] 130 Jade Dr.		5-1-14
Jose Escalera	Jose Escalera		5-1-14
Thomas Cook	1409 Morgan Hill Rd		5-1-14
Sherry Freeman	727 N. Alessandro St #A		5-1-14
Jeff Lozada	1115 Sanderson Ave.		5/1/14
Jose Rodriguez			5/1/14

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951 813-0522 5/1/14

NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Hannan Lomas	1015 South Gilbert St Apt 42		
Kenny West	42050 Warnemuns Hemet		5-1-14
Nicholas Hayduk	2180 Carnation ave Hemet, CA		
Chase Macherzak	2082 Carnation Ave Hemet, CA		5-1-14
Devonna Bedford	2301 Cove Ave hemet, CA		5-1-14
Nicole Bowie	2301 cove Ave hemet, CA		5-1-14
Daniel Marcial	4114 Rexford DR Hemet CA		5/1/14
Colleen Joyner	27863 Antelope Sun City Ca		5/1/14
Bryan Hoskins	422 e campus way		5-1-14
Katrina Bass	30620 Red Cedar Trail		5-1-14
Josh Deering	45786 Bentley		5-1-14
Candice Gutierrez	30008 Sycamore Ridge Rd Murrieta		92563
Bennie Gutierrez	30008 Sycamore Ridge Rd Murrieta		
[illegible]	3035 RED CEDAR TRAIL HEMET CA 92545		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Vanessa Robinson	3069 Bridgewater Cir Hemet CA 92545		05-1-14
Ebony Lindsey	5024 S. Harbord Blvd LA CA 90002		5-1-14
Joey Cochrane	35480 Christopher Ct Hemet CA 92543		
Dominic Parisi	3190 W Florida Ave Hemet CA		
Shanek Dennis	4493 Willowglen Hemet, Ca 92545		
John Vandal	40205 Meng Asbury, Temecula		
Alex Casas	4382 Brookside Dr Hemet, CA 92545		
Daniel Coughlin	1619 Weatherly Way Hemet CA 92545		
Melvin Johnson			5-1-14
Winter Morris	Hemet CA	5/1/14	
Mauricio Silva	Hemet Ca	5-1	
James Baker	Hemet		5/1/14
Victor Cox Jr.			5/1/14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Kathy Moreno	857 W Stetson Ave Hemet		5-1-14
Jeremiah Johnson	1250 S Cawston Hemet CA		5-1-14
Simon Johnson	2632 cloverfield Perris CA		5-1-14
Kenneth Shaw	900 Alcott ct.		5-1-14
Dynnell Shiner	345 La familia Cir		5-1-14
Melody Simpson	345 La familia Cir		5-1-14
Lee Anderson	9423 Oak Tree Way		5-1-14
Alonzo Mack	9425 Oak tree way		5-1-14
Nicole Walker	25160 Bedford Ave		5/01/2014
ANGEL MARTINEZ	3457 JUNIPER SPRINGS RD Homeland		5/1/2014
Gracy Salazar	13518 Landmark Ln		5/1/14
Vanessa St. Clair	1187 Lavender La Hemet CA 92545		5/1/14
[illegible]	923 Bradford Ct San Jacinto CA. 92583		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Steven Clayton	25414 Auld Ave		
Jason Peña	4765 Creekridge Ln		
Tommy W Hunter	4470 Fern Green Dr		
Ruben Suarez	2670 Corser Canyon		5-5-14
Braulio Cristerna	1882 Harbor Dr.		
Jessica Ray	40389 Mayberry Ave Hemet 92544		
Sergio Galvan	4435 Willowglen way Hemet Ca.		
Fombria Meadow	3012 Red Cedar Trl Hemet		
Anita St. Erwin	3012 Red cedar Trl Hemet		
Nicole Clayton	3012 Red Cedar Trl Hemet		
Eric Dugan	25124 Los Rancherias Rd Hemet CA		
Richard Andrews	700 Arbor Pkwy Hemet CA		
Gage Black	3322 Double Butte St. Hemet, Ca		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Daniel Navarro	1373 Rabbit Peak		
Sandra Sledin	2869 Caldr.		
Susana Ntal	4575 Cloudywing Dr.	951-734-8409	
William N'Kolaidis	1173 Pink dawn Ct Hemet CA	951) 760-3307	
Ben Duran	15th Cahuilla Rd.		
Ken Zeis	1270 Mariposa Dr Hemet CA 92545		
Dave Ballamy	2186 Wildflower Hemet 92545		
Jamie Morgan	1300 Virginia Hemet Ca 92543		5/3/14
Alex Navarez	27365 Corte El Condor Hemet		5/3/14
Dan Holbrook	4195 Cloudywing Rd Hemet		5/3/14
Greg Reuya	4605 Thornbush Dr.		
Bridgette Paterson	2849 Cindy Ln Hemet, CA 92545		5/3/14
Clara Pimentel	1325 Shenandoah Dr Hemet CA 92545		5/3/14
Berlynn Martinez	319 W. Acacia Ave Hemet CA 92543		5/3/14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Zachary Hoskins	30808 Charlene Ways		
Lisa Gillstad	3729 Rockberry		
Jose Meza	4315 Rainbow View Way		
Ramzey Alexander	1565 Redclover. In.		
[illegible]	[illegible]		5-1-14
Mike Hough			5-1-14
Keith Craig	1515 Rexford Dr.		5-1-14
[illegible]	1510 Eagle Mountain		5-1-14
[illegible]	3072 Lancaster		5-1-14
[illegible]	[illegible]		5-1-14
Tramar [illegible]	28855 Concha St. Apt B		5-1-14
[illegible]	Murrieta		5-1-14
[illegible]	Hemet		5-1-14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
James Hilbert	Hemet		5/1/14
[illegible]	Hemet		5/1/14
[illegible]	Hemet		5/1/14
Don Branch	San Jacinto		5-1-14
Andrew Sanchez	Rancho Cucamonga		5-1-14
Josh Perez	Hemet		5/1/14
Cody Hoover	Hemet		5/1/14
[illegible] Branch	Hemet		
Azure [illegible]	Hemet		5/1/14
[illegible]	Hemet		5/1/14
[illegible]	Hemet		5/1/14
[illegible]	Hemet		5/1/14
[illegible]	Hemet		5/1/14
[illegible]	Hemet		5/1/14
[illegible]	Perris		5-1-14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
[illegible]	1672 Hollywood Way	915-665-029	5-1-14
[illegible]	370 Esplanade Hemet		5-1-14
[illegible]	3841 Betty Ct Hemet Ca. 92545	(951) 312-6172	5/1/14
[illegible]	561 Carmel Way Hemet, CA 92545	310 334 9929	5/1/14
[illegible]	29141 Twilight Hill Menifee, CA		5-1-14
[illegible]	3965 E. E 5th St. Beaumont CA 92223		
[illegible]	1811 Foster ave Hemet CA.		5/1/14
[illegible]	1917 [illegible] Hemet Ca		5-1-14
Antoinette Jenkins	3075 Stetson St Hemet CA	661-212-5553	5-1-14
[illegible]	4516 Country Grove Way Hemet, CA		5-1-14
[illegible]	4313 Amber Ridge Ln Hemet CA	92545	5/1/14
[illegible]	HEMET		5/1/14
[illegible]	HEMET		5/1/14
[illegible]	Hemet		5/1/14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Jason Boyer	4305 Cassiope Ct Hemet CA 92545		5/1/14
Jesse Valdez	2076 Garland way Hemet CA 92545		5/1/14
Andres Alcaraz	2076 Garland Way Hemet CA 92544		5/1/14
Richard Valdez	2076 Garland Way Hemet CA 92545		5/1/14
Matt Magnoni	35864 Algenon Ct " " 92596		5/1/14
ADAM TOSTADO	26720 DARTHMOTH AVE HEMET CA 92544	(951) 581-9323	5/2/14
John Alvarez	910 Constance St Hemet CA 92545		
April Campbell	3076 Hibiscus Point Hemet, CA 92545		5/2/14
Ben DeRen	2782 CYPRESS ST HEMET CA 92545		5/03/1
Robert Gomez	40686 Mayberry Ave Hemet CA 92544		5/03/
Armando Marquez	16530 Baseline Rd Fontana CA.		5/03/14
CARL PARKER	1509 PINEGLEN HEMET 92545		5/03/14
Steven Lawrence	30680 Sun Delight way Hemet 92545		5/03/14
Gloria Alvarado	803 Margaret Run 92543.		5/03/14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Craig Bell	712 Celebration ln.	951-210-9140	
NOEL ALVAREZ	998 Cypress Ct	(951) 392-9650	
Eric Day	554 Almond Rd.		5/2/14
Maria Lopez	3191 Mill Ridge Dr. Hemet Ca		
JOSH BRAY	1550 SHELBRAN CT		3/3/14
Quintonna Bradford	27043 columbia St Hemet, ca		3/3/14
David Lopez	1324 Rabbit peak Wd Hemet		3/3/14
Candy Villareal	41255 Gibbel Rd Hemet CA 92544		5/3/14
Samika Parker	1509 pineglen cir Hemet ca 92545		5/3/14
JERRY TOWNE	5152 Corte Cerato Hemet		
Rafael Alvarado	865 Coronado CT Hemet		
Miranda Hughes	43754 Castile canyon Rd. S.J.		5/3/14
Maria Hernandez	1195 Dutch mill RD		
Dayanna Hernandez	1195 Dutch mill Rd Hemet CA 92545		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
[illegible]	Hemet Ca 92545		5/03/14
Gary Jordan	San Jacinto 92553		5/5/14
Edward Lopez	Hemet ca 92545		5/3/14
Ruben Vierey	Hemet ca 92545		5/3/14
Jeremiah Jackson	1281 Lauderlin Hemet 92545		3 MAY 14
Juan Diaz Andar	1547 Pokomar 92545		5/03/14
[illegible]	297 Barona St San Jac		5-3-14
[illegible]	" "		5/3/14
Jose Tenario	1575 barebo		5-13/14
[illegible]	Hemet CA		5/3/14
[illegible]	HEMET CA		5/3/14
Troy Bernalane	1620 Hemet ca 92545		5-3/14
[illegible] Montoya	1536 S. State St.		5/03/14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
GREG RICHARDSON	217 MAHOGANY	(949)295-4957	5-3-14
Juan Arellano	3037 Sun Delight Way		5/3/14
Sherin Dero	29048 Eureka Rd	951 609 8730	
Gaylord Ly	9050 WARWICK ST San Jacinto		5-3-14
[illegible]	3575 Mono Way	(951) 634-3685	5/3/14
Bridget Helsel	35337 Sagrario Dr.	(951) 349-8879	5/3/14
Austin Parkin	3865 Rex Ford	951 760-0854	
Lisa TRESton	2675 Beech Tree	7605185743	
Kevin Triolo	6765 Fairview	951-445-8233	
Clifton Bailey	4446 Fenwren, Hemet	801-309-1025	
[illegible]	4223 Brookside Dr. Hemet		5/3/14
[illegible]	922 Wolley 84 Hemet	951 710 0[illegible]	5/3/14
David Redder	1878 Palomar Mtn Pl.	951-306-9[illegible]	

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Ethan Smith	381 E. Shaver st San Jacinto CA		
Alisa Villegas	PO Box 1035 Lemon Grove, CA 91946		5/3/14
Brad Nilson	3521 Moro Hill Rd Hemet CA		5/3/14
Jeff Russell	2075 Silver Drop Cir		5/3/14
L. Terrell	41600 Whisper Ridge Hemet 92544		5-3-14
Fabian ARBOLEDA	6161 SHIRAZ DR Hemet 92545		5/4/14
PATRICK	8180 ORTEGANO Hemet 92545		5-4-14
[illegible]	28910 Via Marsala Menifee 92584		5/3/14
Heather Pokington	3827 Vicksburg CA		
[illegible]	1718 Cagos Dr San Jacinto		5/3/14
Roy Bassey	4175 Amber Ridge Ln Hemet CA		5/3/14
[illegible]	4765 Creekridge Ln Hemet CA		5-3-14
Margaret Stinson	44940 Palm Ave Hemet CA		5.3.14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
[illegible]	[illegible]		
Ron McConnell	26461 Dale St Hemet 92545		
Greg Mayfield	876 Lexington St Hemet CA 92545		5-3-4
Juli Saenz	1639 Whitebrook Ln Hemet CA 92545		
Miguel	310 Ianto Dr San Jasinto CA 92583		
Kaila Stephens	1498 Fallbrook ave hemet CA 92545		
MARINA MILLACCI	1373 PLUMWOOD LN HEMET CA 92545		
Andrew Roberts	34831 Donald St Hemet CA 92545		
[illegible] Dope	750 N Kirby St Hemet CA 92545		
[illegible]	40325 Johnston ave		
Cory Hostetler	4295 Rainbow view way Hemet CA 92545		
[illegible]	398 N. Brinton, San Jacinto 92583		
Felicia Dixon	1072 N Sacramento St Orange CA 92867		

Total this page = 13

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Kim Lehwinck	Carnation Ave, Hemet CA 92545		5/3/14
Luis Caceres	1051 Diamonds st Hemet CA 92545		5-3-14
David Burlou	831 Polk ct Hemet CA.		5/3/14
Chris Moore	1097 N. state. St.		5/3/14
Lydia Ortiz	1231 Tori Dr Hemet CA 92545		
[illegible]	3821 Industrial ave co 92545		
Greg ESTES	4695 SHASTA BLUE LN, HEMET, CA 92545		
Don Shirley	27677 Hackberry Murrieta CA 92562		
Gloria Pando	218 W. Mayberry Ave Hmt Ca 92543		
[illegible]	176 Ray Ct S.J. 92583		
Kristie Goodwin	30585 Reding Rd Hemet Ca 92544	312-0407	
Shantel Williams	3210 Oregano Way		5/3/14
Carmella S. Ward	1015 S. Lyon 92543		

Total this page = 13

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
BENNIE ORTIZ	53670 CAVE ROCK RD	6197728627	5/3/10
Adria Ugalde	33875 Morris RD.	951 767 2364	
Sherry Bell	1393 Victoria Tr.	9513999609	5/3
Wendy Diaz	27195 Terra Vista St. 92544	951-306-[illegible]	3/4/2011
Alan Granados	2994 Cambridge ave		
Jose Arturo Camarena	245 Mahogany st San Jacinto Cal	92582	
MANUEL BARRAGAN	245 Mahogany St San Jacinto Ca.	92582	
EDGAR GUZMAN	926 SUNSET ST HEMET, CA	92545	
STARR HARRIS	3507 W. Stetson Ave #191 Hemet CA.	909-634-758[illegible]	
FRANCISCO HUERTA	1325 SEMANDOA Dr.	951 925 12 69	
DARRYL BROWN	4050 Green Gable	951-330-6086	
Nick Barrett	1211 Dotchmill Rd	951-[illegible]	
Martin Parks	752 west linn Point	(951) 818-7728	

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Helena Adams	4655 Cassiope Ct Hemet, Ca 92553		5-4-14
Stefani Allen	1670 Cazedo In. Hemet, CA 92545		5-4-14
Mary Boyle	3039 Cambridge Ave Hemet, CA 92545		
Sandra Contreras	600 Central Ave #8 Riverside CA 92507		5-4-14
Eduardo Dolan	43362 Bluffary St Hemet Ca 92545		5-4-14
Jesus De la Cruz	1595 Eagle Mountain Pl. 92545		5-4-14
Ruben Alarcon	532 Cedar Place		5-4-14
Jack Simpson	45055 State Hwy 74 #8 Hemet 92544		5-4-14
Brian White	1022 Merced Ave Hemet 92545		5-4-14
Paul Beard	14911 Yellette Dr Hemet 92545		
[illegible]	41 R Angelus Hill Hemet 92545		
Bill Gaye	2150 S Cawston Ave Hemet 92545		5/7/14
Judy McGaine	25130 Jutland Drive Hemet, Ca. 92544		

Total this page = _____

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Joseph Ross	4550 Evergreen DR. Hemet 92545		5/4/14
Thomas J White	4830 Creekridge Ln. Hemet 92545		5/4/14
Mary Ann Navarro	2e di AL Hemet 92545		PM34
George Orozco	25667 Moffe Cir Romoland 92585		5/4/14
Randy Colaya	7625 Lanbury Fontana CA		5-4-14
Filiberto Felix	2438 Rose Hemet, CA 92545		
Jonathan Woodbury	26323 Kathy ln Hemet, CA 92544		
Justin Leftridge	3086 Caper Bush court		
Jose Maysey	295 Clydesdale Ct 92582		
Gabriela Alegria	3820 Cougar Canyon Rd. 92545		
Gabriel Ramos.	14264 Aubrey CT. Fontana CA 92336		
Rafael Centeno	1477 Angelus Hill Rd Hemet CA 92545		
Juan Salas	1250 S. Cawston Ave Apt. C5		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
DIANE MATTINSON	RIVERSIDE		5-1-14
Michelle Jackson	1281 Lavender Lane, Hemet, CA	(541) 337-9140	
Deyteenan Harris	Moreno Valley		
James Greene	Hemet CA		5/1/14
Ray Nabors	Hemet CA		5/2/14
Jose Diaz	Hemet - CA		5/2/14
Joe Sasch	" "		"
Janice Olson	Hemet CA		5/2/14
Samatha Tennis	Hemet CA		5/2/14
Joyce montogrmy	Hemet CA		5/2/14
Liz Riggs	Hemet CA		5/2/14
Chuck Riggs	Hemet CA		5/2/14
Fred France Jr	Hemet CA		5/4/14
Cindy [illegible]	Canyon, CA		5-4-14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Anthony Stone	45689 Amazon St. Hemet		5/3/14
BRANDON COOK	3395 Morro hill Hemet CA		5/3/14
Juan Sepulveda	3277 Warley Rd.		5/3/14
Lashon Thomas	3251 Mill Ridge Dr		5/3/14
Teresa Baker	3251 Mill Ridge Dr Hemet		5/3/14
Nick Lorenz	4285 Rainbow View Way		5/3
CHRISTIAN [illegible]	41011 Burgess Ct		5/3/14
J. Stewart	836 Hemet, CA		5/3/14
[illegible]	1150 Ruby #114 Hemet Ca		5/3/14
James Herrera	3257 Mill Ridge Dr.		5/3/14
[illegible]	3251 Mill Ridge Dr.		5/3/14
[illegible]	[illegible]		5-4-14

Total this page = _____

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
[illegible]	31460 Red Mountain	951 553-[illegible]	5/3/14
[illegible]	2559 Bedford AVE Hemet, CA 92545		5-3-14
Eretta Hayley	40853 E Newport RD Hemet CA		5/3/14
Steven Taylor	1009 Blessing Way Hemet, CA 92543		
Josh Cyer	28180 War Admiral St Moreno Valley CA 92555		
James Gaddis	41152 Sunset Ln Hemet CA 92544		
Lucino [illegible]	33875 MORRIS RD HEMET CA 92544		
Carl Chipp	3064 Cambridge Ave Hemet CA 92545		
ELOY RODRIGUEZ	4100 W. THORNTON AVE APT E2 92545		5/4/14
Jim Ying ST	Box 3143 Hemet Ca. 92546		5/4/14
David Cazier	775 Haley Way Hemet CA 92543		5/4/14
Jeremy Hays	1680 ELMBRIDGE HEMET CA 92545		5/4/14
Robert Woods	5000 S. gramercy pl LA CA 90062		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Dawn Cordova	27505 California Ave Winchester CA 92596		5/4/14
Jeff Burian	4705 Willowglen Way		5/4/14
Javier Alvarez	28525 Shady Ln. Winchester		5/4/14
Alfonso DeCosta	28525 Willowglen Way		5-4-14
Jesse Pentecost	610 Bellflower Hemet Ca 92545		
J. Parks	8160 Small Pine Trail Hemet 92545		
[illegible]	2194 Carnation Hemet 92545		
Terry Braggs	3250 Fairhill Lane Hemet CA 92545		
TERESA VANDA	5726 W. THORNTON	9510237305	
Marlon Johnson	1600 Red Clover Ln. Hemet	951.375.6275	
JACOB LOVE	2416 CYPRESS ST HEMET CA 92545		
Samuel Hooper	2223 Snapdragon Ct. Hemet CA 92545		
Steve Thurgood	919 Wetherly St. Hemet CA. 92545		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Stephanie Daly Hellwitz	3180 Oregano Way, Hemet Ca 92545		
Chris Mitchell	46092 walnut St. Hemet, CA 92543		
Krisdesha Jackson		951 378-8267	
MILTON EARLS	1849 overland CT. Hemet CA 92545		
Silvestre chavez	4490 DUSKYWING RD. HEMET CA 92545		
DALSHAN DUNAWAY	1655 [illegible] Hemet CA 92542		
Bill Stevenson	1447 RABBIT PEAK way		
MIKE CORDOVA	(951) 599-5111		
Daniel Delgado	951-473-0609 4925 Duskywing Rd Hemet CA		
Axel Serrano	939 W. Thornton Ave Hemet CA 92545		
Ben Reina	4432 Brookside dr Hemet ca 92545		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Roy A Garcia	3842 Rex Road Dr.		5-5-2011
DAVE KUCERA	1873 BEE BALM	N/A	5/5/2011
JUNO PEREZ	18192 8ST BLOOMINGTON.		
Jason Wetzel	43619 Winding Sonora		5/5/2011
GIK Sales		951-665-7085	
Arturo Garcia	525 e. Thorton Ave		
Austin Stafford	895 buena vista st	N/A	5/5/11
Andrew White	3376, Double Butte st.		5/3
Jose Villalobo	229 west 42nd Pl LA 90037		
Jerome Mosley	3072 Thyme ways		
TAMARA JONES	42085 Abbott Ln. Hemet, CA	92544	
Kaycie Lerma			
Robert German	1220 Manorwood Dr Hemet Calif	92545	
Omar Cervantes		951-375-6644	

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
[illegible]		951 3654988	5-54
Joe Johnson		951 3929217	
Ebony Rodgers		(951) 467-5476	
Joseph Mugoi		951 663 6872	
Michael Huckstep		951 305-7038	
Caron Friend		951-541-2541	
Darren Hutchison		951-282-6545	
Mark Collins		951-766-7520	
Gabriel McNeill		951-357-2884	
Margarita Baldwin		951-305-1364	
Jermiah Johnson		951 378 5153	
Sarah Hill		(951) 871-0636	
[illegible]			
James Thayer			

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Howard Marlow	1756 7th St Hemet CA		
William Campbell	1442 Northern Lane Hemet Ca		
[illegible]	28613 Midsummer Ln. Menifee Ca 92584		
Gilbert A. Salcedo	257 Carnavish Dr Hemet CA 92545		
James Fox	6077 Icelandic St. Corona CA 92880		
Fernando Blanco	San Jacinto CA		5-4-14
Brian Lenz	2367 Rose Ave Hemet, CA		05-04-14
Jack Catanzaro Jr	2045 Hametree Way Hemet CA, 92545		5-4-14
Luis Duran	Hemet CA 92545		
Danici Reynolds	4141 Cougar Canyon rd, Hemet, CA 92545		5/4/1
[illegible]	3625 Sandmont Dr 92545.		
[illegible]	1909 Spring White Rd. 92545	943-5530	
Jonathan Rano	41380 Wade Ln Hemet CA 92544		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Miguel A Martin		310-920-4159	
[illegible]		951 845 5116	
[illegible]			
Gilberto Alegria		951 5506634	
[illegible]			
James Buchanan	951-575-6991	951-956-9457	
[illegible]		951 567-1767	
Jose Beltran		(951) 306-2987	
[illegible]		951 956-1082	
[illegible]		(951) 692-1680	
[illegible]		(951) 658-9309	
[illegible]		(951) 607-1229	
[illegible]		909-489-2366	

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Dominic [illegible]	3188 Oregano Way		5/5/14
Tinnerra King	Veronica Trail	9513496708	5-9-14
[illegible]	1304 [illegible]	951 277 1750	5-6-14
April Brown	1250 S Cawston	951 490 0463	5/5/14
Sylvia Ortiz	3296 S Murphy		5/5/14
Deon Hollins	656 Reeve [illegible]	323-455-9412	5/5/14
Freddie Hayes	28813 Pebble Beach Dr	951-292-2454	5-5-14
Ray Stuck	3503 W. Stetson Ave	Hemet 92545	
Justin Clark	35008 palatenor Clark	pala	5-5-14
Kaynon Mills	11131 Channing Street apt 71	Riverside 92505	9512212740
Jeredich Dirks	3449 W. Thornton Ave	951 337 2089	5/5/14
Tony Sisouphanh	3449 W Thornton Ave	951 380-9063	5/5/14
Ashia West	1269 Orange Tree	Beaumont 9093320505	5/5/14
Lamar Tyson Colbert	(909) 279-7622		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Aaron Bell	178 Mahogany Street		
Armen Zenned Zen	331 Sobora St Hemet		5-5-2014
[illegible] Stew	4100 Lindwing Hemet		5/5/14
Kaylla Horner	4100 West thornton Ave APT B3		5/5/14
Pedro Arellano	3126 Wumbledon WEX Hemet Ca		5/5/14
Rick Anderson	4200 Cross Pl Sanford Hemet		
Malcolm McFarland	1670 Wrentree Way Hemet Ca. 92545		05/05/14
[illegible]	1069 Bezbalm RD		5/5/14
MARCOS RENTERIA	1890 OPATCOTIA	952 200 0945	5-5-14
Cockney Bunge	2173 Carnation Ave Hemet 92545		5-5-14
Henry Parks	1418 Angelwood Hill RD Hemet 92545	951-760-8643	
[illegible]	29460 Cherry Ln, San Jacinto 92583		
Miguel Gomez	2042 Lasson Court Hemet Ca		92545
[illegible]			5-5-14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Mario Tosano	500 Liberty St		5-5-14
Nicole Sanchez	3180 Oregano Way Hemet	951 357-4150 (text)	
Perry Hawkins	1457 Angels Hill Rd. Hemet 92545		
Kashawn L. Foreman	1576 Veronica Trail 92545		5-5-14
PAUL GONZALES	1365 DUSTY HILL RD HEMET 92545		5-5-14
Jordan Williams	505 Santa Ana Highland CA 92346		5/5/14
Ramon Bosnia	San Juan Capo, Ca. 92582		5/5/14
Lydy Mercado	1581 Hackney St		5/5/14
Victor Tambuatco	1005 Merlot Way		5/5/14
Carlos Sullivan	Hemet		5/5/14
John Gomez	Hemet		5/5/14
Nicole Marshall	Hemet		5/5/14
James Stevenson	1442 Rodney Lane Hemet		5/5/14
[illegible]	716 Sacramento St Vallejo CA		5/5/14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Josh Martz	44131 B St Hemet CA	951-990-1752	5-5-14
Brandon Cerkas	31657 Lumbert Ct Temecula CA		
Selina Mendez	4445 Cove St. Hemet CA 92545		5-5-14
Andrew Hurley	2236 Cimarron Ave Hemet CA 9176 5231		
Debra Davis	1250 Manassas Dr Hemet CA. 92545		
Dave Mulligan	1000 Gilbert Hemet, CA		5-5-14
Kevin Sintaski	1697 N. State St. Sp #168	(951) 972-9200	5/5/14
CHET CHHUM	Pumpkin St	(951) 796-2469	
Santiago Enrico	4118 Cimarron Hemet		
Garrett Breed	4397 Willowcreek Ct. Hemet CA 92545		
[illegible]	42380 Cobb Rd. Hemet CA 92544	951-265-9504	
Jerome King	1562 Sweet Basil Cir 92545, Hemet, CA		
James Goodson	1342 Oak Haven Way		

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Anda Bono			
Jennifer Tennant	Hemet CA		5-5-14
Martinez Wesley	Hemet CA		5-5-14
Leonid Vyezhanskiy	Hemet, CA		5-5-14
Richard Steffa	Hemet, CA		5-5-14
Yulisha Gomez	Hemet CA		5-5-14
Adam Creech	Hemet CA		5-5-14
Manuel Gallegos	Hemet CA		5-5-14
Ty Aubert	Riverside CA		5-5-14
Micah Stitt	Hemet CA		5-5-14

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Mary Hadley	41125 McDowell St Hemet 92544		5/5/14
John MYODEN	909 BURTON ST, HEMET, CA		5/5/14
RUSSELL HUGHES	1449 Blue Jay Way Hemet CA		5/6/14
ALEXANDER AGUILAR	1250 S CAWSTON		5/6/14
Scott DeWeerdt	39673 Granja CT Temecula 92591		5-6-14
Philip Brock	1272 Bee Balm RD		5/6/14
Alec Sherman	2368 Honeysuckle Rd. 92545		5/6/14
Craig Mathews	2770 W. Devonshire		5/6/14
LAUREN SILVAS	P.O BOX 176 San Jac. 92581		5/6/14
Eric Seipel	30171 Amber Ln.		5/6/14
Saul Lopez	(310) 901-9064		
Dayton Davis	951 322 5670		
Mike	909 923 0995		

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TO THE CITY OF HEMET:
We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Shaun Norton			
Ryan Schug		951-722-1174	
Jesse Camacho		951-537-9501	
Jimarvin Lackey Berg		951-926-7829	
Sonia Rueles		951-987-5254	
		(909) 693-9-78	
Judy Garcia		(951) 807-8128	
Salvador Sanchez		951-813-05-70	
Brandon Negrete		619.633.0691	
Tiffany Negrete		760 390.8527	
Randy Bud		951-750-2995	
Sarah Timpson		9514913966	
Ryan Gonzalez		9514733472	
Marcia Calles		951/403.1985	

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Page 31 of _____

TO THE CITY OF HEMET:

We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Hannah Alcaraz	27024 S San Jacinto St Hemet CA	N/A	5/6/14
Samantha Johnson	24625 Orange Blossom Apt D Hemet CA 92544	9512921154	5/6/14
Terrell Johnson	31047 Sage Ct. Winchester CA 92596	5993348	5/6/14
[illegible]			
Melinda Barry			
Jose A. Heredia	304 Myrtle Pl. Hemet	N/A	5/6/14
[illegible]	1486 Dusty Hill Hemet Ca, 92545		5/6/14
Greg Jimenez	30505 Canyon Hills Rd el Sinor		5/6/14
Shelly Headley	1491 Lechuga San Jacinto 92582		5/6/14
Teresa Landa	5120 W. Thornton		5/6/14
[illegible]	949 Valverde		
Logan Fields	1394 Rabbit Peak Cir		5/6/14
Jose	Riverside, Ca	5/6/14	

Total this page = _____

TO THE CITY OF HEMET:
We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
[illegible]	po box 807 winchester		
John McCoil	8027 Cawston hemet, ca.		
[illegible]	920 Burton St. Winchester CA.		
[illegible]	1356 Pepper tree Hemet, calif		
Marlene Rodriguez	800 Mynes St. San Jacinto		
Clay Painter	1277 Bee Balm Rd Hemet CA 92545		
Demetrius Charlot	1442 nutmeg Ln Hemet CA 92545		
Robert Jasper	4350 Pine white Rd Hemet 92545		
Randy Romero	4336 Willow Creek Rd, Hemet 92545		
Brooklyn Guerrero	4370 Hollyvale Ln, HEMET 92545		
Austin Stafford	825 S buena vista St. Hemet 92543		
Nathan hill	3356 morro hill hemet, Ca 92543		
JEFFREY BAKER	4000 COYOTE CANYON HEMET, CA 92545		

Total this page = _____

TO THE CITY OF HEMET:
We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Mike Bell	1310 N. 5th St. Philadelphia PA 19122		5/7/14
MIKE JOHNSON	42215 STETSON AVE.		5-6-14
Daniel Hernosilla	4435 Hollyvale Lane Hemet CA. 92545		5/8/14
JACOB [illegible]	3580 Moro Hill Rd.		5/6/14
Zayda Deguzman	4030 Blue Copper Way, Hemet CA 92545		5/7/14
[illegible] Dan Hoed	140 E. Stetson Ave Hemet, Ca 92543		5/7-14
KYLE LUKE LAMONTAGNE	1536 S. STATE STREET HEMET, CA 92543		5/7/14

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Attachment No. 7

Planning Commission Staff Report, July 15, 2014

City Council
October 14, 2014

AGENDA #5

Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director EP for Deanna Elliano
Emery J. Papp, Principal Planner EP

DATE: July 15, 2014

RE: **CONDITIONAL USE PERMIT NO. 14-003 (76 GAS STATION, PAGE PLAZA)** – A request for Planning Commission review and approval of a Conditional Use Permit for an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) from 6:00 a.m. to 2:00 a.m., seven days a week, and to make a finding of public convenience or necessity as required by the California Department of Alcoholic Beverage Control at an existing 76 gas station located at 1111 Sanderson Avenue, on the west side of Sanderson Avenue south of Stetson Avenue.

PROJECT APPLICANT INFORMATION

Applicant:	Robert Zakar, Just 4 Fun, LLC
Agent:	Robert Zakar
Project Location:	1111 Sanderson Avenue
APN:	460-250-023

RECOMMENDED ACTION:

The Planning Department recommends that the Planning Commission take the following action:

1. Adopt Resolution Bill No. 14-019 **DENYING** CUP 14-003, based on the information and Findings contained in Resolution Bill No. 14-019.

PROJECT DESCRIPTION:

The Applicant filed an application for a Conditional Use Permit, requesting approval of an upgrade from its existing Type 20 Off-Sale ABC License for the sale of beer and wine for off-site consumption, to a Type 21 General ABC License for the off-site consumption of beer, wine and distilled spirits. The City of Hemet Municipal Code requires a CUP for an

upgrade of an existing ABC license for this type of use, and that the Planning Commission make findings of Public Convenience or Necessity as required by the California Department of Alcoholic Beverage Control (ABC). The location of the proposed use is an existing 76 gas station with a mini-mart store located at 1111 Sanderson Avenue in the Page Plaza Specific Plan.

The entire operations of the 76 station are open 24 hours including the automated gas pumps, the mini market, and the carwash. The Applicant currently sells beer and wine between the hours of 6:00 a.m. to 2:00 a.m., seven days a week when the store is open dedicating approximately 245 square feet of floor space (approximately 6.1% of the floor space) including reach in cooler space for the sale of these items. The proposal is to add a locked glass case containing spirits for sale, which would be placed on a countertop behind the cash register, where only employees would be able to access the liquor. The space would add approximately 30 square feet, bringing the total approximate floor space up to 275 square feet dedicated for alcohol sales (approximately 6.9%). The Applicant has stated alcohol sales will comprise no more than 10% of total square footage of existing floor area, and is accepting of a condition to limit the sales area to this percentage. The Applicant proposes an upgrade from an existing Type 20 ABC license to a Type 21 General ABC License, which will not add to the total number of licenses in Census Tract 435.04. However, the Census Tract is currently over-concentrated with both Type 20 and Type 21 off-sale licenses pursuant to thresholds established by the ABC, and discussed in more detail in this report. This scenario does not further the over-concentration of retail licenses within the Census Tract or in the City of Hemet, but will result in an increase in the number of Type 21 licenses in the area and sets a precedent for Type 21 licenses at gas station mini markets. There are currently twelve (12) gas stations in the City of Hemet that sell beer and wine with a Type 20 ABC License, and there are two (2) gas stations in the unincorporated areas of the City's sphere of influence that also sell beer and wine with a Type 20 ABC License.

PROJECT SETTING

The entire site consists of approximately 1.44 acres containing one (1) mini market building with an attached carwash. The mini market building is approximately 4,000 square feet and is a standalone building at the northerly portion of the site. The 76 gas station operates 24 hours. According to the applicant there are always one manager or assistant manager on duty, and at least three employees on duty at all times.

The project setting can also be seen in the following materials attached to this Project Analysis:

- Aerial Map (Attachment No. 3)
- Photographs of Site (Attachment No. 4)
- Surrounding Zoning Map (Attachment No. 5)
- Surrounding General Plan Land Use Map (Attachment No. 6)

	LAND USE	ZONING	GENERAL PLAN
Subject Site	76 Gas Station with carwash and market	Specific Plan (SP00-1 - Page Plaza)	Community Commercial
NORTH	Walgreen Drug Store	Specific Plan (SP00-1 - Page Plaza)	Community Commercial
SOUTH	Existing Single-Family Homes	Planned Community Development (PCD 79-93 - Page Ranch)	R I (0-7 dwelling units per acre)
EAST	Industrial and Single Family Residential Homes (Willow Walk)	M-1 (Light Industrial) and Specific Plan No. 00-2 (Stowe Pasco) - for single family residential.	Industrial and Low Density Residential
WEST	Page Plaza Shops and Restaurants	Specific Plan (SP00-1 - Page Plaza)	Community Commercial

ANALYSIS:

Development Review Committee (DRC) Review:

The Development Review Committee (DRC) reviewed the project on April 24, 2014. There were no comments by any departments except for the Planning Department and the Police Department. There are no interior or exterior improvements proposed by the applicant prompting no comments from Building, Engineering or Fire.

The Planning Department expressed concerns to the Applicant that the proposed use would be the first gasoline station in Hemet to have a Type 21 General ABC License, expressing concern that an approval of the request would create an unwanted precedent. Staff also expressed concerns related to undue concentration within Census Tract 435.04 in which the 76 gas station and convenience store is located.

Planning Department:

Under Ordinance No. 1858, any existing alcohol sales outlet in the City, and any new alcohol related use that wishes to establish or expand its ABC License Type in the City of Hemet are subject to nine (9) operational standards and additional conditions of approval that may be added by the Planning Commission. These operational standards can be

found in Section 90-90(g) of Ordinance No. 1858. The operational standards have not been evaluated by staff at this time because it staff's recommendation to deny the project due to the issue of over-concentration.

However, when a Conditional Use Permit is requested, there are four (4) supplemental findings that must be made allowing the sale of alcoholic beverages under Ordinance No. 1858, in addition to the findings that must be made for a Conditional Use Permit. All of the findings can be found in Attachment No. 1, PC Resolution Bill No. 14-019. Section 90-90(f)(1) of Ordinance 1858 identifies required separation requirements, which are further discussed below:

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. *The use is located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;*

The proposed project meets all of the above separation requirements.

b. *The use is located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use is located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

Police Department:

Sergeant Gibbs from the Hemet Police Department researched Police calls to this specific location for 2013 and current to May 2014 and prepared a letter to the ABC dated May 7, 2014 (Attachment No. 7). Sergeant Gibbs reported a low number of service calls at the gas station (72 calls for service) and that very few of the calls made were for

alcohol related offenses. Sergeant Gibbs also looked up the number of licenses issued by ABC in Census Tract 435.04 and discovered out of the nine (9) active off-sale licenses, four (4) of them are for Type 21 General, and a maximum of four (4) are permitted before ABC considers the tract over-concentrated for Type 21 licenses. As such, ABC will require a finding of Public Convenience or Necessity prior to issuing the license.

Law Enforcement Problem:

It is evident from Hemet Police Department Sergeant Gibbs' letter to the ABC (See Attachment No. 7) that there are few calls for service to this general location and the nature of the majority of these calls for service are for non-alcohol related offenses. Statistics prepared by the Hemet Police Department indicate that there were 72 calls for service to the 76 gas station in the last 18 months and of these, only three (3) calls were directly related to alcohol offenses such as public intoxication. Another nine (9) calls were indirectly related to alcohol, such as shoplifting. The owners of the 76 gas station have also provided several letters of support from city officials in neighboring San Diego County who praise the owners for their sound business practices and contributions to their community. However, the potential intensification of the proposed use, and possible conditional approval of the ABC License upgrade will set a precedent for other gas stations in the City of Hemet and surrounding areas.

Undue Concentration:

The project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion therof. As shown in the Table on Page 8 of this report, there are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. There current number of Type 21 licenses is over the threshold and, therefore, staff finds that the findings for public convenience or necessity can be made.

Pursuant to City of Hemet Ordinance No. 1858, Section 90-90(h)(2), the Planning Commission shall make a Public Convenience or Necessity determination when a proposed use requires approval of a Conditional Use Permit. Through the ABC licensing process, local jurisdictions may approve the issuance of an ABC license within Census Tracts having an Undue Concentration, when the decision making body makes findings of Public Convenience or Necessity. Such Findings indicate that the City supports the proposed use, even when the threshold for the number of ABC licenses within a Census Tract has been exceeded.

Public Convenience or Necessity Findings:

Pursuant to Hemet Municipal Code Section 90-90(H)3, the following public convenience or necessity findings must be made, as required by Ordinance 1858, to approve the Conditional Use. Staff recommends that the following findings cannot be made:

a. *The public convenience would not be served by the establishment of the proposed use.*

   Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), the entire City of Hemet currently has an overconcentration ratio of 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have three (3) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses.

b. *The proposed use is anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

   The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes, including more serious criminal offenses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors currently encountered at these existing uses in the City of Hemet.

c. *The proposed use would be detrimental to the public health, safety or welfare.*

   The proposed use would further the over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only.

d. *The proposed use would increase the severity of existing law enforcement or public nuisance problems in the surrounding area.*

   The Hemet Police Department maintains statistics that the proposed use will adversely impact law enforcement activity or other public nuisance problems by providing another outlet for strong alcoholic beverages in an already over concentrated Census Tract.

e. *The proposed use is not consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 20 Off-Sale General ABC License. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License. The Census Tract is already over-concentrated with Type 21 ABC Licenses and, therefore, the proposed conditional use is neither necessary nor convenient.

Gas Stations in the City of Hemet that sell Alcoholic Beverages:

Staff has determined from information gathered from the ABC website that there are currently twelve (12) gasoline stations located within the City of Hemet that currently sell alcoholic beverages. All of these current locations have Type 20 ABC licenses meaning that none of them currently sell spirits. In addition, there are two (2) gas stations in County areas surrounding Hemet that also sell alcoholic beverages. They, too, have Type 20 licenses to sell beer and wine only.

Planning staff and the Police Department believe that allowing the 76 gas station located at 1111 Sanderson Avenue to upgrade to a Type 21 General Off-Sale ABC License would set an unwanted precedent for licensing upgrades.

CENSUS TRACT INFORMATION:

The California Department of Alcoholic Beverage Control (ABC) is the regulatory agency that issues licenses for the sale of alcoholic beverages. Due to the number of existing ABC licenses in the County of Riverside, ABC is not issuing new licenses within the County at this time. As a result, the only way for a business owner to obtain a new ABC license is to purchase the license from an existing business in Riverside County. ABC's threshold for issuing Off-Sale licenses is one retail license for each 2,500 people within a Census Tract. When this threshold is exceeded, the Census Tract is deemed to have "undue concentration," or more licenses issued than recommended. When considering "general" retail licenses, or on-sale, off-sale, and other miscellaneous types of ABC licenses combined, the threshold drops to one license for each 1,250 people within a

Census Tract. However, the Applicant already has an existing ABC license and is requesting an upgrade to a Type 21 General License.
The following Table shows statistics that were obtained by ABC for Census Tracts 435.05, 435.04 (in which the project is located) as shown in Attachment No. 8, and 435.03. The following Table indicates the total number of retail licenses within each Tract, the breakdown of Type 20 (Off-Sale, Beer and Wine) and Type 21 (Off-Sale, Beer, Wine and Distilled Spirits) located within each Tract, the breakdown of Type 40 (On-Sale, Beer and Wine) and Type 41 (On-Sale, Beer, Wine and Distilled Spirits) located within each Census Tract, and "other" licenses.

				Existing Off-Sale ABC Licenses		Existing On-Sale ABC Licenses		
Census Tract No.	2010 Population	Total ABC Licenses	Allowable Concentration	Type 20	Type 21	Type 40	Type 41	Other ABC Licenses
435.05	2,911	2	2		1			1
435.04	**7,743**	**17**	**6**	**5**	**4**	**0**	**5**	**3**
435.03	4,112	21	3	2	7	0	6	6

The statistics shown in the table above indicate there is already undue concentration, multiple times over, within the Census Tract the subject site is located within. The surrounding Census Tracts are also over-concentrated or at the current suggested limit for alcohol points of sale.

PUBLIC COMMUNICATIONS RECEIVED

Property owners located within a 1000 foot radius of the project site were notified of the public hearing on July 3, 2014 with a 10-day hearing notice in addition to a public notice in the Press Enterprise.
At the time of report preparation, staff had received numerous letters of endorsement for the Kassab Family, their contributions to the communities in which they have existing businesses, and other community groups. These letters are included as Attachment No. 9. To date, staff has not received any letters or comments from the public in opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

CEQA REVIEW

Planning staff has reviewed the proposed project which is a request to upgrade an existing Type 20 ABC Off-Sale License to a Type 21 Off-Sale license, and has recommended denial of the project. Under Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves. Should the Planning Commission rule against the recommendation of staff and approve the proposed conditional use, then staff will return

with an appropriate CEQA action and an appropriate Resolution Bill, including appropriate Conditions of Approval for the project at a later date.

REPORT SUMMARY

In 2012, The Hemet ROCS Executive Committee identified a need to adopt standards for alcoholic beverage sales in the City of Hemet and charged the Planning Division to work with the City Attorney's office to update the City's Zoning Code in this regard as one of the proposed new Hemet ROCS ordinances. Staff and the City Attorney crafted an Ordinance that was reviewed by the Hemet ROCS Citizen's Advisory Committee, the Planning Commission, and ultimately garnered a unanimous approval from the City Council. Ordinance No. 1858, which added section 90-90 to the Hemet Municipal Code to regulate alcoholic beverage sales, became effective on February 21, 2013.

Staff's objection to this proposed use is not related to the number or type of police department calls for service, nor does staff believe that the recommendation is a poor reflection on the business practices of the owner/operator. Staff is concerned about the intensification of the existing use, the potential for the intensification to have adverse impacts as noted in Hemet Police Department statistics for alcoholic beverage outlets that sell beer, wine, and distilled spirits for off-site consumption, and does not believe that the findings for public convenience or necessity can be made for this project.

Pursuant to the required findings established under Ordinance No. 1858, staff has recommended denial of CUP 14-003. According to the California Department of Alcoholic Beverage Control, there is an existing undue concentration of alcohol licenses issued within this Census Tract and adjacent Census Tracts. Allowing this use, making findings to allow the sales of alcohol at this location, and making findings for Public Convenience or Necessity is not recommended by The City of Hemet Police Department and Planning Division Staff for the reasons noted in the Staff Report and contained in the proposed Resolution Bill No. 14-019.

Respectfully submitted,

Emery J. Papp
Principal Planner

Reviewed by:

Deanna Elliano
Community Development Director

ATTACHMENTS

1. PC Resolution Bill No. 14-019 recommending denial of CUP 14-003
2. Site Plan and Floor Plan
3. Aerial Map

4. Site Photos
5. Zoning Map
6. General Plan Map
7. Hemet Police Department Letter to ABC, May 7, 2014
8. ABC Information for Census Tract 435.04, July 8, 2014
9. Letters of Support for Applicant and Project
10. Additional Information Submitted by Applicant
11. Petition of Support Submitted by Applicant

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet Zoning Ordinance
Contents of City of Hemet Planning Department Project File CUP13-004

Attachment No. 8

Planning Commission Meeting Minutes, August 5, 2014

City Council
October 14, 2014

PLANNING COMMISSION

MEETING MINUTES

DATE: **AUGUST 5, 2014** **CALLED TO ORDER: 6:00 P.M.**

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

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Rick Crimeni, Vince Overmyer
ABSENT: Commissioner Michael Perciful

Invocation and Flag Salute: Commissioner Vince Overmyer

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of July 15, 2014

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chairman Vasquez to **APPROVE** the Minutes of the Planning Commission meeting of July 15, 2014.

The **MOTION** was carried by the following vote:

AYES: Chairman John Gifford, Vice Chair Greg Vasquez, Commissioner Vince Overmyer
NOES: None
ABSTAIN: Commissioner Rick Crimeni
ABSENT: Commissioner Michael Perciful

3. PUBLIC COMMENTS:

There were no members of the public who wished to address the commission regarding items not on the agenda.

CONTINUED PUBLIC HEARING ITEMS

4. CONDITIONAL USE PERMIT NO. 14-001 (CIELO ABIERTO TIERRA FERTIL CHURCH) - A request for Planning Commission review of a Conditional Use

Permit for the operation of a 4,000 square foot church located within an existing 8,000 square foot building, previously used as a church, located at 3590 West Florida, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301. (Continued from 7/15/14 meeting.)

PROJECT APPLICANT INFORMATION:

Applicant:	Cielo Abierto Tierra Fertil Corporation
Planner:	Emery Papp, Principal Planner
Authorized Agent:	James Irvin
Project Location:	3590 W. Florida Avenue
APN:	448-240-018

(PowerPoint presentation by Planner Papp.)

Chairman Gifford noted that Vice Chair Vasquez had arrived. He also asked Planner Papp if there were any tenants surrounding the proposed church who were closed on Sunday, and has there been any indication there are other special meetings, projects, get-togethers, anything outdoors they will be planning.

Planner Papp indicated that the Horizon Solar Call Center site, with 80 or 90 employees, is closed on Sundays. He said they have not been notified of other events, but staff believes there would be ample parking spaces.

Commissioner Crimeni asked if Valley Golf opened on Sunday. Planner Papp said it is not, at least not during the summer months.

Vice Chair Vasquez wanted to know who is responsible for the maintenance of the lot and the associated area and if there are CC&R's controlling traffic for that complex.

Planner Papp said he would have to defer to the applicant for an answer to the maintenance question, but thought at present there are no shared parking agreements, which is why staff requested as a Condition of Approval that they record a parking agreement for the two parcels they propose to use for parking.

Chairman Gifford again opened the public hearing and asked the applicant to come forward.

Commissioner Overmyer asked if the wall separating the Valley Golf Course and the existing building was a sound wall. He also brought up the possibility of band practicing for the Sunday services, but did not think that was an issue because the business next door was closed on Sunday.

Mr. Jim Irvin, authorized agent, stated it is a 2 X 6 type of wall, which probably has some type of a sound insulation. He also remarked that the owner, Mark Minkoff, would be responsible for the maintenance of the outside areas, but the inside of the church would be maintained by the church. He also said the church would be amenable to adding landscaping.

Planner Papp clarified that there is a condition of approval that states the applicant must keep the site free of trash and debris.

Emmanuel Sanchez, 4930 Blue Copper Way, Hemet, stated he has been a part of this church community for a while, and the pastor has been there 20 years. He said the members are excited about occupying this building and serving the community.

Chairman Gifford asked about the type of church services they practice.

Mr. Sanchez stated that the routine they follow on Sunday mornings is four or five songs, nothing out of the ordinary and for the last five or six years they have been occupying a multipurpose room at the Rancho Viejo Middle School in Hemet.

With no other public members wishing to speak, Chairman Gifford closed the public hearing and asked for comments from Commissioners.

Both Commissioner Overmyer and Chairman Gifford thanked the church members who attended the Planning Commission for coming and showing their support for the church and the community.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Rick Crimeni to ADOPT Planning Commission Resolution Bill 14-018 **APPROVING** Conditional Use Permit 14-001, based on the information contained in the Resolution Bill 14-018 and directed staff to file a Notice of Exemption with the County Clerk.

The MOTION was carried by the following vote:

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

5. <u>CONDITIONAL USE PERMIT NO. 14-003 (76 GAS STATION, PAGE PLAZA)</u> - A request for Planning Commission review and approval of a Conditional Use Permit for an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) from 6:00 a.m. to 2:00 a.m., seven days a week, and to make a finding of public convenience or necessity as required by the California Department of Alcoholic Beverage Control at an existing 76 gas station located at 1111 Sanderson Avenue, on the west side of Sanderson Avenue south of Stetson Avenue (Continued from 7/15/14 Meeting).

<u>PROJECT APPLICANT INFORMATION</u>:

Applicant: Robert Zakar, Just For Fun, LLC
Planner: Emery Papp, Principal Planner
Project Location: 1111 Sanderson Avenue
APN: 460-250-023

(PowerPoint presentation by Planner Emery Papp.)

Commissioner Overmyer noted that the ABC sets the concentration of licenses. In this case, how did the concentration levels get to the present levels? Were there some approved that should not have been?

Planner Papp indicated that ABC can issue licenses if the City does not protest, which was part of the problem in the past. Currently the number of licenses citywide is over the threshold of 66. On top of that, there are restaurants and retailers, which also have licenses, and many of those are exempt. There were also licenses issued before the new regulations for alcohol sales went into effect.

Commissioner Overmyer responded that the current applicant seems to run a clean establishment, and with the difficulty of parking, etc., at Walmart and Walgreens, he saw this as a convenience issue.

Chairman Gifford asked what the census tract covers. He was worried that the census tract covers all the shopping areas and takes in a few residences, but it becomes a skewed number, commercial to residential.

Vice Chair Vasquez noted in the report on page five of ten, there are nine active off-sale licenses, four for Type 21, with a maximum of four permitted. Therefore, if this license changes from a 20 to a 21, that is where the over concentration occurs.

Planner Papp explained the statute and the math involved. Therefore, staff finds that a public convenience and necessity finding cannot be made. If a conversion is made from a Type 20 to 21 license, they will be issued a new license number, but they surrender the Type 20, so it is not saleable.

Vice Chair Vasquez asked if staff anticipates a run on additions to gas stations asking for Type 21 licenses if this one were approved.

Planner Papp said that is staff's concern. Staff views this as a test case. They are concerned that approving this license would be a signal to other service stations. Statistics show that Type 21 licenses across the board on average have a higher number of calls for service than a Type 20 does.

Commissioner Overmyer asked if this would set a legal precedent where other requests for Type 21 licenses could not be denied.

City Attorney Jex explained that they would have to evaluate each one on the facts presented on each license. They would not be bound by it, but it would send a signal that these are the findings you are more likely to make.

Chairman Gifford asked for comments from the applicant, and Robert Zakar (10451 Harvest View Way, San Diego) approached the lectern.

Mr. Zakar explained that he is the representative for the owners of the project, noted that the owners are his uncles. He gave some personal background concerning his involvement in projects such as this. He mentioned that the staff report mentions a locked glass case for the distilled spirits. They only proposed alcohol behind the counter. He also reported that the ABC would cancel the Type 20 license when it gives the Type 21, so the concentration level will not change.

He then explained the owners' commitment to the community and maintaining a safe and clean establishment. He said that the Staff Report made multiple references to this use setting an unwanted precedent. He understood staff's concern about the potential of setting a precedent. He also stated that they wish to set a precedent as being good partners with the community, the police, and the schools, a standard that other similar businesses will need to follow to remain competitive.

He noted that he did not feel that "precedent-setting" was a legal argument, and that convenience and necessity were elements that they could provide more satisfactorily than some of the larger retail establishments. He also mentioned that their operators are schooled in identifying intoxicated buyers and would refuse to sell to them. Also, buying a six-pack of beer would make it easier to pop a can and drink while driving, while spirits are usually combined with other types of liquors for mixed drinks, which is done in an environment other than while driving a car.

Chairman Gifford asked how much, in terms of additional business, they expect to generate through sale of distilled spirits.

Mr. Zakar explained that it is not so much the amount of additional volume of alcohol sales; as it is to capture additional business because their customers have to go elsewhere if they want to purchase spirits. He did not know the percentage of sales.

Mark Kassab (Fairmont Avenue, San Diego) explained their system for checking the age of alcohol buyers. It includes automatic cash register requests for age, ID check, and equipment for ID swipe verification. They also have wider aisles for handicap access.

Chairman Gifford closed the public hearing and asked the Commissioners for their thoughts and inquiries.

Commissioner Overmyer felt the applicant had expressed compelling arguments and that staff had done a good job of laying out the issues. However, he felt that the applicant would be on the other side of his decision because of the way the community has developed, which has no bearing on the applicant.

Commissioner Crimeni agreed, and Chairman Gifford said that to him, the issues boiled down to three things: A, Concentration; B, Detriment to the public; C, Public policy issues. He gave credence to the police department numbers of twice as many calls to sites with Type 21 licenses than sites with Type 20 licenses.

Commissioner Overmyer felt those numbers are skewed by bar calls.

Chairman Gifford said it is between public policy and the need. Since there is no report of the economic value of the change in license for the applicant, he felt that the public interest overweighs the applicant's benefit. However, he admitted it is a wobbler for him. He is, however, going to have to come down on the side of the city and policy without demeaning the applicant.

Commissioner Overmyer felt that the argument about convenience was a good one. But he also commented that alcohol is controlled for a reason, making the choice a difficult one.

Vice Chair Vasquez stated the applicant's presentation was eloquent but not convincing to him. He felt the Commission needs to consider the reasons the city and the ABC has put numbers in place to limit the number of licenses. So his concerns are, A, Over concentration; B, Precedence setting; C, Inconsistency with the General Plan of 2030, the goal of healthy communities. Moreover, the Commission is ignoring Land Use policy 15.5 of the General Plan if it votes to approve this application.

It was MOVED by Commissioner Vince Overmyer and SECONDED by Commissioner Rick Crimeni to ADOPT revised Resolution Bill No.14-019 DENYING CUP 14-003, based on information and Findings contained in revised Resolution Bill No. 14-019.

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

DEPARTMENT REPORTS

6. CITY ATTORNEY REPORTS: (Nothing to report.)

7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on actions from the July 22, 2014 City Council Meeting

Principal Planner Emery Papp reported on a fee study or cost allocation study. City wide, it is revising fees to try to capture some of the revenues lost over time because of no modification of fees in several years. Staff has been mandated by City Council to look at how our proposed fees compare to other cities and make recommendations for adjustments, if necessary. It is coming back to the Council in late August.

The Stetson Crossing Partners Ordinance was repealed and the Associated Development Agreement between the City of Hemet and Stetson Crossing Partners was terminated. The property is open for negotiation for the uses.

The City Engineering Department granted an easement of right-of-way for McDonald's restaurant.

The Community Development Department/Code Enforcement Division asked the City Council to authorize the destruction of obsolete code enforcement records. The city is required to keep those records for seven years, and there were a total of 5,625 code enforcement cases that were removed for destruction. There were volunteers who went through each one of these to make sure there were no liens or any other effect to real property by destroying these records.

Coming before the Council on August 12 will be a recommendation for an Abatement Services contract for a vendor to service buildings and properties that have been left unsecured or broken into to keep the buildings from being further damaged and to perform property maintenance of vacant properties on an as-needed basis.

The packets for rental registration for multifamily units will be going out this week. The city manager will be reviewing them.

8. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford (Nothing to report)
B. Vice Chair Vasquez (Nothing to report)
C. Commissioner Perciful (Absent)
D. Commissioner Overmyer (Nothing to report)
E. Commissioner Crimeni reported that the banner across Florida had incorrect dates for the Zorro performance at the Ramona Bowl. The correct dates are the 9th, 16th and 23rd.

9. FUTURE AGENDA ITEMS:

A. Master Tentative Tract Map/Conveyance map for Tres Cerritos East
B. Parcel Map for Verizon south of city hall.

10. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 7:32 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for August 19, 2014 **at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.

_____
John Gifford, Chairman
Hemet Planning Commission

ATTEST:

_____
Melissa Couden, Records Secretary
Hemet Planning Commission

Attachment No. 9

Planning Commission Meeting Minutes, July 15, 2014

City Council
October 14, 2014

PLANNING COMMISSION

MEETING MINUTES

DATE: **JULY 15, 2014** **CALLED TO ORDER: 6:00P.M.**

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

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Vince Overmyer and Michael Perciful
ABSENT: Commissioner Rick Crimeni

Invocation and Flag Salute: Commissioner Michael Perciful

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of July 1, 2014

It was **MOVED** by Vice Chair Greg Vasquez and **SECONDED** by Commissioner Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of July 1, 2014, with a correction noted on page 4, Item 5.

The **MOTION** was carried by the following vote:

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

3. PUBLIC COMMENTS:

There were no members of the public who wished to address the commission regarding items not on the agenda.

PUBLIC HEARING ITEMS

4. CONDITIONAL USE PERMIT NO. 14-001 (CIELO ABIERTO TIERRA FERTIL CHURCH) - A request for Planning Commission review of a Conditional Use Permit

For the operation of a 4,000 square foot church located within an existing 8,000 square foot building, previously used as a church, located at 3590 West Florida, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION:

Applicant:	Cielo Abierto Tierra Fertil Corporation
Planner:	Emery Papp - Principal Planner
Authorized Agent:	James Irvin
Project Location:	3590 W. Florida Avenue
APN:	448-240-018

Principal Planner Papp advised the Commission that Item No. 4 is to be continued to August 5, 2014; however, anyone wishing to speak to the issue can do so, as a public hearing has been advertised.

Chairman Gifford opened the public hearing, but there being no one wishing to speak to this issue, the hearing was left open until August 5, 2014, upon a motion to continue.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Michael Perciful to **CONTINUE** Item No. 4 to the August 5, 2014, Planning Commission meeting.

The **MOTION** was carried by the following vote:

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

5. **CONDITIONAL USE PERMIT NO. 14-003 (76 GAS STATION - PAGE PLAZA)** - A request for Planning Commission review and approval of a Conditional Use Permit for an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) from 6:00 a.m. to 2:00 a.m. seven days a week, and to make a finding of public convenience or necessity as required by the California Department of Alcoholic Beverage Control at an existing 76 gas station located at 1111 Sanderson Avenue, on the west side of Sanderson Avenue south of Stetson Avenue.

PROJECT APPLICANT INFORMATION:

Applicant:	Robert Zakar, Just for Fun, LLC
Planner:	Emery Papp - Principal Planner
Project Location:	1111 Sanderson Avenue
APN:	460-240-023

Commissioner Perciful recused himself, as his residence is within close proximity of the 76 gas station.

Principal Planner Papp advised the Commission that the consultant for the applicant had not yet arrived, but the presentation could be given and perhaps he would have arrived by then. The consultant had read the staff report.

(Principal Planner Papp gave a PowerPoint presentation.)

Chairman Gifford clarified that staff's recommendation for denial is not based upon police reports or any particular problems. Planner Papp, however, noted there are nine off-sale licenses currently in the census tract. He said that staff is concerned an intensification of the license could lead to similar problems that are known for other stores that sell liquor. Staff's thought is that there is a correlation between alcohol sales and crime, though as noted on the ABC's website, the current operator has no violations that are noted.

Chairman Gifford asked Sgt. Rob Gibbs, Hemet Police Department, if in his experience he noticed any difference between the selling of wine and beer as opposed to spirits in terms of criminal or unlawful activities around the business. Sgt. Gibbs stated that based on his experience in retrieving stats, businesses that have ABC licenses tend to have a higher level of crime or calls for service from the police department.

Vice Chair Vasquez asked if Sgt. Gibbs felt that crime problems would intensify in the area if the request were granted.

Sgt. Gibbs stated that businesses with an ABC license tend to attract a certain type of demographic of individuals to congregate and possibly cause a higher rate of calls for service. However, he felt that was very difficult to answer definitively.

Vice Chair Vasquez asked if liquor stores versus an establishment that also sells liquor, like a gas station, draw about the same problems, or is a liquor store likely to draw more.

Sgt. Gibbs answered that it is very difficult to answer that question because if you drive by certain liquor stores in Hemet, you will see individuals congregating or loitering out front. It could be alcohol related or related to some other types of crimes, or it might be no crime at all.

Commissioner Overmyer asked if there are any businesses that can have a license by right, such as certain restaurants.

Principal Planner Papp explained that there are certain exemptions built into the ordinance for alcohol sales, such as large retailers that only set aside a small percentage of their footage for alcohol sales. In addition, restaurants are also exempt, provided they are a bona fide eating-place, but they will have to go through the PCN findings if the census tract is over-concentrated.

Commissioner Overmyer asked if there are any buildings or lots within this census tract that would accommodate a future restaurant.

Principal Planner Papp pointed out that the Stetson Crossing project would very likely have restaurants at that location. He did not believe there are any pads available in

Page Plaza for a restaurant. Any sales outlets further south would be prohibited from alcohol sales because that would be approaching the high school. He also answered Vice Chairman Vasquez's question concerning other Type 21 license requests from other gas stations, stating that currently there are no gas stations in the city of Hemet that have a type 21 license or that have made such a request.

Chairman Gifford opened the public hearing.

Mark Kassab, 3596 Fairmount Avenue, approached the lectern and gave background information concerning his ownership of grocery stores and gas stations for the last 30 years. He commented that the gas station in question, which they have owned since 2006, is being upgraded within the next three to six months. Currently they have 10 employees and 16 cameras for surveillance, and have what he described as a "class business." He said if he gets a License 21, he would drop the License 20.

Chairman Gifford asked if Mr. Kassab would like to postpone the hearing since the consultant had not as yet arrived, and Mr. Kassab indicated whatever the Commission wanted to do was fine with him. He also stated that he had 500 to 600 signatures from the local Hemet/San Jacinto area indicating that the business is a good neighbor.

Chairman Gifford asked why they wanted a Class 21 License if, in fact, as Mr. Kassab had previously stated, people who want to buy hard liquor are more likely to go to a liquor store.

Mr. Kassab replied that they want to make it more convenient for their customers and to force liquor store owners to clean up their facilities or lose business to him, who has a better facility than a liquor store. He also felt the license would bring him possibly two percent more business.

Commissioner Overmyer complimented Mr. Kassab on the number of signatures he received and wondered if the petition was at the counter or sent to customers.

Mr. Kassab stated it was in the station. Moreover, in three days they accumulated all the signatures.

Brian Aga (phonetic spelling) of San Jacinto, manager of the station, stated he probably knows everyone on the Hemet Police Department because they utilize the station and he does ride-alongs with them. He used to be the regional manager in San Diego. In regards to liquor sales, there is a dedicated section, 15 feet wide and 2 feet deep behind the counter, which is going to carry high-end liquor. He noted that the station is very well lit, has good surveillance, and that he calls the police if there are any beer runs or disturbances.

Vice Chair Vasquez noted that on January 13, 2014, he met with the applicant for a very short meeting and the applicant explained what they were planning on doing and what they have done in San Diego.

Chairman Gifford commented that this is a complex issue and made the following motion:

It was **MOVED** by Chairman John Gifford and **SECONDED** by Commissioner Vince Overmyer to **CONTINUE** Item 5 public hearing to the Planning Commission Meeting of August 5, 2014.

The **MOTION** was carried by the following vote:

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

6. **FIVE YEAR CAPITAL IMPROVEMENT PLAN (CIP)** - (Taken out of order at 6:07 p.m.) - A request for Planning Commission review and recommendation to the City Council to determine consistency with the City's adopted General Plan regarding the proposed adoption of a Five Year Capital Improvement Plan (CIP) for Fiscal Years 2014/2015 to 2018/2019.

Applicant: City of Hemet
Location: Citywide

(PowerPoint presentation by Planner Running.)

Chairman Gifford explained that the Planning Commission's role is just to determine that these items are within the scope of the general plan, so there does not need to be a question on individual items unless we feel they are not part of the general plan. He indicated he did not have any particular questions, but noted his approval of the citywide technology refresh.

Planner Running stated that it would be a process.

Vice Chair Vasquez commended Mr. Biagioni on the outstanding job he did on the report/book, and that it answered all his questions about funding and where some of these monies were coming from. He wondered, however, how staff picks out the streets for upgrading.

City Engineer Biagioni explained that up until this year, the city did not have a pavement management system. They are currently working with public works to obtain one. In that way the condition of all the streets in the city can be inputted, and based on those conditions, staff will be able to extract recommendations of the most important ones to resurface or repair. At this time, they have to rely on information from residents or visual inspections.

Vice Chair Vasquez mentioned that $2 million does not seem like enough, with City Engineer Biagioni responding that the city is doing between $1.2 and $1.5 million a year in street repairs.

Chairman Gifford opened the public hearing before City Engineer Biagioni added that yesterday; public works added some new projects at the request of the City Council. Those will be incorporated into the final report. They will be made available to the public once the CIP is approved.

Chairman Gifford asked if this would be acceptable if the public were able to access the additions on the Website.

City Attorney Jex said that this has been noticed as a public hearing, but since it has now been distributed, an action can be taken to add this to the CIP as part of the Commission's recommendation to the City Council.

There being no public members wishing to speak to this issue, Chairman Gifford closed the public hearing and asked for a motion.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Michael Perciful to **ADOPT** Planning Resolution Bill 14-017.

The **MOTION** was carried by the following vote:

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

DEPARTMENT REPORTS

7. CITY ATTORNEY REPORTS: (Nothing to report.)

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on actions from the July 8, 2014 City Council Meeting

Principal Planner Papp, in CDD Elliano's absence, reported that the most important planning issue at the July 8 City Council Meeting was the pending West End Annexation, approximately 941 acres. He noted the report was well received by the Council. City staff is setting up a deposit account for the purpose of putting together all the forms and applications that are going to be necessary to submit to LAFCO for that annexation. Deanna Elliano is going to get started on working with the requests for proposals and agreements with property owners.

City Attorney is also in the process of preparing conflict checks against all property owners to make sure there are no issues there.

9. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford (Nothing to report)
B. Vice Chair Vasquez (Nothing to report)
C. Commissioner Perciful (Nothing to report)
D. Commissioner Overmyer (Nothing to report)
E. Commissioner Crimeni (Absent)

10. FUTURE AGENDA ITEMS:

A. Master Tentative Tract Map/Conveyance Map for Tres Cerritos East
B. Parcel Map for Verizon

Planner Papp also reminded the Commissioners that August 5 meeting would be the time for the continued public hearings on the Church located on West Florida and the ABC upgrade for the 76 Gas Station.

11. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 7:10 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **August 5, 2014 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden

Melissa Couden, Records Secretary
Hemet Planning Commission

Attachment No. 10

Planning Commission Resolution No. 14-018

City Council
October 14, 2014

CITY OF HEMET
PLANNING COMMISSION

RESOLUTION NO. 14-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 14-003 FOR AN UPGRADE OF AN EXISTING TYPE 20 ABC LICENSE FOR THE SALE OF BEER AND WINE TO A TYPE 21 GENERAL ABC LICENSE FROM 6:00 A.M. TO 2:00 A.M., SEVEN DAYS A WEEK, AT AN EXISTING 76 GAS STATION LOCATED AT 1111 SANDERSON AVENUE, ON THE WEST SIDE OF SANDERSON AVENUE, SOUTH OF STETSON AVENUE. (APN 460-250-023)

WHEREAS, an application for Conditional Use Permit No. 14-003 to upgrade from a Type 20 ABC License for the sale of beer and wine from an existing 76 gas station located at 1111 Sanderson Avenue, to a Type 21 General ABC License for the sale of beer, wine, and distilled spirits has been duly filed by:

Owner:	Robert Zakar, Just 4 Fun, LLC
Agent:	Robert Zakar
Project Location:	1111 Sanderson Avenue
APN:	460-250-023

WHEREAS, the Planning Commission has the authority per section 90-42 et seq. and section 90-90 of the Hemet Municipal Code to take action on Conditional Use Permit No. 14-003 to allow for the ABC License upgrade for the 76 gas station convenience store; and

WHEREAS, on July 3, 2013, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, on July 15, 2014, the Planning Commission opened the public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission

continued the public hearing for Conditional Use Permit No. 14-003 to August 5, 2014 at the request of the Applicant; and

WHEREAS, on August 5, 2014, the Planning Commission reopened the public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, the Planning Commission has made findings which indicate that the location for the proposed conditional use is not suitable for the proposed use; and

WHEREAS, the Planning Commission has determined that an upgrade of the existing Type 20 Off-Sale ABC license to a new Type 21 General Off-Sale License for the proposed conditional use is not a convenience or necessity to the public; and

WHEREAS, the Planning Commission has made findings which indicate that the Census Tract in which the proposed conditional use is located has an undue concentration of Off-Sale ABC licenses; and

WHEREAS, the Planning Commission finds that upgrading the existing Off-Sale ABC license from a Type 20 to a Type 21 within Census Tract No 435.04 will create an unwanted precedent for other existing Off-Sale ABC licenses in this Census Tract and other Census Tracts in the City of Hemet; and

WHEREAS, The California Environmental Quality Act (CEQA) does not apply to projects which an agency disapproves. (CEQA Guidelines Section 15270).

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

SECTION 1: ENVIRONMENTAL FINDINGS

Pursuant to the California Environmental Quality Act (CEQA) Guidelines (Title 14 California Code of Regulations Section 15000 et seq.) section 15270, CEQA does not apply to projects which an agency disapproves.

SECTION 2: CONDITIONAL USE PERMIT

Pursuant to Hemet Municipal Code Section 90-42, and in light of the record before it, including the staff report dated September 17, 2013, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Conditional Use Permit (Section 90-42).

1. *That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located; and,*

   The existing site has a Type 20 ABC license allowing the sale of beer and wine. The City of Hemet and the ABC have previously determined that the site is appropriate for its current use. Within the same center (Page Plaza), Walgreens Drug Store and Walmart operate with a Type 21 ABC License, which is appropriate for the Community Commercial zone, subject to review and approval of a Conditional Use Permit.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.*

   The Hemet Police Department has recently provided statistics for addresses along Sanderson Avenue in Page Plaza, where the 76 gas station is located. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses.

   The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

3. *That the use and operation is not consistent with the general plan.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 in the Page Plaza shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

SECTION 3: CONDITIONAL USE PERMIT, SUPPLEMENTAL FINDINGS FOR ALCOHOL SALES

Pursuant to Hemet Municipal Code Section 90-90(c)2, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Supplemental Conditional Use Permit Findings Required for Alcohol Sales:

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. *The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;*

The proposed project meets all of the above separation requirements.

b. *The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

(2) *The use IS fully visible from a public street with an unobstructed view from the public street for public safety.*

The existing 76 gas station convenience store meets all requirements for visibility including unobstructed views.

(3) *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*

The Hemet Police Department has recently provided statistics for other recent projects at other locations which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes, including more serious criminal offenses. The proposed use will lead to an intensification of the existing ABC License that would permit the location to act similarly to a liquor store, for which there are many known problems in the City of Hemet. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses such as: loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

In addition, there are fourteen (14) gas stations in and around the City of Hemet, 12 within City limits and 2 in the outlying unincorporated areas, which currently have Type 20 ABC licenses. The potential approval for the 76 gas station to upgrade to a Type 21 General License would set an unwanted precedent for this kind of use.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

(4) The proposed use will adversely impact the suitability of adjacent commercially zoned properties for commercial uses.

The site and the immediate vicinity are already developed with commercial uses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License

locations will be substantially greater than the police department calls for service to Type 20 License locations.

SECTION 4: PUBLIC CONVENIENCE OR NECESSITY

Pursuant to Hemet Municipal Code Section 90-90(H)3, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows, as required by Ordinance 1858:

a. *The public convenience would not be served by the establishment of the proposed use.*

Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), City-wide the entire City of Hemet currently has an overconcentration ratio of nearly 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have four (4) (ABC allows "rounding up," a literal interpretation of the BPC statutes currently allows 3.2 Type 21 ABC Licenses) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses. Upgrading an existing Type 20 ABC License to permit a 5th Type 21 ABC license would further the over-concentration of this type of license within the Census Tract.

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county in combination with off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

More specifically, the project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. There are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum before the Tract is considered to be over-concentrated.

Moreover, the proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient.

b. *The proposed use is anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to

25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

c. *The proposed use <u>would be</u> detrimental to the public health, safety or welfare.*

The proposed use would further intensify the current use in an already over-concentrated area as explained in the staff report. The over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. Current Hemet Police Department statistics show that the two existing Type 21 ABC license locations in Page Plaza (Walgreens and Walmart), are responsible for 78 percent of all of the calls for service within Page Plaza that have an address on Sanderson Avenue.

d. *The proposed use <u>would increase</u> the severity of existing law enforcement or public nuisance problems in the surrounding area.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these

two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

e. *The proposed use <u>is not consistent</u> with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 ABC Licenses in one shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

SECTION 5: PLANNING COMMISSION ACTIONS

The Planning Commission hereby takes the following actions:

1. **Denies Conditional Use Permit**. Due to inability to make ALL of the findings required for the approval of Conditional Use Permit No. 14-003, the supplemental findings required for approval of alcohol sales, and the findings required to make a Public Convenience or Necessity determination, Conditional Use Permit No. 14-003 is hereby denied.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2014, by the following vote:

AYES: Chairman John Gifford, Vice Chair Greg Vasquez, Commissioner Vince Overmyer and Commissioner Rick Crimeni
NOES:
ABSTAIN:
ABSENT: Commissioner Michael Perciful

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden

Melissa Couden, Minutes Secretary
Hemet Planning Commission

Attachment No. 11

Hemet Municipal Code Section 90-42, CUP Findings

City Council
October 14, 2014

Sec. 90-42.5. Findings required.

Upon approval of a conditional use permit the following findings shall be made by the approving authority:

(1) That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located; and

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

(3) That the use and operation is consistent with the general plan.

(Ord. No. 1562, § 2, 7-29-97)

Attachment No. 12

Hemet Municipal Code Section 90-90, Alcohol Sales

City Council
October 14, 2014

Sec. 90-90. Alcohol sales.

(a) *Purpose.* The purpose of this section is to establish standards for businesses engaged in the sale of alcoholic beverages to protect the health, safety, and general welfare of the residents of the city. This section regulates businesses engaged in the sale of alcoholic beverages to ensure compatibility of such uses with surrounding uses and properties and to avoid impacts associated with such uses.

(b) *Definitions.*

ABC or *California Department of Alcoholic Beverage Control* means the department of the State of California empowered to act pursuant to article 20, section 22, of the California Constitution and authorized to administer the provisions of the Alcoholic Beverages Control Act.

Alcoholic beverage means alcohol, spirits, wine, beer, liquor, and any solid or liquid containing alcohol, spirits, wine, or beer, that contains one-half of one percent or more of alcohol by volume and that is fit for beverage purposes either alone or when diluted, mixed or combined with other substances, the sale of which requires an ABC license.

Director means the community development director.

Off-sale means the sale of alcoholic beverages for off-site consumption.

On-sale means the sale of alcoholic beverages for consumption on-site.

PCN determination means a determination made upon ABC request that the public convenience or necessity would or would not be served by the issuance of a proposed ABC license.

(c) *Permit required.* Except as provided in subsection (e) of this section, any use that proposes to engage in the on-sale or off-sale of alcoholic beverages must first obtain a conditional use permit as provided in this section. In addition, a conditional use permit or modification to an existing conditional use permit shall be required for the following:

(1) Any change in the type of an existing ABC license (e.g., an upgrade from beer and wine to sale of spirits, etc.), including changes in hours of operation or addition of live entertainment.

(2) A premise-to-premise transfer of an existing ABC license.

(3) Any ABC licensed establishment that has its license revoked, suspended, or surrenders its license to ABC or discontinues use of the license for 30 days or has its conditional use permit revoked or vacates the property shall obtain a new conditional use permit before reestablishing the use.

(d) *Conflicting provisions.* In the event that the type of permit required for a proposed use under this section differs from the type of permit required by any other provision of this chapter, the more restrictive permit requirement shall apply.

(e) *Exemptions.*

(1) The following uses are not subject to the permit requirement in subsection (c) of this section:

a. Restaurants that have been licensed by ABC as a bona fide eating place and are in compliance with the terms and conditions of their license.

b. Grocery stores with at least 25,000 square feet of floor area that devote less than five percent of their floor area to the off-sale of alcoholic beverages.

c. Florist and gift shops that include the incidental sale of wine with gift baskets or floral arrangements.

d. Retail or wholesale stores with at least 30,000 square feet of floor area that devote less than five percent of their floor area to the off-sale of alcoholic beverages.

e. Temporary uses that have obtained a special event permit from the city pursuant to section 90-73

(2) Nothing in this subsection (e) shall be construed as exempting any use from any other permit requirement established in any other section of this Code.

(3) This section does not apply to any activity that is not required to be licensed under the California Alcoholic Beverage Control Act.

(f) *Findings.* In addition to the findings applicable to conditional use permits under section 90-42 et seq., the decision making body shall make the following supplemental findings before approving a conditional use permit for a use that engages in the on-sale or off-sale of alcoholic beverages:

(1) The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a conditional use permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify noncompliance with the separation standards:

a. The use is located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;

b. The use is located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.

c. The use is located at least 1,000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.

(2) The use is fully visible from a public street with an unobstructed view from the public street for public safety.

(3) The proposed use will not be detrimental to surrounding properties and neighborhoods, including ensuring that the use does not contribute to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.

(4) The proposed use will not adversely impact the suitability of adjacent commercially zoned properties for commercial uses.

(g) *Standards.* The following standards shall apply to all uses engaging in the on-sale or off-sale of alcoholic beverages, including without limitation uses in existence prior to the effective date of the ordinance from which this section derives and uses that are listed in subsection (e)(1) as exempt from the conditional use permit requirement:

(1) *Public consumption.* If the use engages in the off-sale of alcohol but not the on-sale of alcohol, the owner or operator shall post a sign to indicate that it is unlawful for a person to consume alcoholic beverages in a public place or where posted.

(2) *Open containers.* The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premises.

(3) *Loitering.* Loitering is prohibited on or around the premises of any use engaging in the dispensing or sale of alcoholic beverages, and it shall be the responsibility of the owner of any such establishment to post "No Loitering" signs and actively enforce measures that preclude loitering.

(4) *Lighting.* The use shall maintain lighting to provide illumination for the security and safety of parking and access areas. The lighting shall be provided at a level of no less than one foot-candle throughout in parking lots and access areas.

(5) *Security/surveillance.* Surveillance cameras and equipment shall be installed to record all purchases and attempted purchases of alcoholic beverages in accordance with the specifications provided by the police department. The equipment shall be able to record a minimum of 24 hours of operation. The facility operator shall maintain the recordings for the prior 60 days.

(6) *Graffiti.* The owner or operator of the use shall remove or paint over any graffiti within 48 hours of the graffiti being painted or marked upon the premises.

(7) *Displays and signs.* There shall be no interior displays of alcoholic beverages or signs which are clearly visible to the exterior. There shall be no exterior advertising or sign of any kind promoting or indicating the availability of alcoholic beverages. No more than 25 percent of the square footage of each window and glass-paneled door shall bear advertising or signs of any sort, and all advertising and signage shall be placed in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises.

(8) *Litter.* The owner or operator of the use shall remove litter from the premises daily, and shall keep the premises swept to prevent debris build up. Trash bins in approved enclosures shall be provided.

(9) *ABC training.* The owner or operator of the use shall provide ABC approved or certified training for all employees who sell or serve alcoholic beverages within 30 days of opening for business, and all new employees thereafter shall be trained within 30 days of the date of their employment.

(10) *Additional conditions.* In approving a conditional use permit to establish a use selling alcoholic beverages, the decision making body may impose additional reasonable conditions on the use to ensure that it operates in a manner that provides adequate protection of the public health, safety, and general welfare.

(h) *Public convenience or necessity.*

(1) When ABC requests that the city make a determination whether the public convenience or necessity (PCN) would be served by the issuance of a proposed ABC license, the provisions of this subsection (h) shall govern.

(2) A PCN determination shall be made by the planning commission if the proposed use would require a conditional use permit under this section. If ABC requests a PCN determination for a use that is exempt from the permit requirement of this section, the director shall make the PCN determination. The director or the planning commission may consult with the chief of police in making its determination. A noticed public hearing is not required for a PCN determination.

(3) A PCN determination shall be based on the following findings:

a. The public convenience would be served by the establishment of the proposed use.

b. The proposed use is not anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.

c. The proposed use would not be detrimental to the public health, safety or welfare.

d. The proposed use would not increase the severity of existing law enforcement or public nuisance problems in the surrounding area.

e. The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this section and any applicable zoning regulations contained in this chapter.

(Ord. No. 1858, § 1(Exh. A), 1-22-13)

Attachment No. 13

CA Business and Professions Code, Overconcentration

City Council
October 14, 2014

Excerpts from the California Business and Professions Code:

23817.4. *The Legislature finds and declares that the public welfare and morals require that there be a limitation on the number of premises licensed for the off sale of beer and wine.*

23817.5. (a)

(1) *The number of premises for which an off-sale beer and wine license is issued shall be limited to* ***one for each 2,500****, or fraction thereof, inhabitants of the city or county in which the premises are situated. No additional off-sale beer and wine license, other than a renewal or transfer or as permitted by Section 23821, shall be issued in any city or county where the number of premises for which all off-sale beer and wine licenses are issued is more than one for each 2,500, or fraction thereof, inhabitants of the city or county.*

(2) *The number of premises for which an off-sale beer and wine license is issued in a city and county, in combination with the number of premises for which an off-sale general license is issued in a city and county, shall be limited to* ***one for each 1,250****, or fraction thereof, inhabitants of the city and county in which the premises are situated. No additional off-sale beer and wine license, other than a renewal or transfer or as permitted by Section 23821, shall be issued in any city and county where the number of premises for which all off-sale beer and wine licenses in combination with off-sale general licenses are issued is more than one for each 1,250, or fraction thereof, inhabitants of the city and county.*

23816. *The number of premises for which an onsale general license is issued shall be limited to one for each 2,000, or fraction thereof, inhabitants of the county in which the premises are situated. No additional onsale general licenses, other than a renewal or transfer or as permitted by Section 23821, shall be issued in any county where* ***the number of all premises for which onsale general licenses are issued is more than one for each 2,000****, or fraction thereof, inhabitants of the county. No onsale general license shall be issued in lieu of or upon the cancellation or surrender of an onsale beer and wine license.*

23817. *Until July 1, 1963, the number of premises for which an offsale general license is issued shall be limited to one for each 2,000, or fraction thereof, inhabitants of the county in which the premises are situated; and no additional offsale general license, other than a renewal or transfer or as permitted by Section 23821, shall be issued in any county where the number of premises for which all offsale general licenses are issued is more than one for each 2,000, or fraction thereof, inhabitants of the county.*

On and after July 1, 1963, ***the number of premises for which an offsale general license is issued shall be limited to one for each 2,500****, or fraction thereof, inhabitants of the county in which the premises are situated; and no additional offsale*

general license, other than a renewal or transfer or as permitted by Section 23821, shall be issued in any county where the number of premises for which all offsale general licenses are issued is more than one for each 2,500, or fraction thereof, inhabitants of the county.

AGENDA # 19

Staff Report

TO: Honorable Mayor and Members of the City Council

FROM: Wally Hill, City Manager Wally Hill

DATE: October 14, 2014

RE: Adoption of Ordinance Bill 14-062 Repealing Portions of the Hemet Municipal Code Related to Duties of the Park Commission and Traffic and Parking Commission

RECOMMENDATION:
It is respectfully recommended that the City Council introduce, read by title only, and waive further reading of Ordinance Bill No. 14-062, followed by discussion and possible action to consider final adoption on 10/28/14.

ORDINANCE BILL NO. 14-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, REPEALING DIVISION 4 OF ARTICLE IV OF CHAPTER 2 (PARK COMMISSION) AND ARTICLE II OF CHAPTER 78 (TRAFFIC AND PARKING COMMISSION) OF THE HEMET MUNICIPAL CODE, AND VESTING THE DUTIES OF THOSE COMMISSIONS IN THE PUBLIC WORKS DIRECTOR AND CITY ENGINEER, RESPECTIVELY.

BACKGROUND:
The City of Hemet Municipal Code (HMC) serves to provide a comprehensive set of local ordinances adopting regulations to protect public health and safety, establish a consistency of process for managing and enforcing those regulations, and provide a general means and method for puclic compliance with adopted ordinances. The municipal code also establishes a number of commissions to assist with development and/or management of certain aspects of City services, and defines the duties of each commission. Two of the commissions established by the HMC are the Park Commission (Chapter 2, Article IV, Division 4) and the Traffic and Parking Commission (Chapter 78, Article II).

These commissions are each served by a panel of five members that have been appointed by the City Council. Both the Park Commission and Traffic Commission

have a long history of serving the City, with the original emphasis of duties placed generally on project planning and policy review related to their respective area of oversight.

Over the last seven years, however, both commissions have experienced a shift from participating in major project reviews, to processing considerably more minor requests from the public. This shift is partially attributed to the slow recovery from the recession, which has resulted in a lack of any major new private development projects moving forward. It is also impacted by current lack of funding and staff resources to dedicate to the development and ongoing support of new public projects. Increases in population have also raised the public demands for fixes to streets, parks and parkways that require maintenance and updating. Many of these requests have found their way to the commissions and have become the main items addressed in meetings. Examples of common requests processed through each commission are as follows:

Park Commission Items:

- Park Use Requests (the majority of requests are already processed administratively)
- Tree Removal Requests (citizens submit requests and staff recommendations are made and presented to the Commission for approval)
- Staff updates regarding park operations.

Traffic and Parking Commission Items:

- Requests for installation of various types of street signage ie. speed limit signs, directional signs, informational signs (citizens submit requests, staff recommendations are made and presented to the Commission for approval)
- Requests for parking restrictions and painted curbs
- Requests for installation of traffic control devices, such as "Stop" signs, traffic signals and crosswalks
- Analysis of results of speed surveys for City roads (staff recommendations are made and presented to the Commission for approval)
- Staff updates of traffic related Capital Improvements and Caltrans projects

ANALYSIS:

In an effort to streamline processing of park and traffic related requests received from the public, members of City Council met with staff and the City Manager to review the current duties of both the Park Commission and the Traffic and Parking Commission. At those meetings it was determined that the majority of items brought before the commissions were highly administrative in nature and could be addressed more effectively, and immediately, through staff directly. In addition, time spent by multiple staff members preparing for monthly commission meetings, could be directed back to other work programs.

Considering the current economic challenges, limited staff resources, and lack of near future projects to evaluate through these commissions, the City Council desires to eliminate the duties of both the Park Commission and the Traffic and Parking

Commission and vest the duties with director level staff. This change will result in more efficient processing of administrative level requests, will provide better customer service to the citizens, and will support the FY14/15 Operating Budgets adopted by Council. In the event that future projects or policy revisions, in the opinion of the City Council, justify review by a committee, the Council may choose to temporarily convene a group for the specific purpose of reviewing that project or policy.

The proposed ordinance makes substantive changes to Chapter 2 and Chapter 78 of the Hemet Municipal Code, eliminating both the Park Commission and Traffic and Parking Commission, and vesting those duties with the Public Works Director and Engineering Director/City Engineer, respectively. The proposed ordinance does retain a specific appeal process related to any member of the public aggrieved by the City's decision to remove a tree, but moves that appeal review to the City Manager, rather that the City Council.

FISCAL IMPACT:

Approval of Ordinance Bill 14-062 will support the current fiscal year operating budget as stipends for these commissions were removed as a cost saving measure in general fund and gas tax accounts. Continuation of the Commission would require that supplemental appropriations in both the Parks Fund No.110 and Streets Fund No. 221 be authorized to cover the stipends, or that the costs be absorbed in the existing, reduced budgets. Previously, annual budgets in the amount of $1,500 were carried in each fund. This amount only represents potential stipend payments, and does not reflect staff costs, facility use, or costs related to commissioner application processes.

Respectfully submitted,

Wally Hill

Wally Hill, City Manager

CITY OF HEMET
Hemet, California
ORDINANCE BILL NO. 14-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, REPEALING DIVISION 4 OF ARTICLE IV OF CHAPTER 2 (PARK COMMISSION) AND ARTICLE II OF CHAPTER 78 (TRAFFIC AND PARKING COMMISSION) OF THE HEMET MUNICIPAL CODE, AND VESTING THE DUTIES OF THOSE COMMISSIONS IN THE PUBLIC WORKS DIRECTOR AND CITY ENGINEER, RESPECTIVELY.

WHEREAS, Chapter 2, Article IV, Division 4 of the Hemet Municipal Code establishes a Park Commission and vests it with certain powers and duties; and,

WHEREAS, Chapter 78, Article II establishes a Traffic and Parking Commission and vests it with certain powers and duties; and,

WHEREAS, the City Council desires to eliminate the Park Commission and the Traffic and Parking Commission and vest the Public Works Director with the powers and duties of the Park Commission and the City Engineer with the powers and duties of the Traffic and Parking Commission.

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

<u>SECTION 1</u>: REPEAL OF DIVISION 4 OF ARTICLE IV OF CHAPTER 2 OF THE HEMET MUNICIPAL CODE.

Division 4 of Article IV of Chapter 2 (Park Commission) of the Hemet Municipal Code is hereby repealed, except Section 2-227 (Trees and shrubs on public property—Planting and removal generally) is not repealed and is renumbered to Section 46-11.

<u>SECTION 2</u>: REPEAL OF ARTICLE II OF CHAPTER 78 OF THE HEMET MUNICIPAL CODE.

Article II of Chapter 78 (Traffic and Parking Commission) of the Hemet Municipal Code is hereby repealed, except Section 78-39 (Approval of regulations by department of public works) is not repealed and is renumbered to Section 78-7.

SECTION 3: ADDITION OF SECTION 50-14 TO THE HEMET MUNICIPAL CODE.

A new Section 50-14 is added to the Hemet Municipal Code and shall read as follows:

"Sec. 50-14. Powers and Duties of Public Works Director.

The Public Works Director shall have the authority to establish a general plan of planting, including type and size of trees, shrubs and plants, and the spacing thereof, for all of the streets, alleys, public ways, parks and municipal properties within the city. Any such plan established by the Director shall be subject to review, amendment, repeal or modification by the City Council, but pending such decision by the City Council such plan shall be in full force and effect.

The Director shall also concern himself or herself with the care and supervision of public parks, public grounds, public streets and public parking places in the city, as well as the care, protection, removal and trimming of all trees, shrubs, shrubbery and flowers on such public grounds.

The Director shall also concern himself or herself with the planning and development of new parks and perform other duties as may be assigned by the City Council."

SECTION 4: ADDITION OF SECTION 50-15 TO THE HEMET MUNICIPAL CODE.

A new Section 50-15 is added to the Hemet Municipal Code and shall read as follows:

"Sec. 50-15. References to Park Commission.

Any reference in this code or any City ordinance to the City's Park Commission shall be interpreted to be a reference to the Public Works Director."

SECTION 5: ADDITION OF SECTION 78-8 TO THE HEMET MUNICIPAL CODE.

A new Section 78-8 is added to the Hemet Municipal Code and shall read as follows:

"Sec. 78-8. Powers and Duties of City Engineer.

It shall be the duty of the City Engineer to investigate, prepare and recommend for adoption by the City Council such ordinances, resolutions and rules as are necessary to provide for the orderly control of motor vehicular traffic within the city and to ensure the health, safety and general welfare of the residents of this community.

It shall be the duty of the City Engineer to seek out the recommendations and proposals of the fire department, the police department, the city manager, the city attorney, the state highway patrol, the city director of civil defense and the county road department, as appropriate.

The City Engineer shall submit to the City Council reports setting forth the City Engineer's proposals and recommendations regarding but not limited to the following:

(a) Offstreet and onstreet parking of motor vehicles.

(b) Motor vehicle traffic control devices and locations thereof.

(c) Motor vehicle speed restrictions.

(d) Pedestrian crosswalks and locations thereof.

(e) Street and alley improvements and acquisitions.

(f) A long range estimate of future needs for control of motor vehicle and pedestrian traffic.

(g) All existing ordinances relating to the control and regulation of motor vehicles."

<u>SECTION 6</u>: ADDITION OF SECTION 78-9 TO THE HEMET MUNCIPAL CODE.

A new Section 78-9 is added to the Hemet Municipal Code and shall read as follows:

"Sec. 78-9. References to the Traffic and Parking Commission.

Any reference in this Code or any City ordinance to the City's Traffic and Parking Commission shall be interpreted as a reference to the City Engineer."

SECTION 7: ADDITION OF SECTION 46-12 TO THE HEMET MUNICIPAL CODE.

A new Section 46-12 is added to the Hemet Municipal Code and shall read as follows:

"**Sec. 46-12. Trees and shrubs on public property - Unauthorized planting, removal, etc.**

(a) It is unlawful for any person within the limits of the city, not authorized by the Public Works Director or by this division, to plant, burn, mutilate, injure, destroy or remove any tree or shrub upon or from the public parks, public grounds, public streets or parking places in the city.

(b) On any occasion that the Public Works Director authorizes the removal of any tree or shrubbery from any of the public parks, grounds, streets, parkways or parking places in the city, the actual work of removal, except in emergency cases, shall be stayed 10 (ten) calendar days. Any person aggrieved by such action may appeal to the City Manager within 10 calendar days following removal authorization."

SECTION 8: SEVERABILITY.

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

SECTION 9: EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days from its passage by the City Council of the City of Hemet.

SECTION 10: PUBLICATION.

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

INTRODUCED at the regular meeting of Hemet City Council on _____ 2014.

APPROVED AND ADOPTED this ___ day of _____ 2014.

_____
Larry Smith, Mayor

ATTEST:

_____
Sarah McComas, City Clerk

APPROVED AS TO FORM:

_____
Eric S. Vail, City Attorney

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

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

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Sarah McComas, City Clerk