



# AGENDA

## REGULAR MEETING OF THE HEMET CITY COUNCIL

July 12, 2016

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6:00 p.m.

City of Hemet Council Chambers  
450 E. Latham Avenue

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

*Please silence all cell phones*

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

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### Call to Order

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### Roll Call

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

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### Work Study

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

1. LED Streetlight Demonstration Area – Tyler Masters, WRCOG & Jim Filanc, Southern Contracting
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### Closed Session

#### Notice of Opportunity for Public Comment

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

2. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representatives: *City Manager Meyerhoff*  
Employee organization:  
*Service Employees International Union (SEIU) General Employees*  
*Hemet Non-Sworn Police Employees Association*  
*Hemet Mid-Manager's Association*  
*Hemet Police Officers Association*
3. Conference with Legal Counsel - Existing Litigation  
Pursuant to Government Code section 54956.9(d)(1)  
Name of Case: *Withey v. City of Hemet, MCC1600550*

## REGULAR SESSION

7:00 p.m.

City of Hemet City Council Chambers  
450 E. Latham Avenue

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### Call to Order

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### Roll Call

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

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### Invocation

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### Pledge of Allegiance

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### City Attorney Closed Session Report

4. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representatives: *City Manager Meyerhoff*  
Employee organization:  
*Service Employees International Union (SEIU) General Employees*  
*Hemet Non-Sworn Police Employees Association*  
*Hemet Mid-Manager's Association*  
*Hemet Police Officers Association*
  
  5. Conference with Legal Counsel - Existing Litigation  
Pursuant to Government Code section 54956.9(d)(1)  
Name of Case: *Withey v. City of Hemet, MCC1600550*
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### City Council Business

#### Notice to the Public

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

## Consent Calendar

6. **Approval of Minutes** – June 28, 2016
7. **Receive and File** – Warrant Register
  - a. Warrant register dated June 23, 2016 in the amount of \$1,670,565.79. Payroll for the period of May 23, 2016 to June 5, 2016 was \$630,177.97.
8. **Recommendation by City Clerk** – Certifying the results of the June 7, 2016 Consolidated Primary Election
  - a. Adopt a resolution reciting the fact of the consolidated Primary election on June 7, 2016 and declaring the results. **Resolution Bill No. 16-058**
9. **Recommendation by Community Development** - Zoning Ordinance Amendment 16-003
  - b. Adopt an ordinance repealing Section 90-6.5 of Chapter 90 (Zoning) of the Hemet Municipal Code eliminating duplication and inconsistencies with the land use tables in the zoning district sections. **Ordinance Bill No. 16-036**
10. **Recommendation by Public Works** – Award Purchase Order for Pipeline Materials to HD Water Works Supply
  - a. Authorize award of purchase order to HD Water Works Supply for annual pipeline materials in the amount of \$215,000 for FY 16/17; and
  - b. Authorize the City Manager to execute a purchase order in support of this award; and
  - c. Authorize the City Manager to execute an additional \$100,000 in a separate purchase order to HD Water Works Supply for planned radio read meter replacement in 16/17; and
  - d. Authorize the City Manager to execute a change order to the FY 15/16 purchase order with HD Water Works Supply to a total of \$215,000.
11. **Recommendation by Public Works** – Award Purchase Orders for Maintenance Materials
  - a. Authorize the City Manager to award a purchase order to Superior Ready Mix Concrete in the amount of \$100,000 for the purchase of concrete material; and
  - b. Authorize the City Manager to award a purchase order to Vulcan Materials in the amount of \$75,000 for the purchase of other road maintenance materials.
12. **Recommendation by Finance** – Levy of a Special Tax in Community Facilities District No. 1999-1 (Heartland Project) for Fiscal Year 2016-2017
  - a. Acting in its capacity as the legislative body of Community Facilities District (CFD) No. 1999-1 (Heartland Project) adopt a resolution authorizing the levy of special tax for this district for Fiscal Year 2016-2017. **Resolution Bill No. 16-052**

13. **Recommendation by Finance** - Levy of a Special Tax in Community Facilities District No. 2005-1 (Public Safety Services) for Fiscal Year 2016-2017
    - a. Acting in its capacity as the legislative body of Community Facilities District (CFD) No. 2005-1 (Heartland Project) adopt a resolution authorizing the levy of special tax for this district for Fiscal Year 2016-2017. **Resolution Bill No. 16-053**
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### **Communications from the Public**

Anyone who wishes to address the Council regarding items not on the agenda may do so at this time. As a courtesy, please complete a Request to Speak Form found at the City Clerk's desk. Submit your completed form to the City Clerk prior to the beginning of the meeting. Presentations are limited to three minutes in consideration of others who are here for agenda items. Please come forward to the lectern when the Mayor calls upon you. When you are recognized, you may proceed with your comments.

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

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

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### **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.

14. **Formation of City of Hemet Streetlight and Landscape Maintenance District No. 102, Oak Tree Plaza for Fiscal Year 2017-2018** – Deputy City Manager/Administrative Services Director
    - a. Conduct a public hearing; and
    - b. Accept the results of the vote; and
    - c. Adopt resolutions approving the Engineer's report for the formation of Hemet Streetlight and Landscape Maintenance District No. 102, Oak Tree Plaza and the levy and collection of assessments for fiscal year 2017-2018.  
**Resolution Bill Nos. 16-054 and 16-055**
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## Discussion/Action Item

15. Presentation by Riverside County Economic Development Administration Summarizing Current EDA Programs and Areas of Potential Partnership – City Manager Meyerhoff  
*Discussion regarding this item, with possible direction to staff*
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## City Council Reports

16. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Krupa

1. Riverside Conservation Authority (RCA)
2. Ramona Bowl Association
3. Riverside Transit Agency (RTA)
4. Watermaster Board
5. Library Board
6. League of California Cities
7. Riverside County Transportation Commission (RCTC)
8. Western Riverside Council of Governments (WRCOG)

B. Council Member Milne

1. Riverside County Habitat Conservation Agency (RCHCA)
2. Riverside Conservation Authority (RCA)
3. Disaster Planning Commission

C. Council Member Youssef

1. Planning Commission

D. Mayor Pro Tem Raver

1. Traffic and Parking Commission
2. Riverside Transit Agency (RTA)
3. Riverside County Transportation Commission (RCTC)
4. Watermaster Board

E. Mayor Wright

1. Park Commission
2. Riverside County Habitat Conservation Agency (RCHCA)
3. Ramona Bowl Association
4. League of California Cities
5. Western Riverside Council of Governments (WRCOG)

F. Ad-Hoc Committee Reports

1. Diamond Valley Lake Recreation Ad-Hoc Committee (January 27, 2015)
2. Grant Ad-Hoc Committee (June 23, 2015)
3. Homeless Ad-Hoc Committee (February 9, 2016)
4. Business/Industry Ad-Hoc Committee (April 15, 2016)
5. Stake Plaza Ad-Hoc Committee (June 28, 2016)

- G. City Manager Meyerhoff
1. Manager's Reports
  2. Staff Spotlight
  3. Public Safety Update
  4. Designation of Voting Delegate and Alternate – League of California Cities Annual Conference, October 5-7<sup>th</sup>; Long Beach
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### **Future Agenda Items**

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

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### **Continued Closed Session**

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

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#### **Adjournment**

Adjourn to Tuesday, July 26, 2016 at 7:00 p.m. for consideration of items placed on that agenda. The next regular meeting will be held August 23, 2016.

*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.*



#6

# MINUTES

## REGULAR MEETING OF THE HEMET CITY COUNCIL

June 28, 2016

6:00 p.m.

City of Hemet Council Chambers  
450 E. Latham Avenue

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

*Please silence all cell phones*

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### Call to Order

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

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### Roll Call

PRESENT: Council Members Krupa, Mayor Pro Tem Raver and Mayor Wright

ABSENT: Council Members Milne and Youssef

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

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### Work Study

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

1. Water Efficiency Rates Overview – Kristen Jensen, Public Works Director

**Kristen Jensen, Public Works Director**, gave the City Council an overview of Efficiency-Based Water Rates. Ms. Jensen explained the City's previous water rate structures. From 2007 to 2015 the City had a tiered rate structure, not increases in rates and moderate conservation enforcement. From 2015 to present the mandatory conservation was initially 32% and due to the San Juan Capistrano ruling the City went to a flat rate structure. Non-Drought and Drought rates were established based on mandatory conservation and heavy conservation enforcement was in place. The City also moved to monthly billing. Efficiency rates are being considered to create equality for all customers. The rates account for each household's circumstances. Efficient/non-efficient is different for each customer situation. Since conservation is not going away the rate structure has more flexibility in encouraging conservation during drought conditions. It creates revenue stability since fixed costs are covered in essential tiers and conservation costs are covered in excessive tiers. Ms. Jensen introduced Tom Ash from Inland Empire Utility Agency. Mr. Ash is currently on loan to SAWPA, serving as Grant Advisor. Mr. Ash has 30+ years experience and designed the first efficiency based system.

**Tom Ash**, a recent executive order by the Governor will make efficiency based measurement systems a long term State regulation by 2018. Efficiency-based rates (EBR) are designed to more reliably recover fixed water agency costs. Agencies with EBR are meeting financial needs even with drought restrictions. The rates are designed to better match the actual business of the water provider. EBR are designed to establish and "efficiency ethic" across all customer groups. EBR are, by definition, the most defensible rate structures for California. EBR are proportional to the property needs and business needs. 100% cost of service is the goal of any rate design. ERC are designed to be the most equitable rate design across all customers using state efficiency standards equation. ERC recognize each individual customer

situation (# of residents, size of landscape, weather). Mr. Ash explained the billing system equation used to set a customer efficiency target.

**Council Member Youssef arrived at 6:12 p.m.**

If the state re-implied the mandate, drought rates can be implemented equitably. EBR allow variances for kids home for the summer; parents that move in; and animals. The rates are tailored for the specific home situation. Newer development planned with lower water based landscaping will have one rate, while, older development and schools use more water and would be in another rate class. Allocation changes throughout the year. Customers and agencies that have moved to EBR are satisfied with the system. Any agency can implement this. It does take time and steps to get there. The agencies using EBR would not go back to flat or traditionally tiered rates. SAWPA will fund up to \$215,000 for all aspects of Hemet rate study and implementation. Start work on a rate study and supply SAWPA with the scope. Then show progress and timeline by December 31, 2016. The City can utilize SAWPA GIS data and Rate Advisor.

**Mayor Pro Tem Raver,** asked if EBR is a labor intensive project to implement. Does the \$215,000 include the cost to hire the personnel or contractor to help implement?

**Mr. Ash,** it is intended to pay for whatever it takes to get to the halfway point. SAWPA has on staff a Rate Consultant and the GIS data is being supplied free. A weather station is already in place from EMWD.

**Ms. Jensen,** part of the grant will pay Tyler Systems to start the programming for the City's financial software system. Staff is seeking direction and confirming that the City Council is still interested in exploring EBR. Through the conservation order, the City has a couple of extra positions that can help with this transition.

**Mr. Ash,** this presentation was meant to keep you informed. As we move through the process there will be more in depth conversations and City Council considerations.

**Ms. Jensen,** next steps will include policy decisions regarding the rates.

**Council Member Krupa,** asked if the EBR is only for residential.

**Ms. Jensen,** there will be a number of classifications, such as: residential, schools, institutions, restaurants and commercial. This will be part of the policy decisions and details that have to be worked out.

**Council Member Youssef,** asked if the SAWPA Grant was competitive and what happens if after the study the City chooses not to implement EBR.

**Ms. Jensen,** the City has been awarded the grant. If after the assessment is complete the City does not move forward with implementation there is no requirement to payback the funds.

**Mayor Wright,** I am very familiar with this grant and with EBR. I do not see a downside to this for Hemet. There is no financial risk.

**Mr. Ash,** the Governor's new executive order says that agencies need to be efficient all of the time. They feel this is the most efficient manner.

**The City Council gave direction to staff to move forward with this process.**

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## Closed Session

### Notice of Opportunity for Public Comment

There were no public comments presented at this time.

The City Council recessed to Closed Session at 6:33 p.m.

2. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representatives: *City Manager Meyerhoff*  
Employee organization:  
*Service Employees International Union (SEIU) General Employees*
  
  3. Conference with Real Property Negotiators  
Pursuant to Government Code section 54956.8  
Property: *Stetson and Sanderson, APN's: 456-050-013-8 and 456-050-044-6*  
Agency negotiator: *City Manager Meyerhoff*  
Negotiating parties: *Page Plaza Partners, LLC or Assignee*  
Under negotiation: Acquisition, Price and Terms  
*and*  
Property: *Property near Domengoni and Simpson Rd, APN: 465-140-032*  
Agency negotiator: *City Manager Meyerhoff*  
Negotiating parties: *iGlobal Enterprises Inc.*  
Under negotiation: Acquisition, Price and Terms
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## **REGULAR SESSION**

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

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### **Call to Order**

Mayor Wright called the meeting to order at 7:04 p.m.

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### **Roll Call**

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

ABSENT: Council Member Milne

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

OTHERS PRESENT: City Manager Meyerhoff, Assistant City Attorney Jex and City Clerk McComas

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### **Invocation**

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

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### **Pledge of Allegiance**

Pledge of Allegiance was led by Mayor Wright.

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## City Attorney Closed Session Report

4. Conference with Labor Negotiators  
Pursuant to Government Code section 54957.6  
Agency designated representatives: *City Manager Meyerhoff*  
Employee organization:  
*Service Employees International Union (SEIU) General Employees*

**The City Attorney reported that there was no reportable action.**

5. Conference with Real Property Negotiators  
Pursuant to Government Code section 54956.8  
Property: *Stetson and Sanderson, APN's: 456-050-013-8 and 456-050-044-6*  
Agency negotiator: *City Manager Meyerhoff*  
Negotiating parties: *Page Plaza Partners, LLC or Assignee*  
Under negotiation: Acquisition, Price and Terms  
*and*  
Property: *Property near Domengoni and Simpson Rd, APN: 465-140-032*  
Agency negotiator: *City Manager Meyerhoff*  
Negotiating parties: *iGlobal Enterprises Inc.*  
Under negotiation: Acquisition, Price and Terms

Council Member Youssef recused himself from the discussion regarding the Stetson and Sanderson property due to the close proximity to his primary residence.

**The City Attorney reported that there was no reportable action.**

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## City Council Business Consent Calendar

6. **Recommendation by Council Member Krupa** – Library Board Re-Appointment
  - a. Re-appoint JoAnn Kuehl to Seat 1 on the Library Board in order to fill a term expiration. The term will end June 30, 2019.
7. **Approval of Minutes** – June 14, 2016
8. **Receive and File** – Investment Portfolio as of May 2016
9. **Receive and File** – Warrant Registers
  - a. Warrant register dated June 7, 2016 in the amount of \$2,963,612.42 and June 9, 2016 in the amount of \$711,110.67. Payroll for the period of May 9, 2016 to May 22, 2016 was \$586,625.50.
10. **Recommendation by Administration** – Ad-Hoc Committee Recommendation for Special Event Funding for 2016-2017 Fiscal Year
  - a. Approve the recommendation by the Special Events Ad-Hoc Committee to fund sponsored Special Events in the amount of \$50,000.

11. **Recommendation by City Clerk** – Calling Municipal Election
  - a. Adopt a resolution calling a consolidated Municipal election for November 8, 2016 and requesting that the County of Riverside conduct the election.  
**Resolution No. 4685**
  
12. **Recommendation by City Clerk** – Adopting Regulations for Candidate Statements
  - a. Adopt a resolution adopting regulations for candidates for elective office pertaining to candidate’s statements and the costs incurred.  
**Resolution No. 4686**
  
13. **Recommendation by Public Works** – Agreement for Janitorial Services with Merchant’s Building Maintenance
  - a. Approve award of Agreement for Janitorial Services to Merchants Building Maintenance of Pomona in an amount not to exceed \$74,000 annually beginning July 1, 2016; and
  - b. Authorize the City Manager to execute an Agreement for Janitorial Service with Merchants Building Maintenance effective July 1, 2016; and
  - c. Authorize the City Manager to establish a purchase order in support of this contract amount; and
  - d. Authorize the City Manager to execute necessary janitorial services change orders totaling \$90,000 for FY 15/16 janitorial services.
  
14. **Recommendation by Finance** –Agreement for Services with Carl Warren & Company
  - a. Approve an agreement with Carl Warren & Company to provide insurance claims administration for the City for a term of two years (July 1, 2016-June 30, 2018) at a flat rate of \$33,120 per year, plus the actual costs of obtaining documents, mileage reimbursements (at IRS rate), and other miscellaneous expenses.
  
15. **Recommendation by Engineering** – On Call Plan Check Services with Engineering Resources of Southern California, Inc.
  - a. Approve a Professional Services Agreement with Engineering Resources of Southern California, Inc. of Hemet to provide engineering plan check services in the amount of \$270,000; and
  - b. Authorize the City Manager to execute the three (3) year contract and to extend the agreement for up to two (2) additional one (1) year extensions at the City’s option consistent with future approved budgets.
  
16. **Recommendation by Engineering** – On Call Plan Check Services with CASC Engineering and Consulting, Inc.
  - a. Approve a Professional Services Agreement with CASC Engineering and Consulting, Inc. of Colton to provide engineering plan check services in the amount of \$90,000; and
  - b. Authorize the City Manager to execute the three (3) year contract and to extend the agreement for up to two (2) additional one (1) year extensions at the City’s option consistent with future approved budgets.

17. **Recommendation by Engineering** – Parcel Map 37098-1
  - a. Adopt a resolution approving a subdivision Improvement Agreement Security and Final Parcel Map No. 37098-1 located at the southeast corner of Warren Road and Auto Boulevard within the Hemet Auto Mall Specific Plan Area.  
**Resolution No. 4687**; and
  - b. Authorize the City Manager to sign the Subdivision Improvement Agreement.
  
18. **Recommendation by Library** – Acceptance of Donation of \$15,000 to fund part-time Library Assistant I
  - a. Accept a donation of \$15,000 from the Friends of the Hemet Public Library and the H & H Lee Charitable Foundation; and
  - b. Authorize a part-time, limited term Library Assistant I position FY 2016-2017; and
  - c. Authorize the Deputy City Manager/Administrative Services Director to establish an appropriation for \$15,000 for a part-time, limited term Library Assistant I position.
  
19. **Recommendation by Public Works** – Traffic Signal Maintenance Service
  - a. Authorize the City Manager to execute a purchase order in the total amount of \$65,000 for traffic signal maintenance services with Computer Service Company of Baldwin Park.
  
20. **Recommendation by Community Development** – First Amendment to the Agreement for Services with BLMA, Inc.
  - a. Approve the First Amendment to the Agreement for Services between the City of Hemet and BMLA, Inc. for contract for planning assistance regarding the Hemet Downtown Specific Plan Project extending the term of the contract to June 30, 2017.
  
21. **Recommendation by Community Development** – Fourth Amendment to Agreement for Consultant Services with Moore, Iacofano, Gottsman, Inc.
  - a. Approve the Fourth Amendment to the Consultant Services Agreement between the City of Hemet and Moore, Iacofano, Gottsman, Inc. (MIG) to extend the term of the Agreement to September 30, 2016 for contract planning services.
  
22. **Recommendation by Fire** – Contract Services between the City of Hemet and CSG Consultants, Inc.
  - a. Authorize the City Manager to execute the Contract Agreement with CSG Consultants, Inc. and the City of Hemet for Plan Review, Inspection and Code Services.
  
23. **Recommendation by Police** – School Resources Officers (SRO) for 2016-2017 with Hemet Unified School District (HUSD)
  - a. Authorize the City Manager to enter into an agreement with Hemet Unified School District for School Resources Officers for the 2016-2017 school year in the amount of \$553,434.39.

24. **Recommendation by Finance** – Consultant Services Agreement for Lighting and Landscape Maintenance District Formation and Administration and Community Facilities District Administration with Psomas
  - a. Authorize the City Manager to execute an Amendment to the existing Agreement for Services with Psomas to provide: Lighting and Landscape Maintenance District (L&LMD) and Community Facilities District (CFD) administration services in an amount not to exceed \$61,884 annually; Weed Abatement Assessment administration services in an amount not to exceed \$5,000; and Lighting and Landscape Maintenance District Formation services based on set fees.
  
25. **Recommendation by Police** – Animal Control Services Contract
  - a. Authorize the City Manager to extend the current Animal Field Services and Sheltering Agreement with the Ramona Humane Society, Inc. for an additional one (1) year term.

Item Nos. 10, 17, 18, 19 and 25 were removed from the Consent Calendar. **Council Member Youssef moved and Council Member Krupa seconded a motion to approve the remaining Consent Calendar items as presented. Motion carried 4-0.**

Item No. 10

**Mayor Wright**, reiterated the Committee’s priorities. The events were ranked and priority was given to those that enhanced Hemet’s quality of life and contributed to the economic development.

**Council Member Youssef**, the financial stability of the organization was requested and taken into consideration.

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

Item No. 17

**Steve Latino, Engineering Director/City Engineer**, this is the first phase for the extension of the Auto Mall. The resolution approves the Subdivision Agreement and Final Parcel Map.

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

Item No. 18

**Kathye Caines, Senior Librarian**, the Friends of the Library generously donated \$15,000 to temporarily fund an employee in the Circulation Department for one year.

**Mayor Wright**, the Friends of the Library has been the heart and soul of the library, thank you for all you do.

**Council Member Youssef**, even with the economic downturn, the Friends of the Library weathered the storm with us.

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

Item No. 19

**Council Member Krupa**, asked how this will affect the Caltrans controlled signals.

**Steve Latino, Engineering Director/City Engineer**, Caltrans has a fixed cycle on their signals. Staff will coordinate with them on the jointly controlled intersections.

**Council Member Krupa** move and **Council Member Youssef** seconded a motion to approve this item as presented. Motion carried 4-0.

Item No. 25

**Council Member Krupa**, requested that Ramona Humane Society give the City Council an annual report of services provided.

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

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## Communications from the Public

**Jim Pangrazzi, San Jacinto**, after doing some research Mr. Pangrazzi concurs with the City's decision to not contract with CalFire. Mr. Pangrazzi confirmed that the City of San Jacinto still has three radio frequencies, one for public works and the other two for public service. The equipment, including the antennas, is still in place at the station and at North Mountain.

**John Sabo, Hemet**, the public didn't vote for Measure E because of the employee's wages specifically the Police Chief at \$308,000 a year. The other concern is the number of boarded up buildings.

**Police Chief Brown**, confirmed that he does not make \$308,000 per year. The employees of Hemet Police Department top to bottom makes 17% to 72% less than our colleagues in this County.

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## Public Hearing

26. **Existing Hemet Streetlight and Landscape Maintenance Districts for Fiscal Year 2016-2017** - Deputy City Manager/Administrative Services Director Hurst

- a. Conduct a public hearing; and
- b. Adopt resolutions approving the Engineer's Report and the levy and collection of assessments for the existing Hemet Streetlight and Landscape Maintenance Districts for FY 2016-2017.

**Resolution Nos. 4688, 4689, 4690 and 4691**

**Jessica Hurst, Deputy City Manager/Administrative Services Director**, on June 14, 2016 the City Council adopted resolutions initiating proceedings and preliminarily approving the Engineer's Report. This action will approve the final Annual Engineer's Report and order the levy and collection of assessments for the Existing Streetlight and Landscape Maintenance Districts for the Fiscal Year 2016-2017.

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

There were no public comments presented at this time.

**Mayor Wright** declared the Public Hearing closed at 7:32 p.m.

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

27. **Levy of Delinquent Solid Waste Hauling Fees and Charges for Calendar Year**

**2015** - Deputy City Manager/Administrative Services Director Hurst

- a. Conduct a public hearing to consider placement of Calendar Year 2015 Delinquent Solid Waste Collection Fees on the Riverside County Property Tax Roll; and
- b. Address any objections or protests received; and
- c. Adopt a resolution confirming and authorizing levy of delinquent solid waste fees as a special assessment. **Resolution No. 4692**

**Jessica Hurst, Deputy City Manager/Administrative Services Director**, this resolution will approve the placement of the 2015 delinquent solid waste collection fees on the property tax roll in the amount of \$190,049.13.

**Council Member Krupa**, confirmed that these fees will be on the December property tax bill. Council Member Krupa also asked if staff knew how many of the delinquent fees were for rental properties that information might be of assistance to for ROCS enforcement.

**Kristen Jensen, Public Works Director**, these rates are for all or a portion of the bills for service for calendar year 2015. A list of rental properties is not available at this time, however, both renter and property owner are notified of delinquent fees.

**Nicole Morgan, CR&R**, will look into the ability to provide a list of rentals.

**Council Member Youssef**, asked if the dollar amount of delinquent fees has reduced since last calendar year.

**Ms. Hurst**, 2014's delinquent fees were \$114,000.

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

**Roberto Sanchez, Hemet**, requested an extension. Mr. Sanchez is a landlord and refuse is the responsibility of the renter.

**Ms. Morgan, CR&R**, gave Mr. Sanchez a contact at CR&R.

**Hector Lalyre, Hemet**, expressed concern with the rate, renter didn't pay the utility bill or the rent. Mr. Lalyre disagrees with it being placed on his property tax bill.

**Sara Gomez de Rodriquez, Hemet**, as a homeowner I had to pay \$575 for trash left by my renter and this bill on top of that. The renters didn't pay the bill so their trash was not picked up by CR&R.

**Ms. Morgan**, refuse service is mandatory in Hemet. If there is a can it is picked up and serviced.

**Tom Jex, Assistant City Manager**, the role of the City Council is only to approve the placement of the items on the tax roll.

**Lori VanArsdale, Hemet**, as a landlord, the tenants order service that the property is not aware of. They property owners are not notified immediately of delinquency. We have a house that is not rented out but service has to be paid for. There are some things in the original contract that should be reconsidered.

**Ms. Morgan**, property owners are notified 35 days after the fees are delinquent. Roll offs are prepaid and not included on property bill. The first payment is due in advance.

**Ms. Jensen**, there are provisions for temporary vacation periods and also for homes that are vacant. Once CR&R is notified, verification is confirmed by City staff. When drivers pick up from a home without an active account, property owners are notified.

**Mayor Wright declared the Public Hearing closed at 7:53 p.m.**

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

28. **Zoning Ordinance Amendment 16-003** – Community Development Director Elliano
- a. Conduct a public hearing; and
  - b. Introduce, read by title only and waive further reading on an ordinance repealing Section 90-6.5 of Chapter 90 (Zoning) of the Hemet Municipal Code eliminating duplication and inconsistencies with the land use tables in the zoning district sections. **Ordinance Bill No. 16-036**

**Deanna Elliano, Community Development Director**, this ordinance amendment is to clean up duplications and inconsistencies in the municipal code.

**Mayor Wright declared the Public Hearing opened at 7:54 p.m.**

There were no public comments presented at this time.

**Mayor Wright declared the Public Hearing closed at 7:54 p.m.**

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

Ordinance was read by title only.

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## **Discussion/Action Item**

29. **Request for Quote/Contract Proposal – Fire and EMS Dispatch Services City of San Jacinto** - Fire Chief Brown and Police Chief Brown
- a. Deny formal request for quote/contract proposal for Fire and EMS Dispatch Services from the City of San Jacinto as presented; and
  - b. Consider policy level discussion and potential for future discussions with the City of San Jacinto on the feasibility of joint public safety service delivery.

**Fire Chief Brown**, gave the City Council a powerpoint presentation regarding a request for quote/contract proposal from the City of San Jacinto for Fire and EMS Dispatch Services. Public Safety is #1 priority for the Hemet City Council. City of Hemet is a good neighbor and committed locally and as a regional partner as part of the mutual aid system. The City is committed to local control for its public safety services. Hemet's public safety communication center is one of six in the County and a valuable asset to both Fire and Police. The City of San Jacinto has been in active negotiations with Idyllwild Fire Protection District discussing the feasibility of forming a Joint Power Authority to provide Fire Services. The City was first notified in early May by Idyllwild of these discussions and their intent to enter into an agreement for said services with San Jacinto. On June 7, 2016, the San Jacinto City Council took formal action, authorizing staff to initiate formal discussions with Idyllwild to establish a (JPA) to provide Fire Services to the City. On June 10 the City of San Jacinto sent a Request for quote/contract proposal for Fire and EMS Dispatch Services to the City of Hemet. A meeting to negotiate an extension of San Jacinto's current fire contract with Cal Fire, scheduled for June 13 was cancelled. On June 15 a meeting was scheduled to address the extension of the current Cal Fire contract to provide Fire-EMS Services. The San Jacinto City Council approved a 1-year extension of the current contract with Cal Fire, set to expire on June 30, 2016. It would be irresponsible to enter into discussions/negotiations regarding emergency services due to contractual obligations currently in place with Cal Fire and the County of Riverside, unless formally requested by the City of San Jacinto. The City should remain open to future discussion with the City of San Jacinto about the benefits of a valley wide public safety service delivery system. These discussions should not be limited to dispatch, they should include a comprehensive study that includes but not limited to: fiscal

efficiencies; organizational structure (functional and operational consolidation, unification/merger and regional/sub-regional service delivery options); selection and deployment of apparatus by type/special units or other resources; and professional standards of the men and women that provide that service. Staff is recommending that the City Council deny formal request for quote/contract proposal for Fire and EMS Dispatch Services from the City of San Jacinto as presented; and consider policy level discussions with the City of San Jacinto on the feasibility of joint public safety service delivery. 20 days is not ample to do an analysis and provide the service.

**Council Member Youssef**, this request came up very quickly with an even quicker response time. We want to be good neighbors, however, if we decide to partner in the future it needs to be beneficial to the City as well. The City would be assuming the liability and the financial burden of the employees. I would not be in a favor off shifting the long term liability onto the City of Hemet. That would need to be a consideration. It has to be mutually beneficial and a benefit to the residents of Hemet also.

**Chief Brown**, it took three to four years to legislatively form the OCFJPA. It will take long and detailed policy level discussions to get you where you want. The timing was key to not being able to respond appropriately.

**Council Member Krupa**, agrees with the decision to deny. Council Member Krupa thanked Chief Scott for taking to time to analyze it. Joint services need to be considered carefully, to assure they are legal and beneficial.

**Mayor Pro Tem Raver**, agrees with Council Member Youssef. Service levels and staffing for public safety need to be addressed. The valley needs a financial mechanism to enhance public safety. The crimes occurring and the number of officer injuries are unacceptable. We need to re-visit the possibility of a public safety tax as soon as possible. We need to look into a public safety special district for this valley. I applaud San Jacinto for looking at alternate ways to provide the services. Mayor Pro Tem Raver is proud of the men and women that serve the community. The City is trying to provide you the best level of service possible.

**Mayor Wright**, the staffing issues and the safety of our department is the first priority of this Council. We may take on a collaborative effort in the future but, before that we need to take care of our own.

**Jim Pangrazzi, San Jacinto**, I can't blame the Chief's for their recommendation. This problem or need will not go away.

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

**30. Temporary Grace Period for Delinquent Water Utility Bills – City Manager Meyerhoff**

- a. Adopt a resolution establishing a temporary grace period for delinquent water utility bills. **Resolution No. 4693**

**Alex Meyerhoff, City Manager**, recommended that the City Council adopt a resolution establishing a grace period for delinquent water bills until August 31, 2016. With the shift from bi-monthly billing to monthly billing the \$31.00 late fee has become a burden to some utility customers.

**Council Member Krupa**, recommended that the grace period be extended beyond August 31<sup>st</sup> and be retroactive. Council Member Krupa asked about the policy to address the concern in the future.

**Jackie Vaughn-Codiga**, explained the process, when the late fee is assessed and when the water is shut off.

**Mayor Wright**, expressed concern that the due date is right before many of the customers receive their social security checks. Mayor Wright asked about a grace period and suggested that the billing date or the due date be changed to assist with this issue.

**Ms. Hurst**, expressed concern with handling customers on a case by case basis without a policy. Ms. Hurst suggested a policy change delaying the period of time due to 31 days. The late fee of \$31.00 will be re-visited next time the fees are updated. Ms. Hurst suggested that the City Council adopt this resolution and staff will bring back recommendations by August 31<sup>st</sup>.

**Council Member Krupa**, recommended that the temporary grace period be through October 31, 2016 and retroactive to March 21, 2016.

**Ms. Vaughn-Codiga**, a 2<sup>nd</sup> computer is available to help customers paying with credit cards payments.

**Council Member Youssef**, suggested alternatives such as, postal annexes and ATM type machines that allowed billing transactions.

**Ms. Hurst**, staff is looking into options.

**Council Member Krupa moved and Council Member Youssef seconded a motion to approve this item extending the expiration date to October 31, 2016 and refunding late fees retroactively to March 21, 2016. Motion carried 4-0.**

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## City Council Reports

### 31. CITY COUNCIL REPORTS AND COMMENTS

#### A. Council Member Krupa

1. Riverside Conservation Authority (RCA)
2. Ramona Bowl Association

Last performance of Beauty and the Beast, it was wonderful.

Summer concert series, Thursday's at 8:00 p.m. July 7, 14, 21 and 28.

3. Riverside Transit Agency (RTA)
4. Watermaster Board
5. Library Board

Summer reading program is in full swing.

6. League of California Cities
7. Riverside County Transportation Commission (RCTC)
8. Western Riverside Council of Governments (WRCOG)

#### B. Council Member Milne

1. Riverside County Habitat Conservation Agency (RCHCA)
2. Riverside Conservation Authority (RCA)
3. Disaster Planning Commission

#### C. Council Member Youssef

1. Planning Commission

**Council Member Youssef**, announced that United Way's Celebrity Karaoke is July 22<sup>nd</sup> at Soboba Country Club. Council Member Youssef and Fire Chief Brown will be judges.

D. Mayor Pro Tem Raver

1. Traffic and Parking Commission
2. Riverside Transit Agency (RTA)

**Mayor Wright**, announced that students ride this RTA buses for \$0.25 all summer long.

3. Riverside County Transportation Commission (RCTC)
4. Watermaster Board

E. Mayor Wright

1. Park Commission
2. Riverside County Habitat Conservation Agency (RCHCA)
3. Ramona Bowl Association
4. League of California Cities
5. Western Riverside Council of Governments (WRCOG)

Mayor Wright attended WRCOG's Annual Meeting and was impressed with Julia Gillard, former Prime Minister of Australia. TUMF increase was discussed at the executive meeting. WRCOG recommended automatic annual increase and that did not get approved.

Mayor Wright attended the Hemet-San Jacinto Chamber of Commerce Olympus Awards, Fire Chief Brown was named "Man of the Year".

Mayor Wright attended the Bow Wow Luau for Ramona Humane Society.

Mayor Wright announced that the City has openings on the Library Board and Park Commission.

F. Ad-Hoc Committee Reports

1. Diamond Valley Lake Recreation Ad-Hoc Committee (January 27, 2015)

Next meeting is June 29<sup>th</sup>, presentation of an MOU will be forthcoming

2. Grant Ad-Hoc Committee (June 23, 2015)
3. Homeless Ad-Hoc Committee (February 9, 2016)

Next meeting, July 18<sup>th</sup> with the County and other stakeholders.

4. Special Events Ad-Hoc Committee (March 22, 2016)

**Council Member Youssef moved and Mayor Pro Tem Raver seconded a motion to disband the Special Events Ad-Hoc Committee. Motion carried 4-0.**

5. Business/Industry Ad-Hoc Committee (April 15, 2016)

**Mayor Wright**, requested the formation of a Skate Plaza Ad-Hoc Committee and explained that the committee will work on design elements, location, determination, size, external funding sources, legal obligations and possible partnership.

**Mayor Pro Tem Raver moved and Council Member Youssef seconded a motion to establish the committee and appoint Council Member Youssef and Mayor Wright to serve. Motion carried 4-0.**

G. City Manager Meyerhoff

1. Manager's Reports
2. Staff Spotlight
3. Public Safety Update
4. Update on Future Agenda Items

**City Manager Meyerhoff**, announced that the City Council will hold their next Strategic Planning Session on Saturday, July 16<sup>th</sup> at 8:00 a.m. to 1:00 p.m. at the Library Upstairs.

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### **Future Agenda Items**

**Council Member Krupa**, asked why the Police Department hires and sends recruits to the Academy, but not Fire.

**City Manager Meyerhoff**, staff is currently working on new job descriptions for the Fire Department to include entry level and senior management positions.

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### **Adjournment**

Adjourned at 8:47 p.m, to Tuesday, July 12, 2016 at 7:00 p.m.



## Staff Report

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TO: Honorable Mayor and Members of the City Council

FROM: Jessica A. Hurst, DCM/Administrative Services  
Alexander P. Meyerhoff, City Manager 

DATE: July 12, 2016

RE: Warrant Register

The City of Hemet's warrant register dated June 23, 2016 in the amount of \$1,670,565.79 is currently posted on the City's website in the Finance Department section, under *Financial Information*. Payroll for the period of May 23, 2016 to June 5, 2016 was \$630,177.97.

### 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,

A handwritten signature in blue ink that reads "Jessica A. Hurst".

Jessica A. Hurst  
Deputy City Manager/Administrative Services

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



AGENDA # 8

## Staff Report

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

**From: Alex Meyerhoff, City Manager**   
**Sarah McComas, City Clerk**

**Date: July 12, 2016**

**SUBJECT: Resolution Certifying the results of the June 7, 2016 Consolidated Primary Election**

**RECOMMENDATION:**

Staff respectfully requests that the City Council adopt Resolution Bill No. 16-058 reciting the fact of the consolidated Primary Election on June 7, 2016 and declaring the results.

Respectfully submitted,



Sarah McComas  
City Clerk

Legal Review,



Eric S. Vail  
City Attorney



CITY OF HEMET  
Hemet, California  
RESOLUTION BILL NO. 16- 058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD IN HEMET ON JUNE 7, 2016 AND CONSOLIDATED WITH THE STATEWIDE PRIMARY ELECTION, DECLARING THE RESULT OF THE SPECIAL MUNICIPAL ELECTION AND SUCH OTHER MATTERS AS ARE PROVIDED BY LAW

**Whereas**, pursuant to Resolution No. 4658, adopted February 23, 2016, ordering and calling an election for the measure titled "Measure E", a special municipal election was held and conducted in the City of Hemet, California, on Tuesday, June 7, 2016, as required by law; and

**Whereas**, the special municipal election was consolidated with the statewide primary election and the Registrar of Voters canvassed the returns of said election and has certified the results to this City Council, said results were received, attached and made a part hereof as "Exhibit A"; and

**Whereas**, notice of said election was duly and regularly given in time, form and manner as provided by law; and that in all respects said election was held and conducted and the votes cast thereat, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections code of the State of California.

**NOW, THEREFORE, the City Council of the City of Hemet does hereby resolve, declare, determine and order as follows:**

**Section 1** That there were 22 precincts established for the purpose of holding said election consisting of the regular election precincts in the City as established for the holding of state and county elections, and that the County Registrar of Voters canvassed the returns of the election and has certified the results to this City Council. The results are attached and made a part hereof as "Exhibit A".

**Section 2** The special municipal election was held for the purpose of for or against Measure E, to wit:

**Measure E, Hemet Police/Fire Community Safety Measure.** To maintain/improve Police, Fire and Paramedic/911 Emergency services, the number of police officers/firefighters, rapid response to gang violence, tracking of

1 sex offenders/parolees; and, restore anti-gang/anti-drug units, shall the City of  
2 Hemet establish a 1% sales tax (1 cent) for 10 years only, providing \$10,000,000  
3 annually, with annual audits, and all funds required by law to be used in Hemet  
4 for police/fire services only?  
5

6 **Section 3** That the whole number of ballots cast in the City was 16,984.  
7

8 **Section 4** The City Council does declare and determine that a two-thirds (2/3)  
9 majority of the votes cast on Measure E did not vote in favor of it, and that the measure  
10 failed.  
11

12 **Section 5** This Resolution shall be put in the official records to comply with  
13 the Election Code requiring a statement of the result of said election:  
14

- 15 1. The whole number of votes cast in the City; and
- 16 2. The number of votes given at each precinct for and against  
17 Measure E; and
- 18 3. The number of votes given in the City for and against Measure E.  
19

20 **Section 6** That the City Clerk shall certify the passage and adoption of this  
21 resolution; shall enter the same in the book of original resolutions of said City; and shall  
22 make a minute passage and adoption thereof in the records of the proceedings of the  
23 City Council of said City in the minutes of the meeting at which the same is passed and  
24 adopted.  
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28 PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of July 2016.  
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34 Bonnie Wright, Mayor  
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37 ATTEST:

38 APPROVED AS TO FORM:  
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40 \_\_\_\_\_  
41 Sarah McComas, City Clerk  
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43 \_\_\_\_\_  
Eric S. Vail, City Attorney

1 State of California )  
2 County of Riverside )  
3 City of Hemet )  
4

5 I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the  
6 foregoing Resolution is the actual Resolution adopted by the City Council of the City  
7 of Hemet and was passed at a regular meeting of the City Council on the 12<sup>th</sup> day of  
8 July, 2016 by the following vote:  
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10 AYES:  
11 NOES:  
12 ABSTAIN:  
13 ABSENT:  
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Sarah McComas, City Clerk

June 7, 2016

NO PARTY PREFERENCE MEASURE E - CITY OF HEMET POLICE/FIRE COMMUNITY													
140046	Registration	Ballots Cast	Turnout (%)	YES	NO								
31001 HEMET	0	0	0.00	0	0								
31001 - Vote by Mail Reporting	0	0	0.00	0	0								
31002 HEMET	2527	317	12.54	195	115								
31002 - Vote by Mail Reporting	2527	1257	49.74	748	488								
31006 HEMET	2038	284	13.94	207	69								
31006 - Vote by Mail Reporting	2038	602	29.54	393	193								
31009 HEMET	2473	393	15.89	228	149								
31009 - Vote by Mail Reporting	2473	1023	41.37	623	386								
31015 HEMET	851	94	11.05	60	24								
31015 - Vote by Mail Reporting	851	159	18.68	100	56								
31016 HEMET	152	1	0.66										
31016 - Vote by Mail Reporting	152	55	36.18	26	28								
31018 HEMET	89	4	4.49										
31018 - Vote by Mail Reporting	89	46	51.69	21	24								
31021 HEMET	2118	325	15.34	196	123								
31021 - Vote by Mail Reporting	2118	770	36.36	499	263								
31026 HEMET	2167	325	15.00	209	107								
31026 - Vote by Mail Reporting	2167	881	40.66	549	314								
31029 HEMET	2162	276	12.77	149	110								
31029 - Vote by Mail Reporting	2162	698	32.28	448	227								
31035 HEMET	1523	209	13.72	133	57								
31035 - Vote by Mail Reporting	1523	396	26.00	248	150								
31044 HEMET	2653	348	13.12	208	115								
31044 - Vote by Mail Reporting	2653	1050	39.58	710	323								
31049 HEMET	1954	300	15.35	171	117								
31049 - Vote by Mail Reporting	1954	744	38.08	470	260								
31054 HEMET	2248	283	12.59	168	94								
31054 - Vote by Mail Reporting	2248	886	39.41	500	377								
31057 HEMET	1847	255	13.81	164	80								
31057 - Vote by Mail Reporting	1847	440	23.82	265	165								
31060 HEMET	1043	149	14.29	87	53								
31060 - Vote by Mail Reporting	1043	452	43.34	269	174								
31061 HEMET	1755	224	12.76	136	85								
31061 - Vote by Mail Reporting	1755	653	37.21	394	243								
31063 HEMET	1478	240	16.24	154	80								
31063 - Vote by Mail Reporting	1478	332	22.46	194	129								
31065 HEMET	3	0	0.00	0	0								
31065 - Vote by Mail Reporting	3	1	33.33										
31068 HEMET	1765	197	11.16	127	65								
31068 - Vote by Mail Reporting	1765	1170	66.29	697	456								
31069 HEMET	2362	317	13.42	192	107								
31069 - Vote by Mail Reporting	2362	779	32.98	504	265								
31072 HEMET	1150	169	14.70	90	71								
31072 - Vote by Mail Reporting	1150	315	27.39	184	123								
Precinct Totals	34358	4710	13.71	2877	1622								
Vote by Mail Reporting Totals	34358	12709	36.99	7842	4645								
Grand Totals	34358	17419	50.70	10719	6267								
Riverside County	34358	17419	50.70	10719	6267								
36th Congressional District	34355	17418	50.70	10719	6266								
42nd Congressional District	3	1	33.33										
23rd Senatorial District	34355	17418	50.70	10719	6266								
28th Senatorial District	3	1	33.33										
42nd Assembly District	20237	9961	49.22	6148	3550								
67th Assembly District	14121	7458	52.81	4571	2717								
State Bd Equalization 4th Dist	34358	17419	50.70	10719	6267								
3rd Supervisorial District	34358	17419	50.70	10719	6267								
City of Hemet	34358	17419	50.70	10719	6267								

\*\*\*\*\* Insufficient Turnout to Protect Voter Privacy \*\*\*\*\*



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**CITY OF HEMET  
Hemet, California  
ORDINANCE BILL NO. 16-036**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET CALIFORNIA REPEALING SECTION 90-6.5 OF CHAPTER 90 (ZONING) OF THE HEMET MUNICIPAL CODE TO ELIMINATE DUPLICATION AND INCONSISTENCIES WITH THE LAND USE TABLES IN THE OTHER ZONING DISTRICT CHAPTERS IN THE MUNICIPAL CODE.**

**WHEREAS**, Section 90-6.5 on the Hemet Municipal Code provides a list of allowed and conditionally permitted uses by zoning district; and

**WHEREAS**, each zoning district chapter in the Hemet Municipal Code provides a list of allowed and conditionally permitted uses; and

**WHEREAS**, there are inconsistencies between Section 90-6.5 and the zoning district chapters; and

**WHEREAS**, it is not necessary to provide a duplicate list of allowed and conditionally permitted uses in Section 90-6.5; and

**WHEREAS**, repeal of Section 90-6.5 of the Hemet Municipal Code will not detrimentally affect the health, safety, or welfare of residents of the City of Hemet; and

**WHEREAS**, on June 7, 2016, the Planning Commission was presented with a draft of this Ordinance Bill No. 16-036 and, after conducting a duly noticed public hearing, voted to recommend that the City Council approve Ordinance Bill No. 16-036.

**WHEREAS**, on June 28, 2016, the City Council considered the Ordinance, the Planning Commission's findings, and the record of information regarding ZOA 16-003 at a duly noticed public hearing, at which time interested persons had an opportunity to

1 provide testimony on this matter.

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

4 **SECTION 1: REPEAL OF HEMET MUNICIPAL CODE SECTION 90-6-5, LIST OF**  
5 **LAND USES IN CERTAIN ZONES.**

6 Section 90-6.5 (List of land uses in certain zones) of Chapter 90 (Zoning) of the  
7 Hemet Municipal Code, as shown in Exhibit A attached hereto, is hereby repealed.

8 **SECTION 2: CEQA FINDINGS.**

9 The City has analyzed this proposed project and has determined that it is exempt  
10 from the California Environmental Quality Act ("CEQA") under section 15061(b)(3) of the  
11 CEQA Guidelines, which provides that CEQA only applies to projects that have the  
12 potential for causing a significant effect on the environment. The proposed text changes  
13 do not relate to any physical project and will not result in any physical change to the  
14 environment. Therefore, it can be seen with certainty that there is no possibility that this  
15 Ordinance may have a significant adverse effect on the environment, and therefore the  
16 adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the  
17 CEQA Guidelines.

18 **SECTION 3: SEVERABILITY.**

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

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**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 the 28th day of June, 2016.

**APPROVED AND ADOPTED** this 12th day of July, 2016.

\_\_\_\_\_  
Bonnie Wright, Mayor

**ATTEST:**  
  
\_\_\_\_\_  
Sarah McComas, City Clerk

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Ordinance was introduced and first read on the 28th day of June, 2016, and had its second reading at the regular meeting of the Hemet City Council on the 12th day of July, 2016, and was passed by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

---

Sarah McComas, City Clerk

## EXHIBIT A - ZOA16-003 REPEALS SEC. 90-6.5

**Sec. 90-6.5. - List of land uses in certain zones.**

C = Conditional use permit

CX = Express line conditional use permit

A = Allowed (zoning compliance required)

T = Temporary use permit

LAND USE MATRIX																		
List of Allowed and Conditionally Permitted Uses by Zone																		
LAND USE	A	A1C	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Accessory living quarter (Sec. 90-4)				A	A		A	A	A									
Adult business, as listed in Section 90-18, and defined in Section 90-4.1												C	C			C	C	
Advertising display manufacture																		A
Aircraft and aircraft accessories and parts manufacture																		A
Aircraft landing strip or heliport pad used in AG operations			C															A
Animal Hospital			A								C	C	C			A	A	
Apartment, group home or similar residential unit									C	C				C	C			
Appliance, small or electronic sales or repair shop											A	A	A					
Arcade											C	C	C					
Arcade, video											C	C	C	C	C			
Art, craft or hobby store											A	A	A					
Asphalt products manufacture																		C
Assembly of fiberglass blankets													A					
Assembly of electrical appliances or equipment, excluding machinery and large home appliances, but including:													A			A	A	
Electronic instruments and devices																		
Radios, phonographs and televisions																		
Receivers, home cameras																		
Lighting fixtures, irons, fans																		
Toasters, toys																		
Electric motor repair, including the winding of armatures and field coils																		
Assembly of picture frames													A					
Auction or sales yard	C	C	C															
Auto detailing											A	A	A		C	A	A	
Automobile parts store (with or without air compressor use)											A	A	A		C			
Automobile, trailer, or manufactured home sales agencies and accessory uses											A	A	A					
Automobile truck or tractor repairing, rebuilding and painting															C			A
Automobile tuning and lubrication											C	C	C		C			
Automobile, truck, motorcycle or trailer accessories and parts manufacture, assembly																		A

LAND USE	A	AIC	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Automobile body or paint shop (see also motor vehicle service)												C	C			A	A	
Automobile service station with or without minimart											C	C	C		C	A	A	
Automobile smog checking facility											C	C	C		C			
Automobile stereo or window tinting installation											A	A	A		C			
Automobile and/or truck rental											A	A	A		A			
Bag cleaning																		A
Bakery, wholesale with incidental retail sale																		A
Bakery											A	A	A	A	A			
Banks, savings and loan, credit union									A	A	A	A	A	A	A			
Barber shop									A	A	A	A	A	A	A			
Bars and nightclubs with on-site sale of alcoholic beverages												C	C	C	C			
Battery manufacture																		A
Beauty shop		C	C						A	A	A	A	A	A	A			
Bed and breakfast								C	C	C	A	A	A	C	C			
Billiard parlor or pool hall												A	A	A	A			
Boarding home									C	C								
Boat building																		A
Book or stationery store											A	A	A					
Bottled water distributor													A			A	A	
Bowling alley											A	A	A					
Box factory and cooperage																		A
Brewery and distillery												A	A	C	C			A
Brush or broom manufacture																		A
Building materials manufacture and assembly, including composition wallboards, partitions, panels and prefabricated structures																		A
Bulk food outlet											A	A	A					
Cabinet manufacturing and assembly, including, but not limited to wood working, furniture making and assembly.													A					
Can and metal container manufacture																		A
Candle manufacture, not including rendering																		A
Car rental											A	A	A		A			
Carpet cleaning plant													A					
Carpet and rug manufacture																		C
Carwash, including steam cleaning and car laundry											C	C	A		C			
Carwash, packaged											C	A	A		C			
Catering service w/commercial kitchen											A	A	A					
Cement, lime, gypsum and plaster of Paris manufacture																		C
Cement products manufacture, including concrete mixing and batching																		C

LAND USE	A	A1C	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Cemetery without mortuary	C			C	C		C	C	C	C	A	A	A			A	A	
Cemetery with mortuary									C	C	C	C	A					
Cemetery with crematorium & mortuary											C	C	A					
Ceramic products manufacturing, using only previously pulverized clay and kilns fired only by electricity or low pressure gas													A					
Chemical products manufacture, provided no hazard of fire or explosion is created, including adhesive, bleaching, bluing, calcimine, dyestuff (except aniline dyes), essential oils, soda and soda compounds, and vegetable gelatine, glue and size)																		C
Church									C	C	C	C		C	C			
Clay products manufacture including brick, fire brick, tile and pipe																		A
Cleaning, laundry and dyeing plant, wholesale													A			A	A	
Coin and/or stamp store											A	A	A					
Cold storage plant																		A
Cold storage mortuary facility												C	C			A	A	
Communication services (w/o assembly or manufacturing)											C	C	C					
Confectionery store											A	A	A					
Convalescent hospital									C	C	C	C	C					
Cork manufacturer																		A
Costume sales or rental											A	A	A					
Counseling center - daytime drop-in only									A	A	A	A	A	A	A			
Country club						A												
Crematorium with mortuary											C	C	A					
Crops, plants, trees (excluding forestry operations) production: such as: apiaries, aviaries, farms, gardening, greenhouses, nurseries, orchards	A	A	A	A		A										A	A	
Dairy			C															
Dairy product plant																		A
Dance hall with alcoholic beverage											A	A	A	A	A			
Daycare facility - over 12 clients								C	A	A	A	A	A					
Daycare facility - 12 clients max.	A	A	A	A	A	A	A	A	A	A	A	A	A					
Daytime drop-in counseling center									A		A	A	A					
Department store											A	A	A	A	A			
Dismantling of motorcycles																		A
Distribution center - See "Warehouse"																		
Drapery shop											A	A	A					
Dressmaking or millinery shop											A	A	A					
Drive-in/drive-thru restaurant, cleaners, dairy store, video rental or other similar retail or commercial business											C	C	C	C	C	C	C	
Drug store or pharmacy									A	A	A	A	A	A	A			
Dry goods or notions store											A	A	A	A	A			

LAND USE	A	AIC	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Dwelling - duplex or 2-single family							C	C										
Dwelling - boarding house								C	C									A
Dwelling - single family	A	A	A	A	A	A	A	A	A									
Dwelling - accessory (granny flat) on a min. lot size of 6,000 sq.ft.				C	C	C	A	A	A									
Dwelling - one rented room (existing)	A	A	A	A	A	A	A	A	A									
Dwelling - multiple-family apartment or group home								C	C									
Dwelling - student housing including fraternities and sororities								C	C									
Environmental cleanup & treatment system	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T
Equestrian activities, such as: riding academy, stables thoroughbred farm	C	C	A	C			C	C								C	C	
Equipment used in Ag, sales & repair			C															
Equipment rental with trucks												A	A					
Fairgrounds w/incidental commercial uses			C															
Family care home (licensed) for mentally disordered, handicapped, dependent or neglected children, serving 6 or fewer persons	A	A	A	A	A	A	A	A	A	A								
Farm labor camp		C	C															
Feed store	C	C	C															A
Fertilizer operation for farm animal manure, such as: drying, stockpiling, sale			C															
Film manufacture																		C
Financial institution, including bank, savings & loan, credit units									A		A	A	A					
Firearms manufacture																		A
Florist shop											A	A	A					
Florist stand											C	C	C	C	C			
Flood control facility									A	A	A	A	A					
Flour, feed and grain mills																		A
Food and food products, manufacture and processing, including dairy products, fruits and vegetables, but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats or oils																		A
Food products, manufacture, including such processes as cooking, dehydrating, roasting, refining, pasteurization and extraction involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, glucose, molasses and syrups, oleomargarine, pickles, rice sauerkraut, sugar, vegetable oils and yeast.																		C
Food vending cart											T	T	T					
Food locker, frozen													A					
Fortune telling									A	A	A	A	A					
Fraternity and/or sororities and other student housing									C	C								
Freight forwarding terminal																		A

LAND USE	A	AIC	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Fuel sales																A		
Furniture upholstery												A	A			A	A	
Furniture manufacture and sale												C	A					
Future farmers, 4-H or similar projects conducted by the occupants of the premises	A	A	A							A	A	A						
Game court - lighted (w/10-foot high fencing)										C	C	C	C	C				
Gasoline dispensing station with or without minimart											C	C	C					
Gas station											C	C	C					
Gift shop											A	A	A					
Glass or glass products manufacture																	A	
Golf driving range	C																	
Golf course	C			C	C	A	C	C	C	C								
Grange hall		C	C															
Graphic production									A	A	A	A	A	A	A			
Graphite and graphite products manufacture																	A	
Grocery store											A	A	A	A	A			
Hair - felt and feathers processing																	C	
Hardware store											A	A	A					
Hatcheries													A					
Health spa											A	A	A					
Heliports																	C	
Hog ranch			C															
Hogs raised for non-commercial purposes, as follows:		A	A															
Lots less than ½ acre none																		
Lots between ½ and 1 acre 2 max.																		
All other sized lots 5 max.																		
Court includes weaned & unweaned hogs																		
Home for the aged					C	C	C	C	C	C	C	C	C	C	C			
Home or center for mentally, emotionally or physically handicapped persons										C	C	C	C					
Home occupation (Sec. 90-72)	A	A	A	A	A	A	A	A	A	A				A	A			
Home furnishing center											A	A	A					
Hotel								C	C	C	A	A	A	C	C			
Household pets									A	A	A	A	A					
Hunt club including skeet, trap & rifle			C															
Ice manufacture																		A
Industrial hospital													A			A	A	
Ink manufacture																		A
Jewelry store											A	A	A					

LAND USE	A	A1C	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Junkyards																		C
Jute, hemp, sisal and oakum products manufacture																		A
Kennel for dogs or cats	C	C	A			C												A
Non-commercial on min. 1 acre lot																		
Laboratory - experimental, testing, research or commercial													A			A	A	
Laundromat											A	A	A					
Laundry or clothes cleaning, retail only											A	A	A					
Laundry and cleaning plant																		A
Leather and fur finishing and dyeing, not including tanning and curing																		A
Library		C	C	C	C		C	C	C	C	A	A	A	A	A			
Linoleum and oilcloth manufacture																		C
Livestock feeding, grazing or keeping: for sale, breeding (including experimental) or byproduct; excluding hogs; such as:	A	A	A													A	A	
Cattle 5 cattle per acre; 10 cattle max. or Horses 10 horses per acre; 20 horses max. (see equestrian activities also).																		
Chinchilla																		
Fish or frogs																		
Rabbits																		
Sheep or Goats 20 max. in any combination																		
Local passenger transportation including bus charter service											C	A	A		C	A	A	
Locksmith											A	A	A					
Lodge hall for civic, social or fraternal organizations		C	C	C	C		C	C	C	C	A	A	A	A	A			
Lumber and building materials yard, not including planning mill												C	A			A	A	
Machine shops													A			A	A	
Machine tools manufacture, including metal lathes, metal presses, metal stamping machines and wood working machines																A		
Machinery manufacture, including heavy electrical, agricultural, construction, and mining machinery, and light machinery and equipment such as air conditioning equipment, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, ranges, stoves, ovens and washing machines																A		
Mail receiving service											A	A	A					
Manufacture and assembly of electrical supplies such as coils, condensers, crystal holders, insulation, lamps, switches, and wire and cable assemblies.																A	A	
Manufacture and assembly of business machines, including electronic data processing equipment, accounting machines, calculators, typewriters and related equipment.																A	A	
Manufacture and assembly of ceramic products such as pottery, figurines and small glazed tile, utilizing only																A	A	

LAND USE	A	AIC	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
previously pulverized clay, provided that kilns are fired only by electricity or gas.																		
Manufacture, assembly, compounding, packaging and processing of cosmetics, drugs, pharmaceutical, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils) and toiletries																A	A	
Manufacture and maintenance of electric and neon signs, commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.																		A
Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronic equipment, precision instruments, musical instruments and cameras and photographic equipment, except film																A	A	
Manufacture of cutlery, hardware and hand tools; die and pattern making; metal stamping and extrusion of small products, like costume jewelry, pins, needles, razor blades, bottle caps, buttons and kitchen utensils																A	A	
Manufacture and assembly of communication and testing equipment																A	A	
Manufacturing, assembling, compounding, packaging and processing of articles or merchandise from the following previously prepared materials: asbestos, bone, canvas, cellophane, cellulose, cloth, cork, features, felt, fiber and synthetic fiber, fur, glass, hair, ink, horn, leather, paint, (not employing a boiling process) paper, plastics, precious or semi-precious metals or stones (excluding the grinding, cutting or dressing of stone, marble or granite) rubber and synthetic rubber, shell, straw, textiles, tobacco, wood (not including a planing mill or a lumber yard) and yarns																		
Mattress manufacture																		A
Meat cutting and packaging			C															
Meat market or delicatessen store											A	A	A					
Meat products processing and packaging, not including glue and size manufacture or slaughtering other than poultry or rabbit slaughtering.																		A
Medical and/or dental lab									A	A		A	A					
Medical supply store											A	A	A					
Menagerie		C	C															
Metal alloys and foil manufacture, including solder, pewter, brass, bronze and tin, lead and gold foil.																		A
Metal casting and foundries, not including magnesium foundries																		C
Metal finishing and plating																		C
Mining		C	C															
Mobile home park					C	C	C	C	C	C								
Mobile home manufacturing																		A
Mobile use, including, but not limited to car washing, book and/or video rental, blood bank, MRI																		

LAND USE	A	A1C	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
a. <15 days in a 90-day period subject to a temporary use permit (See Section 90-73)									T	T	T	T	T	T	T			
b. >15 days in a 90-day period.									C	C	C	C	C	C	C			
Mobile home office (DOU 73-03)												A	A					
Mortuary and incidental uses such as crematorium, cold storage											C	C	C					
Motel								C	C	C	A	A	A	C	C			
Motion picture production												A	A	A	A	A	A	
Motor vehicle service												C	A		C	A	A	
Motor testing of internal combustion motors																		A
Motor and generator manufacture																		A
Motorcycle repair shop													A		C			
Movie theater												C	C					
Multi-family residential								C	C									
Museum		C	C	C	C		C	C	C	C	A	A	A	A	A			
Music store, with instrumental instruction											A	A	A					
Newspaper printing												A	A					
Nightclub with liquor												C	C					
Nurseries, green houses & gardening retail									A	A	A	A	A					
Nurseries, greenhouses & gardening retail outdoor only														A	A			
Nurseries, green houses & gardening wholesale									A	A	A	A	A					
Nursing home									C	C	C	C	C					
Office, conversion of residence in accordance with Article IX									C	C	A	A	A	A	A			
Office for professional service such as: accounting, appraising, architecture, consulting, economists, engineering, escrow, insurance, legal, planning, public relations, research, security service, stockbrokerage, surveying, telephone answering, title company, travel agent, utility consumer service									A	A	A	A	A	A	A	A	A	A
Office for real estate sales		C	C						A		A	A	A					
Office trailer, temporary sales												T	T					
Office for health services, such as: dental office, laboratory, medical office									A	A	A	A	A	A	A			
Oil production (excluding refining or processing)		C	C															
Ornamental iron works												C	A					
Outdoor display and sales of patio furniture											A	A	A					
Package carwash facility											C	A	A					
Paint manufacture, including enamel lacquer, shellac, turpentine and varnish																		C
Paint store, retail or wholesale											A	A	A	A	A			
Painting, enameling and lacquering shop																		A

LAND USE	A	A1C	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Paper products manufacture, including shipping containers, pulp goods, carbon paper and coated paper stencils																		A
Parcel delivery terminal																A	A	
Parking lot								C	C	C	A	A	A	A	A			
Peat and topsoil processing and storage																		C
Pen-fed beef cattle operation			C															
Personal care facility such as: convalescent hospital, home or center for mentally, emotionally, physically handicapped persons, nursing home, rest home, sanitarium	C			C			C	C	C		C	C	C					
Pet store											CX	CX	CX					
Pet grooming with no overnight stay (Also see pet store)											A	A	A					
Petroleum and petroleum products storage																		C
Pharmacy									A	A	A	A	A	A	A			
Photographic studio, excluding wholesale film processing or retail sale of photographic equipment or supplies									A	A	A	A	A	A	A			
Photographic processing												A	A	A	A	A	A	
Physical therapy, outpatient (Check parking requirements)											A	A	A					
Plastic manufacture																		A
Plumbing, electrical, heating and air conditioning shop											A	A	A					
Porcelain products manufacture, including bathroom and kitchen fixtures and equipment																		A
Poultry and rabbits as domestic animals on lots greater than 8,000 sq. ft. (See Sec. 90-312 for requirements)	A	A	A	A	A	A	A	A	A									
Poultry farm and operations			C						A									
Precious metals reduction, smelting and refining																		C
Printing, lithograph, and engraving											A	A	A			A	A	
Processing of produce grown on the premises; provided that buildings or structures used for processing operations are a min. of 20 feet from all property lines; such as: canning, drying, freezing, packaging	C	A	A															
Processing of produce grown off premises			C															
Produce stand (See Sec. 90-73) temporary	C/T	C/T	C/T								T	T	T	T	T	A	A	
Produce (vegetables & fruit) sales											A	A	A	A	A			
Public facilities and utilities										C	C	C	C	C	C	C		
Publishing																	A	A
Raceway for slot cars											A	A	A					
Radio station, am and/or fm												A	A	A	A			
Recording studio												A	A	A	A			
Recreation center, park, playground, unlighted tennis court w/10' high court fencing, racquetball center, swim club	A	A	A	A	A	A	A	A	A		A	A	A			C	C	
Recreational vehicle park									C	C	C	C	C					
Recreational vehicle storage facility including watchman's quarters											C	C	C			A	A	

LAND USE	A	A1C	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Recycling - portable facility	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T
Recycling - resource collection center											A	A	A			A	A	
Recycling - retail resource collection service											A	A	A					
Recycling - processing center													C			C	C	
Religious facility, such as: church, convent, monastery, parish house, parsonage, school, synagogue	CX	CX	CX	CX	CX	CX	CX	CX	CX		CX	CX	CX			CX	CX	CX
Rented room (one room maximum) within an existing single-family dwelling										A	A	A	A					
Residential care facility (licensed) for the elderly, serving 6 or fewer	A	A	A	A	A	A	A	A	A	A								
Restaurant, tearoom, cafe, yogurt shop, tavern or bar:											A	A	A				A	
a. with dancing and/or live entertainment											C	A	A	A			A	
b. with on-site sale of alcoholic beverages											C	A	A	A			A	A
c. with drive-through or drive-in												C	C	C				
Rest home										C	C	C	C	C				
Retail service shops and retail and/or wholesale shop conversation from residential to commercial, in accordance with Article IV.												C	C	C	C	C		
Retail service shops including, but not limited to, appliance repair and sales, stereo/TV/video repair and sales, catering, health spa, laundromat, locksmith, mail receiving service, pet grooming with no overnight stay, photographic processing, printing, lithography, engraving, copy, plumbing, electrical, heating/air conditioning, sink repairs, tailor, equipment rental, small animal clinic, veterinarian, costume rental, dry cleaning with or without an on-site plant, car and/or truck rental.												A	A	A	A	A		
Rock, sand or gravel excavating or distribution																		C
Rolling mill																		C
Rubber products manufacture, including tires and tubes																		A
Sandblasting																		A
Sanitarium										C	C	C	C	C				
Sanitary fill operation																		C
School or college including: art, business, cosmetology, craft, dance, music, professional, technical, trade	C	C	C	C	C	C	C	C	C	A	A	A	A	A	C	C	A	A
Sewage disposal plant																		C
Sheet metal shop																		A
Shelters for the homeless and short-term transitional housing												A	A					
Shoe polish manufacture																		A
Shoe store or shoe repair shop												A	A	A				
Shooting range, indoor													C	C			C	C
Shooting range outdoor			C															
Shopping Center										C	C	C	C	C	C	C		
Single-family residential dwelling unit, including										A	A	A	A	A	A*	A*		

LAND USE	A	AIC	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
manufactured housing, prefabricated housing and mobile homes built after 1986 when installed on permanent foundations and in accordance with Section 90-315(a).																		
Single-family residential dwelling unit, as indicated in Section 90-892.B.13, expansion of the number of units on a single lot										C	C	C						
Skating center											A	A	A					
Slaughterhouse or abattoir			C															
Starch and dextrine manufacture																		C
Steel products manufacture and assembly, including steel cabinets, lockers, doors, fencing and furniture																		A
Stone products manufacture and stone processing, including abrasives, asbestos, stone screening and sand and lime products																		C
Storage of building materials (used)																		C
Storage of building materials												A	A			A	A	
Storage of contractor's equipment	C												A			A	A	
Storage of fuel or flammable liquids																		C
Storage, fuel above ground manufacturing													A					
Storage, fuel above ground wholesale												C	C					
Storage of packaged dry fertilizer	C	C																
Storage of petroleum products for use on the premises but not for resale	A	A	A	A														
Structural steel products manufacture and assembly, including bars, girders, rails and wire rope																		A
Swap meet, indoor or outdoor open air marketplace												A	A			C	C	
Swimming pool and spa equipment sales, supplies, service or repair											A	A	A					
Tailor, clothing or wearing apparel shop											A	A	A					
Tattoo parlor												A	A	C	C			
Taxi or fleet maintenance facilities											C	A	A					
Temporary gold and silver buying and selling operation																		
Tennis court, lighted w/10' high court fencing	C			C	C		C	C	C		C	C	A			A	A	
Textile, knitting and hosiery mills																		A
Theaters, motion picture and/or live, indoor or outdoor												C	C	C	C			
Thrift store											A	A	A					
Tire store and shop												A	A					
Tire retreading and recapping													A			A	A	
Towing and impound service												C	C			A	A	
Transportation, maintenance, storage and service, excluding truck terminals but including bus charter service when the requirements of Section 90-895 are met.												C	C					
Transportation - maintenance and storage, including bus charter service													C			A	A	

LAND USE	A	AIC	A2C	RA	R1	R1C	R2	R3	RP	OP	C1	C2	CM	D1	D2	M1	M2	I
Transportation - railway station, depot, truck terminal, tracks or other related facilities											C	A	A			A	A	
Travel trailer park	C	C	C	C			C	C	C	C	C	C	C					C
Truck scale													A					
Truck station including cartage, storage, maintenance, weighing or transfer of Ag commodities			C															
U-haul rental											A	A	A					
Utility installation including microwave		C	C	C	C		C	C	C		C	C	C			A	A	
Veterinarian office or small animal clinic											A	A	A			A	A	
Warehouse, mini-storage												C				C	C	
Warehousing, not including the storage of fuel or flammable liquids												C	A			A	A	
Watchman's Quarters only incidental to and on same site with a permitted or conditionally permitted use											C	C	C			A	A	
Waterworks facility (public or private), for the production and distribution of water for irrigation	A	A	A															
Wax products manufacture																		A
Welding shop																		A
Wholesale business and storage building including cash & carry market													A			A	A	
Winery and incidental use			C															
Winery and incidental use on a site with a vineyard		C																
Woodworking and cabinet shop																A	A	
Wool scouring and pulling																		A
Wrecking yard																		C

(Ord. No. 1530, 10-25-95; Ord. No. 1642, § 2, 4-10-01; Ord. No. 1657, § 1, 2-12-02; Ord. No. 1693, § 1, 9-23-03; Ord. No. 1696, § 1, 11-4-03)



*Staff Report*

TO: Honorable Mayor and Members of the City Council

FROM: Alexander P. Meyerhoff, City Manager   
Kristen Jensen, Public Works Director

DATE: July 12, 2016

RE: Award of Purchase Order for Pipeline Materials to HD Water Works Supply

**RECOMMENDED ACTION:**

It is respectfully recommended that the City Council:

- Authorize award of purchase order to HD Water Works Supply for annual pipeline materials in the amount of \$215,000 for FY 16/17; and
- Authorize the City Manager to execute a purchase order in support of this award; and
- Authorize the City Manager to execute an additional \$100,000 in a separate purchase order to HD Water Works Supply for planned radio read meter replacement in 16/17; and
- Authorize the City Manager to execute a change order to the FY15/16 purchase order with HD Water Works Supply to a total of \$215,000.

**BACKGROUND:**

The Water Department operates and maintains 130 miles of water main lines, serving over 9,700 residential and commercial water customers. The department operates seven (7) City owned wells and four (4) reservoirs in order to supply water of the highest quality to our customers.

Equipment, parts and supplies are needed in a timely manner to provide maintenance and necessary repairs to the system 24 hours a day. Having an established annual purchase order allows staff to respond immediately, and saves staff time by eliminating the need for frequent bid processes.

A solicitation to obtain competitive FY16/17 pricing was conducted in May, with 21 vendors requesting information but only four vendors submitting bids. Submissions were reviewed with the City's Procurement Administrator and staff is now requesting to

establish two separate purchase orders; one for normal pipeline materials and a second specifically for the purchase of replacement radio read meters. Staff also plans to issue an additional purchase order in the amount of \$20,000 to the second lowest bidder. Having this second vendor in place, helps to ensure that parts, equipment and supplies are always readily available from a vendor.

In FY15/16, a similar approach was taken with multiple vendors being issued purchase orders and the low bidder receiving the majority of material order requests, unless parts were not available. During the last fiscal year, the purchase order issued to HD Water Works was used for both materials and radio read meter purchases. The initial purchase order, established in a lesser amount of \$190,000 was exhausted prior to the end of the fiscal year. In order to complete the payment processing for FY15/16 purchases, staff is requesting that Council authorize the City Manager to execute a change order to the FY15/16 purchase order to increase the amount to a total of \$215,000.

**FISCAL IMPACT:**

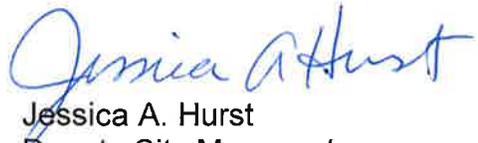
No General Fund impact. Funding for this award was previously approved in both FY15/16 and FY16/17 Water Department Operating Budgets (Fund 571) in the annual amounts of \$235,000 for materials and \$100,000 for radio read meter replacement.

Respectfully submitted,



Kristen Jensen  
Public Works Director

Fiscal Review:



Jessica A. Hurst  
Deputy City Manager/  
Administrative Services Director



## Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Alexander P. Meyerhoff, City Manager   
Kristen Jensen, Public Works Director

DATE: July 12, 2016

RE: Authorize the City Manager to Award Purchase Orders for Maintenance Materials

### **RECOMMENDED ACTION:**

It is respectfully recommended that the City Council:

- Authorize the City Manager to award a purchase order to Superior Ready Mix Concrete in the amount of \$100,000 for the purchase of concretes material; and
- Authorize the City Manager to award a purchase order to Vulcan Materials in the amount of \$75,000 for the purchase of other road maintenance materials.

### **BACKGROUND:**

The Public Works Department consists of multiple operational divisions. Each division has a separate operational budget, but often utilize the same vendors for various material needs of the divisions. At the start of each fiscal year, staff solicits material price quotes for a twelve month period. Quotes are requested for a variety of materials including, ready-mix concrete, hot asphalt, cold asphalt, road base, and sand.

On June 06, 2016, staff solicited bids for these bulk item materials. The bid closed June 28<sup>th</sup> resulting in Superior Ready Mix winning the bid for various concrete mixes along with road base and sand. Vulcan Materials won the bid for the hot and cold asphalt mixes.

Authorization by Council is required as the total purchase amount for each vendor separately exceeds the current City Manager signing authority of \$50,000.

### **FISCAL IMPACT:**

No General Fund Impact. Funding for these materials is available through FY16/17 Operating Budgets in Water Fund No. 571 and Gas Tax (Streets) Fund No. 221.

Respectfully submitted,

Fiscal Review,

  
Kristen Jensen  
Public Works Director

  
Jessica A. Hurst  
Deputy City Manager/  
Administrative Services Director



## Staff Report

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TO: Honorable Mayor and Members of the City Council

FROM: Jessica A. Hurst, DCM/Administrative Services Director  
Alexander P. Meyerhoff, City Manager *A*

DATE: July 12, 2016

RE: Resolution Authorizing the Levy of a Special Tax in Community Facilities District No. 1999-1 (Heartland Project), for Fiscal Year 2016-2017

### **RECOMMENDATION:**

It is recommended that the City Council acting in its capacity as the legislative body of Community Facilities District (CFD) No. 1999-1 (Heartland Project) adopt Resolution Bill No. 16-052 authorizing the levy of a special tax for this district for Fiscal Year 2016-2017.

### **BACKGROUND:**

The City established Community Facilities District No. 1999-1 on August 5, 1999 for the purpose of financing the cost of the construction and acquisition of certain street improvements, including landscaping, drainage facilities, utilities, fees and other eligible costs. Two bonds were issued in August 2001 and November 2002. Those two bond issues were refinanced with a single new bond issue for \$14,350,000 in June 2006, and thus provided savings to the homeowners in the district.

### **ANALYSIS:**

Each year a special tax is required to be levied to cover the costs of the district's debt service, administrative costs and (if necessary), the replenishment of the reserve funds. This maximum special tax applicable for all classifications of taxable property are as follows: Undeveloped Property, \$6,200/Net Taxable Acre; Non-Conforming Developed Property, \$6,200/Net Taxable Acre; Conforming Single-Family Property, \$800/Per Residential Unit; Conforming Multi-Family Property, \$600/Per Residential Unit. The levy of the special tax will be equal on all parcels of taxable property, up to 100% of the maximum special taxes until it has levied the amount necessary to satisfy the special tax requirement for the fiscal year.

The maximum special tax for the district levy has been calculated by the City's consultants, PSOMAS, to be \$1,026,198. However, the special tax requirement is only \$760,920.30, which is a decrease of 0.25% from last year's levy of \$762,829.78.





**CITY OF HEMET  
Hemet, California  
RESOLUTION BILL NO. 16-052**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HEMET, CALIFORNIA, ACTING IN ITS CAPACITY AS THE  
LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT  
NO. 1999-1 (HEARTLAND PROJECT), AUTHORIZING THE  
LEVY OF A SPECIAL TAX IN COMMUNITY FACILITIES  
DISTRICT 1999-1**

**WHEREAS**, the City Council of the City of Hemet is the legislative body for Community Facilities District No. 1999-1 (Heartland Project), created pursuant to the Mello-Roos Community Facilities District Act of 1985, as amended (the "Act"); and

**WHEREAS**, the City Council of the City of Hemet has enacted Ordinance No. 1641 in accordance with Government Code Section 53340 authorizing the levy of a special tax assessment on the property located within the CFD; and

**WHEREAS**, the City Council has completed all steps necessary to levy a special tax assessment in accordance with procedures set forth in the act:

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hemet, acting as the legislative body for the Community Facilities District 1999-1 (Heartland Project) as follows:

SECTION 1. Each of the above recitals is true and correct.

SECTION 2. Pursuant to the provisions of Resolution Bill No. 16-052 and City of Hemet Ordinance No. 1641, there is to be levied an aggregate special tax of \$760,920.30 on the parcels which comprise the CFD for Fiscal Year 2016-2017 as set forth in an electronic format acceptable to the Auditor-Controller of the County by Psomas.

SECTION 3. The special tax levy set forth above does not exceed the amount previously authorized by City of Hemet Ordinance No. 1641, and is not in excess of the previously approved by the qualified electorate of the CFD.

SECTION 4. The proceeds of the special tax levy shall be used to pay, in whole or in part, the costs for the following items:

- A. Payment of principal and interest on the outstanding authorized bonded indebtedness.
- B. Replenishment of the required bond reserve funds, or other reserve funds, if necessary.
- C. Payment of administrative costs and incidental expenses of the CFD.

1 The proceeds of the special tax levy shall be used as set forth above, and shall not be used for  
2 any other purpose.  
3

4 SECTION 5. The Auditor-Controller of the County is hereby directed to enter the installment of  
5 the special tax for the exact rate and amount of the special tax levied in accordance with this  
6 resolution for each lot or parcel of land affected in a space marked "CFD No. 1999-1 (Heartland  
7 Project)" on the next County assessment roll on which taxes will become due.  
8

9 SECTION 6. The County Auditor-Controller shall, at the close of the tax collection period,  
10 promptly render the CFD a detailed report showing the amounts of the special tax installments,  
11 penalties, interest and fees collected and from which properties they have been collected. Any  
12 expenses to be paid to the Auditor-Controller for carrying out the foregoing responsibilities shall  
13 be in accordance with a contract entered into between the CFD and Auditor, pursuant to Section  
14 29304 of the Government Code.  
15

16 SECTION 7. The City Clerk shall certify adoption of the resolution.  
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21 PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of July, 2016.  
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25 \_\_\_\_\_  
Bonnie Wright, Mayor

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29 ATTEST:

APPROVED AS TO FORM:

30 \_\_\_\_\_  
31 Sarah McComas, City Clerk  
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Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing 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 12<sup>th</sup> day of July, 2016 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

**2016-2017 Budget**  
**City of Hemet**  
**CFD 1999-1 (Heartland)**  
**Special Tax Requirement Computation**

Delinquency Rate for Current Fiscal Year 14/15 as of 5/2015      2.53%  
Delinquency Rate for Current Fiscal Year 15/16 as of 5/2016      2.54%  
Projected Number of Parcels to Levy      1,210

	Series 2006	
Principal Amount of Bonds Outstanding as of Sept 2016	\$7,880,000.00	
Interest due 03/01/17	\$183,033.75	
Interest due 09/01/17	\$183,033.75	\$366,067.50
Principal due 09/01/17	\$375,000.00	
Total Debt Service Due for Fiscal Year	\$741,067.50	
Reserve Fund Requirement - Series 2006	\$748,512.50	
Projected Reserve Fund Balance - Series 2006	\$274,141.25	
Reserve Fund Surety Bond	\$474,371.25	
Deficit (Surplus)	\$0.00	\$0.00
Reserve Adjustment	\$0.00	\$0.00
Total Debt Service and Reserve Adjustment	\$741,067.50	

	Prior Year Actual	Current Year Levy
Fiscal Agent		\$4,200.00
Tax Consultant		\$13,000.00
Auditor-Controller	130.45 <sup>(1)</sup>	\$130.45
Projected Auditor-Controller (per Parcel enrollment fee)	0.19 <sup>(1)</sup>	\$229.90
Projected Treasurer/Tax Collector (per Parcel fee)	0.33 <sup>(1)</sup>	\$399.30
Arbitrage Rebate Calculations		\$5,000.00
Disclosure Services		\$0.00
City Administration		\$6,000.00
Total Administration	\$0.00	\$28,959.65

Total Debt Service and Reserve Adjustment	\$741,067.50
Total Administration	\$28,959.65
Prior Year Deficit (Surplus)	(\$584,106.85)
City Adjustment (2)	\$575,000.00
Total Special Tax Requirement	\$760,920.30

Administration Percentage of Special Tax Requirement		3.81%
Total Maximum Special Tax as of August 2016	\$1,026,198.00	
FY 2016-17 Allowable Special Tax Levy	\$839,112.76	
City's Percentage of Levy		0.79%
<b>Total Levy for Fund No. 68-5967</b>	<b>\$760,920.30</b>	
Prior Year Levy	\$762,829.78	
Difference	(\$1,909.48)	-0.25%

(1) Final amount per Auditor-Controller numbers: .09 submittal & .09 for rejects  
(2) held for bond call

2016-2017 Budget  
City of Hemet  
CFD 1999-1 (Heartland)  
Account Balances

<u>Fund/Account</u>	<u>ACCOUNT BALANCE As of 4/30/16</u>	<u>FUNDS AVAILABLE FOR SEPT P &amp; I</u>
Special Fund	\$0.00	
Interest Account	\$0.00	
Principal Account	\$763,333.65	\$763,333.65
Extraordinary Reserve	\$0.00	
Reserve Fund Cash Balance	\$274,141.25	
Reserve Fund Surety Bond	\$474,371.25	
Administrative Account	\$0.00	
Project Fund	\$0.00	
Prepayment Fund	\$0.00	\$0.00
<b>Total Funds Available</b>		<b>\$763,333.65</b>
<b>Special Tax Fund Balance</b>		<b>\$763,333.65</b>
<b>Anticipated Collection</b>		<b>\$371,726.95</b>
<b>Subtotal</b>		<b>\$1,135,060.60</b>
<b>Funds Needed for Sept. P &amp; I</b>		<b>\$550,953.75</b>
<b>Surplus/(Deficit)</b>		<b>\$584,106.85</b>
Other Sources:		
Reserve Fund Total		\$748,512.50
<b>Reserve Fund (Cash Balance)</b>		\$274,141.25
<b>Reserve Fund (Surety)</b>		\$474,371.25
Total of Avail. Sources		<b>\$748,512.50</b>



## Staff Report

TO: Honorable Mayor and Members of the City Council

FROM: Jessica A. Hurst, DCM/Administrative Services Director  
Alexander P. Meyerhoff, City Manager *A*

DATE: July 12, 2016

RE: Resolution Authorizing the Levy of a Special Tax in Community Facilities District No. 2005-1 (Public Safety Services), for FY 2016-2017

### **RECOMMENDATION:**

It is recommended that the City Council acting in its capacity as the legislative body of Community Facilities District (CFD) No. 2005-1 (Public Safety Services) adopt Resolution Bill No. 16-053 authorizing the levy of a special tax for this district for fiscal year 2016-2017.

### **BACKGROUND:**

On September 27, 2005, the City Council passed Resolution 3949 to form CFD No. 2005-1. The District was formed to mitigate public safety service impacts created by new development within the City, and allows for the levy and collection of a special tax.

The developments included are Frey Peppertree, McSweeny Farms, Stetson Ranch, The Enclave, Willowalk, Autumn Ridge, Provence, Centex Homes, Emerson Ranch, Tres Cerritos, Villa de Madrid and Rancho Diamante.

### **ANALYSIS:**

The base year special tax was set at \$269 per developed single-family residence, \$217 per developed multi-family residence, and \$135 per lot for entitled property. The special tax is adjusted each year by the greater of the annual CPI increase or 3%.

The special tax rates for the current year and the total number of units are:

SFR	\$381.64	1173
MFR	\$307.87	87
Ent. Lots	\$191.52	342

The total proposed levy is \$539,948.25

**FISCAL IMPACT:**

The revenue from this special tax is deposited into the Public Safety CFD Fund (#234) and is used to pay for Police and Fire Safety Services. Both the revenue and expense are part of the City's FY16-17 Adopted Budget, and there are no additional fiscal impacts.

Respectfully submitted,



Jessica A. Hurst  
Deputy City Manager  
Administrative Services

Attachments:            Resolution Bill No. 16-053  
                                  CFD Levy Summary



CITY OF HEMET  
Hemet, California  
RESOLUTION BILL NO. 16-053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SAFETY SERVICES), AUTHORIZING THE LEVY OF A SPECIAL TAX IN COMMUNITY FACILITIES DISTRICT 2005-1

**WHEREAS**, the City Council of the City of Hemet is the legislative body for Community Facilities District No. 2005-1 (Public Safety Services), created pursuant to the Mello-Roos Community Facilities District Act of 1985, as amended (the "Act"); and

**WHEREAS**, the City Council of the City of Hemet has enacted Ordinance No. 1746 in accordance with Government Code Section 53340 authorizing the levy of a special tax assessment on the property located within the CFD; and

**WHEREAS**, the City Council has completed all steps necessary to levy a special tax assessment in accordance with procedures set forth in the Act:

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hemet, acting as the legislative body for the Community Facilities District 2005-1 (Public Safety Services), as follows:

Section 1. Each of the above recitals is true and correct.

Section 2. Pursuant to the provisions of Resolution Bill No.16-053 and City of Hemet Ordinance No. 1641, there is to be levied a special tax on parcels which comprise the CFD for Fiscal Year 2016-2017 as set forth in an electronic format acceptable to the Auditor-Controller of the County as provided by PSOMAS. Each parcel's special tax amount is determined based on the Fiscal Year 2016-2017 special tax rates which are as follows:

- A. Developed Single Family Residence is \$381.64 per unit
- B. Developed Multi-Family Residence is \$307.87 per unit
- C. Entitled Property is \$191.52 per lot

Section 3. The special tax levy set forth above does not exceed the amount previously authorized by City of Hemet Ordinance No. 1746, and is not in excess of the rate previously approved by the qualified electorate of the CFD.

Section 4. The proceeds of the special tax levy shall be used to pay, in whole or in part, the costs for the following items:

- 1 A. Police protection services and fire protection and suppression services.
- 2 B. Establishment or replenishment of any reserve funds, if necessary.
- 3 C. Reasonably anticipated delinquent special taxes, if necessary.
- 4 D. Payment of administrative costs and incidental expenses of the CFD.

5  
6 The proceeds of the special tax levy shall be used as set forth above, and shall not be  
7 used for any other purpose.  
8

9 Section 5. The Auditor-Controller of the County is hereby directed to enter the  
10 installment of the special tax for the exact rate and amount of the special tax levied in  
11 accordance with this resolution for each lot or parcel of land affected in a space marked "CFD  
12 No. 2005-1 (Public Safety Services)" on the next County assessment roll on which taxes will  
13 become due.  
14

15 Section 6. The County Auditor-Controller shall, at the close of the tax collection period,  
16 promptly render the CFD a detailed report showing the amounts of the special tax installments,  
17 penalties, interest and fees collected and from which properties they have been collected. Any  
18 expenses to be paid to the Auditor-Controller for carrying out the foregoing responsibilities shall  
19 be in accordance with a contract entered into between the CFD and Auditor, pursuant to Section  
20 29304 of the Government Code.  
21

22 Section 7. The City Clerk shall certify adoption of the resolution.  
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28 **PASSED, APPROVED, AND ADOPTED**, by the City Council of the City of Hemet this 12<sup>th</sup> day  
29 of July, 2016.  
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Bonnie Wright, Mayor

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37 ATTEST:

APPROVED AS TO FORM:

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Sarah McComas, City Clerk

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Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing 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 12<sup>th</sup> day of July, 2016 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

# City of Hemet

## Community Facilities District No. 2005-1 (Public Safety Services)

### County Fund No. 68-2390

**Levy Summary:**

Land Use Code (LUC)	FY 2015-16 Levy Rates	FY2015-16 Levy	FY 2016-17 APN Count	FY 2016-17 Unit Count	FY 2016-17 Levy Rate	FY 2016-17 Levy
SFR	\$370.52	\$434,619.96	1,173	1,173	\$381.64	\$447,663.72
MFR	\$298.90	\$24,808.70	83	83	\$307.87	\$25,553.21
MFR <sup>(1)</sup>	\$298.90	\$1,195.60	1	4	\$307.87	\$1,231.48
ENT	\$185.94	\$63,591.48	342	342	\$191.52	\$65,499.84
<b>TOTALS</b>		<b>\$524,215.74</b>	<b>1,599</b>	<b>1,602</b>		<b>\$539,948.25</b>

(1) Represents one parcel with 4 units.

**Historical Rates:**

Rates escalate by the greater of 3.0% or the Consumer Price Index each April (LA-Riv-OC - Series ID CUURA421SAO):

Year	April CPI Value	Change in CPI	% Change in CPI	Escalator	LUC1 (SFR) Rate	LUC2 (MFR) Rate	LUC3 (ENT) Rate
2005	201.100				\$269.00	\$217.00	\$135.00
2006	210.500	9.400	4.67%	4.67%	\$281.57	\$227.14	\$141.31
2007	217.845	7.345	3.49%	3.49%	\$291.40	\$235.07	\$146.24
2008	224.625	6.780	3.11%	3.11%	\$300.47	\$242.39	\$150.79
2009	221.693	(2.932)	-1.31%	3.00%	\$309.48	\$249.66	\$155.32
2010	225.916	4.223	1.90%	3.00%	\$318.77	\$257.15	\$159.98
2011	233.319	7.403	3.28%	3.28%	\$329.21	\$265.57	\$165.22
2012	236.866	3.547	1.52%	3.00%	\$339.09	\$273.54	\$170.17
2013	239.043	2.177	0.92%	3.00%	\$349.26	\$281.75	\$175.28
2014	242.437	3.394	1.42%	3.00%	\$359.74	\$290.20	\$180.54
2015	243.569	1.132	0.47%	3.00%	\$370.53	\$298.90	\$185.95
2016	244.569	1.000	0.41%	3.00%	\$381.65	\$307.87	\$191.53

**Summary of the three (3) taxing categories:**

LUC	Description	FY 2005-06 Initial Rate	FY2014-15 Max Rate	FY2015-16 Max Rate <sup>(3)</sup>	FY2016-17 Max Rate <sup>(3)</sup>
LUC1	Dev. SFR	\$269.00	\$359.74	\$370.52	381.66
LUC2	Dev. MFR	\$217.00	\$290.20	\$298.90	307.88
LUC3	Entitled <sup>(2)</sup>	\$135.00	\$180.54	\$185.94	191.52

<sup>(2)</sup> Final Map but no building permits. This is a per lot tax.

<sup>(3)</sup> Rounded to even pennies for 2 installments.

**NOTES:**

Undeveloped and Tax-Exempt Property not taxed.

Multiple Use parcels taxed based on sum of the Max Special Tax levies that can be imposed on all LUCs located on the APN.

Parcels considered developed is if building permit was pulled prior to 5/1 each year.



## Staff Report

TO: Honorable Mayor and Members of the Hemet City Council

FROM: Jessica A. Hurst, DCM/Administrative Services  
Alexander Meyerhoff, City Manager *A*

DATE: July 12, 2016

RE: Resolutions approving the Engineer's Reports and levy and collection of assessments for the formation of the City of Hemet Streetlight and Landscape Maintenance District No. 102, Oak Tree Plaza for Fiscal Year 2017-2018.

### **RECOMMENDATION:**

It is recommended that the City Council hold the public hearing regarding the Engineer's Reports concerning the formation of Hemet Streetlight and Landscape Maintenance Districts No. 102, Oak Tree Plaza for FY 2017-18, have the City Clerk count the ballots and announce the results of the vote. Should the tally of the ballots received indicate a majority affirmative for the proposed assessments, Council may proceed with the adoption of the resolutions. Should the tally indicate a majority against the proposed assessments, the formation is denied without further action by the Council.

### **BACKGROUND:**

The City Council, on May 24, 2016, approved Resolution No. 4673 and 4675 initiating proceedings and approved Resolution No. 4674 and 4676 declaring its intention to levy annual assessments by forming Streetlight Maintenance District No. 102, Oak Tree Plaza and Landscape Maintenance District No. 102, Oak Tree Plaza, and to levy and collect assessments against lots and parcels within such districts.

The Streetlight assessments against the lots and parcels of land within the assessment district will pay for the operation, maintenance, and servicing of streetlights and appurtenant structures.

The Landscape assessments against the lots and parcels of land within the assessment district will pay for the operation, maintenance, and servicing of ornamental structures, landscaping, including trees, shrubs, grass and other ornamental vegetation, and appurtenant facilities, including irrigation systems, drainage devices, and drywells located in public places within district boundaries.

### **COORDINATION & REVIEW**

The assessment Engineer's Reports have been prepared and are on file with the City Clerk. A public notice has been published in the Press Enterprise, Hemet News, regarding the proposed Annual Streetlight and Landscape Assessments for FY 2017-2018.





**CITY OF HEMET  
Hemet, California  
RESOLUTION NO. 16-054**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING THE ENGINEER'S REPORT, FOR THE FORMATION OF HEMET STREETLIGHT MAINTENANCE DISTRICT NO. 102, OAK TREE PLAZA, AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2017-2018 AND CONFIRMING DIAGRAM AND ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION.**

**THE CITY COUNCIL OF THE CITY OF HEMET FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:**

Section 1. The City Council by its Resolution No. 4675 initiated proceedings, and by its Resolution No. 4676 declared its intention to levy annual assessments for the formation of the City of Hemet Streetlight Maintenance District No. 102, Oak Tree Plaza, (the "District"), and to levy and collect assessments against lots and parcels of land within such District pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "Act"), to pay for the costs and expenses of operating, maintaining, and servicing streetlight structures and appurtenant facilities located within public places within the boundaries of the District.

Section 2. The Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a report in connection with the annual levy of assessments against lots and parcels of land within the District, and the City Council did by previous Resolution approve such report (the "Engineer's Report").

Section 3. The City Council desires to levy and collect assessments against lots and parcels of land within the District for the fiscal year commencing July 1, 2017 and ending June 30, 2018, to pay for the costs and expenses of operating, maintaining and servicing streetlight structures and appurtenant facilities located within public places within the boundaries of the District.

1        Section 4.    A mailed ballot election in connection with the levy of assessments  
2 within the District was required in accordance with Article XIII D of the California  
3 Constitution.

4  
5        Section 5.    Following notice duly given, the City Council has held a full and fair  
6 public hearing regarding the Engineer's Report prepared in connection with the District  
7 and the levy and collection of assessments, and considered all oral and written  
8 statements, protests and communications made or filed by interested persons.

9  
10       Section 6.    The City Council hereby finds that a majority protest does not exist  
11 as defined in Section 4(e) of Article XIII D of the California Constitution with respect to  
12 the District. All oral and written protests and objections to the annual levy of  
13 assessments for this District and the proposed collection of assessments are hereby  
14 overruled by the City Council.

15  
16       Section 7.    Based upon its review of the Engineer's Report, a copy of which  
17 has been presented to the City Council and which has been filed with the City Clerk,  
18 and other reports and information, the City Council hereby finds and determines with  
19 respect to the District included in the modified Engineer's Report that:

- 20  
21        (i)    the land within the District will be special benefited by the operation,  
22            maintenance, and servicing of streetlight structures and appurtenant  
23            facilities located in public places within the boundaries of the District; and  
24  
25        (ii)    the District include all lands so specially benefited; and  
26  
27        (iii)    the net amount to be assessed upon the lots and parcels within the District  
28            in accordance with the assessment for the fiscal year commencing July 1,  
29            2017 and ending June 30, 2018 is apportioned by a formula and method  
30            which fairly distributes the net amount among all assessable lots or  
31            parcels in proportion to the estimated special benefits to be received by  
32            each lot or parcel from the improvements; and  
33  
34        (iv)    only special benefits are assessed and no assessment is imposed on any  
35            parcel which exceeds the reasonable cost of the proportional special  
36            benefit conferred on that parcel.

37  
38       Section 8.    The City council hereby orders the proposed improvements to be  
39 made as set forth in the Engineer's Report, which improvements are briefly described  
40 as follows: Installation, construction, or maintenance of any authorized improvements  
41 under the Act, including, but not limited to streetlight improvements and any facilities  
42 which are appurtenant to any of the aforementioned or which are necessary or  
43 convenient for the maintenance or servicing thereof.

1        Section 9. The City County hereby confirms the diagrams and assessments  
2 set forth in the Engineer's Report. The maintenance, operation, and servicing of the  
3 streetlight structures and appurtenant facilities shall be performed pursuant to law.  
4 Commencing with fiscal year 2017-2018, the County Auditor of Riverside County shall  
5 enter on the County Assessment Roll opposite each lot or parcel of land the amount of  
6 the assessment, and such assessments shall be collected at the same time and in the  
7 same manner as the County taxes are collected. After collection by the County, the net  
8 amount of the assessment after deduction of any compensation due the County for  
9 collection shall be paid to the City Treasurer. For fiscal year 2017-2018, the City's  
10 representative is hereby authorized and directed to collect such assessments.  
11

12        Section 10. The assessments are in compliance with the provisions of the Act  
13 and Article XIII D of the California Constitution, and the City Council has complied with  
14 all laws pertaining to the levy of annual assessments pursuant to the Act and Article XIII  
15 D of the California Constitution.  
16

17        Section 11. The assessments are levied for the purpose of paying the costs  
18 and expenses of the improvements described in Section 8 above, for fiscal year 2017-  
19 2018.  
20

21        Section 12. The City Treasurer shall deposit all money representing  
22 assessments collected for the District to the credit of a special fund known as  
23 "Improvement Fund, City of Hemet Streetlight Maintenance District" and such money  
24 shall be expended only for the maintenance, operation, and servicing of the streetlight  
25 structures and appurtenant facilities as described in Section 8 above.  
26

27        Section 13. The adoption of this Resolution constitutes the levy of assessments  
28 for the fiscal year commencing July 1, 2017 and ending June 30, 2018.  
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30        Section 14. A certified copy of the diagrams and assessments shall be filed in  
31 the office of the City clerk and shall be open for public inspection.  
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PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of July, 2016.

\_\_\_\_\_  
Bonnie Wright, Mayor

ATTEST:

APPROVED AS TO FORM:

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

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Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing 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 12<sup>th</sup> day of July 2016 by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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



**CITY OF HEMET  
Hemet, California  
RESOLUTION NO. 16-055**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE FORMATION OF HEMET LANDSCAPE MAINTENANCE DISTRICT NO. 102, OAK TREE PLAZA, AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2017-2018 AND CONFIRMING DIAGRAM AND ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION.**

**THE CITY COUNCIL OF THE CITY OF HEMET FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:**

Section 1. The City Council by its Resolution No. 4673 initiated proceedings, and by its Resolution No. 4674 declared its intention to levy annual assessments for the formation of the City of Hemet Landscape Maintenance District No. 102, Oak Tree Plaza, (the "District"), and to levy and collect assessments against lots and parcels of land within such District pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "Act"), to pay for the costs and expenses of operating, maintaining, and servicing ornamental structures, landscaping, and appurtenant facilities located within public places within the boundaries of the District.

Section 2. The Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a report in connection with the annual levy of assessments against lots and parcels of land within the District, and the City Council did by previous Resolution approve such report (the "Engineer's Report").

Section 3. The City Council desires to levy and collect assessments against lots and parcels of land within the District for the fiscal year commencing July 1, 2017 and ending June 30, 2018, to pay for the costs and expenses of operating, maintaining and servicing ornamental structures, landscaping, and appurtenant facilities located within public places within the boundaries of the District.

1        Section 4. A mailed ballot election in connection with the levy of assessments  
2 within the District was required in accordance with Article XIII D of the California  
3 Constitution.

4  
5        Section 5. Following notice duly given, the City Council has held a full and fair  
6 public hearing regarding the Engineer's Report prepared in connection with the District  
7 and the levy and collection of assessments, and considered all oral and written  
8 statements, protests and communications made or filed by interested persons.

9  
10        Section 6. The City Council hereby finds that a majority protest does not exist  
11 as defined in Section 4(e) of Article XIII D of the California Constitution with respect to  
12 the District. All oral and written protests and objections to the annual levy of  
13 assessments for this District and the proposed collection of assessments are hereby  
14 overruled by the City Council.

15  
16        Section 7. Based upon its review of the Engineer's Report, a copy of which  
17 has been presented to the City Council hereby finds and determines with respect to the  
18 District included in the modified Engineer's Report that:

- 19  
20        (i) the land within the District will be special benefited by the operation,  
21 maintenance, and servicing of ornamental structures, landscaping,  
22 including trees, shrubs, grass and other ornamental vegetation, and  
23 appurtenant facilities, including irrigation systems, drainage devices, and  
24 drywells, located in public places within the boundaries of the District; and  
25  
26        (ii) the District include all lands so specially benefited; and  
27  
28        (iii) the net amount to be assessed upon the lots and parcels within the District  
29 in accordance with the assessment for the fiscal year commencing July 1,  
30 2017 and ending June 30, 2018 is apportioned by a formula and method  
31 which fairly distributes the net amount among all assessable lots or  
32 parcels in proportion to the estimated special benefits to be received by  
33 each lot or parcel from the improvements; and  
34  
35        (iv) only special benefits are assessed and no assessment is imposed on any  
36 parcel which exceeds the reasonable cost of the proportional special  
37 benefit conferred on that parcel.

38  
39        Section 8. The City Council hereby orders the proposed improvements to be  
40 made as set forth in the Engineer's Report, which improvements are briefly described  
41 as follows: The operation maintenance, and servicing of ornamental structures,  
42 landscaping, including trees, shrubs, grass and other ornamental vegetation, and  
43 appurtenant facilities including irrigation systems, drainage devices, and drywells  
44 located in public places within the boundaries of the District. Maintenance refers to the  
45 furnishing of services and materials for the ordinary and usual maintenance, operation  
46 and servicing of the ornamental structures, landscaping and appurtenant facilities,

1 including repair, removal or replacement of all or part of any of the ornamental  
2 structures, landscaping or appurtenant facilities; providing for the life, growth, health and  
3 beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing  
4 and treating for disease or injury; the removal of trimmings, rubbish, debris and other  
5 solid waste; and the cleaning, sandblasting and painting of walls and other  
6 improvements to remove or cover graffiti. Servicing refers to the furnishing of electricity  
7 for the irrigation and operation of the ornamental structures, landscaping, and  
8 appurtenant facilities, and water for the irrigation and control of the landscaping and the  
9 maintenance of any of the ornamental structures, landscaping and appurtenant  
10 facilities.

11  
12 Section 9. The City Council hereby confirms the diagrams and assessments  
13 set forth in the Engineer's Report. The maintenance, operation, and servicing of the  
14 ornamental structures, landscaping, and appurtenant facilities shall be performed  
15 pursuant to law. Commencing with fiscal year 2017-2018, the County Auditor of  
16 Riverside County shall enter on the County Assessment Roll opposite each lot or parcel  
17 of land the amount of the assessment, and such assessments shall be collected at the  
18 same time and in the same manner as the County taxes are collected. After collection  
19 by the County, the net amount of the assessment after deduction of any compensation  
20 due the County for collection shall be paid to the City Treasurer. For fiscal year 2017-  
21 2018, the City's representative is hereby authorized and directed to collect such  
22 assessments.

23  
24 Section 10. The assessments are in compliance with the provisions of the Act  
25 and Article XIII D of the California Constitution, and the City Council has complied with  
26 all laws pertaining to the levy of annual assessments pursuant to the Act and Article XIII  
27 D of the California Constitution.

28  
29 Section 11. The assessments are levied for the purpose of paying the costs  
30 and expenses of the improvements described in Section 5 above, for fiscal year 2017-  
31 2018.

32  
33 Section 12. The City Treasurer shall deposit all money representing  
34 assessments collected for the District to the credit of a special fund known as  
35 "Improvement Fund, City of Hemet Landscape Maintenance District" and such money  
36 shall be expended only for the maintenance, operation, and servicing of the landscape  
37 structures, landscaping and appurtenant facilities as described in Section 8 above.

38  
39 Section 13. The adoption of this Resolution constitutes the levy of assessments  
40 for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

41  
42 Section 14. A certified copy of the diagrams and assessments shall be filed in  
43 the office of the City Clerk and shall be open for public inspection.

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PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of July, 2016.

\_\_\_\_\_  
Bonnie Wright, Mayor

ATTEST:

APPROVED AS TO FORM:

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

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Eric S. Vail, City Attorney

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

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing 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 12<sup>th</sup> day of July 2016 by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.:

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/24/2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jun 24, 2016

At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

HEMET, CITY OF  
445 E FLORIDA AVE  
HEMET, CA 92543

Ad Number: 0010175227-01

P.O. Number:

## Ad Copy:

### CITY OF HEMET NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Hemet at its regular meeting on Tuesday, July 12, 2016 at 7:00 p.m., in the Council Chambers 450 E Latham Ave Hemet, California, to consider adoption of the following:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA APPROVING THE ENGINEER'S REPORT, FOR THE FORMATION OF CITY OF HEMET STREETLIGHT MAINTENANCE DISTRICT NO. 102, OAK TREE PLAZA, AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2017-2018 AND CONFIRMING DIAGRAM AND ASSESSMENTS PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

And

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA APPROVING THE ENGINEER'S REPORT, FOR THE FORMATION OF THE CITY OF HEMET LANDSCAPE MAINTENANCE DISTRICT NO. 102, OAK TREE PLAZA, AND THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2017-2018 AND CONFIRMING DIAGRAM AND ASSESSMENTS PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

Those persons who wish to testify either for or against the adoption of said resolutions will have the opportunity to do so at this time. Resolutions and Engineer's Reports are available for inspection at the office of the City Clerk, 445 E Florida Ave Hemet, California. 6/24

# City of Hemet



## **ENGINEER'S REPORT FOR Streetlight Maintenance District No. 102 (Oak Tree Plaza)**

---

Prepared by  
Psomas  
1500 Iowa Ave., Ste. 210  
Riverside, CA 92507  
(951) 787-8421

**April 2016**

**AGENCY: CITY OF HEMET**

**PROJECT: FORMATION OF ASSESSOR PARCEL NUMBER 438240042-9 INTO THE CITY OF HEMET STREETLIGHT MAINTENANCE DISTRICT AS DISTRICT NO. 102**

**TO: HEMET CITY COUNCIL  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA**

**ENGINEER'S REPORT**

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, compliance with the substantive and procedural requirements of Article XIII C and XIII D of the California Constitution, and direction from the City Council of the City of Hemet ("City Council"), California submitted herewith is the Engineer's Report ("Report") for the City of Hemet ("City").

This Report provides for the formation of City of Hemet Streetlight Maintenance District No. 102 ("District") for Assessor Parcel Number (APN) 438240042-9 and establishes the Maximum Assessment to be levied commencing with Fiscal Year 2017–2018 (i.e., commencing July 1, 2017 and ending June 30, 2018) and all subsequent Fiscal Years, for this area to be known and designated as:

**SMD NO. 102**

I do hereby assess and apportion the total amount of the costs and expenses upon parcels of land within the designated areas liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

NOW, THEREFORE, I, the appointed Engineer, acting on behalf of the City of Hemet, pursuant to the Landscaping and Lighting Act of 1972, do hereby submit the following:

Pursuant to the provisions of law, the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the District as well as the boundaries and dimensions of the respective parcels or lots and subdivisions of land within said District, as the same exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been given an individual number upon said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

The individual numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram/Boundary Map as of the date of this Report, correspond to the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the Assessor Parcel Map for a description of the lots or parcels.

As of the date of this Report, there are no lots or parcels within the District owned by a federal, State, or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

DATED this 18<sup>th</sup> day of April, 2016

PSOMAS



A handwritten signature in blue ink, appearing to be "S. Frieson", written over a horizontal line.

STEVEN B. FRIESON  
PROFESSIONAL CIVIL ENGINEER 42110  
ENGINEER OF WORK  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

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# EXECUTIVE SUMMARY

## A. Introduction

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972 ("1972 Act"), said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, the costs and expenses of Streetlight Maintenance District No. 102 ("SMD No. 102" or "District") have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. On this 24<sup>th</sup> day of May, 2016 the City Council, City of Hemet, State of California, ordering the preparation of the Engineer's Report ("Report") providing for the formation of SMD No. 102 did, pursuant to the provisions of the 1972 Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 16-033 for a special assessment district known and designated as:

### **Streetlight Maintenance District No. 102**

The formation of SMD No. 102 includes the commercial subdivision identified by the Assessor Parcel Number (APN) valid as of the date of this Report: 438240042-9.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as they exist, each of which subdivisions of land or parcels or lots, respectively, have been assigned a lot number within a specific tract or APN and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Psomas submits this Report, consisting of five parts for the formation of SMD No. 102 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2017–2018 and all subsequent fiscal years.

## **PART I**

**Plans and Specifications:** This section contains a description of SMD No. 102 boundaries and the proposed improvements within said District. The District shall consist of a single parcel encompassing all properties within the commercial development known as SMD No. 102. The proposed improvements described in this Report are based on the current development and improvement plans provided to Psomas by the City of Hemet as of the date of this Report are on file with the office of the City Engineer and are incorporated into this Report by reference. The improvement plans ("Plans") include: Unsigned NW Corner of Florida Ave. and Cornell Street, Public Street Light Design plan by Butsko Utility Design, Inc., File No. EA1310.001, dated October 17, 2013.

## PART II

**The Method of Apportionment:** A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum Assessment and assessment range formula established for SMD No. 102 is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by SMD No. 102 at build-out. The initial Maximum Assessment may be adjusted by the greater of four percent (4%) or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2017. The initial Maximum Assessment established within SMD No. 102 shall be \$673.26 Pursuant to the Plans, which is composed of 1 assessable parcel, and 0 non-assessable parcels. The initial Maximum Assessment shall be \$673.26 per parcel, subject to the inflationary factor.

## PART III

**The Cost Estimate:** An estimate of the cost of the streetlight improvements including incidental costs and expenses in connection therewith for Fiscal Year 2017-2018, is as set forth on the lists thereof, attached hereto.

## PART IV

**Assessment Diagram/Boundary Map:** The Assessment Diagram/Boundary Map shows the parcels of land included within the boundaries of SMD No. 102. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

## PART V

**Assessment Roll:** A listing of the Assessor's Parcel Numbers and the initial Maximum Assessment per parcel or lot/unit to be applied on the tax roll for Fiscal Year 2017-2018 as provided in the Plans.

**B. Assessment District**

The improvements and services to be provided by SMD No. 102 generally includes street lighting. The formation of SMD No. 102 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. SMD No. 102's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Psomas as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the proposed improvements.

# **PART I – PLANS AND SPECIFICATIONS**

## **A. Description of the Assessment District**

SMD No. 102 is located within the City of Hemet, County of Riverside, State of California and is comprised of APN 438240042-9. The area for 438240042-9 is generally north of Florida Avenue, south of Vista Way, east of Columbia Street and west of Cornell Street. At full development, APN 438240042-9 is projected to remain one assessable commercial lot and 0 non-assessable lots. SMD No. 102 consists of all lots/units, parcels and subdivisions of land located in the following development areas:

- Assessor Parcel Number(s) as of the date of this Report: 438240042-9

## **B. Description of Improvements and Services Authorized by the Landscaping and Lighting Act of 1972**

As applicable to the District, the 1972 Act (specifically, Section 22525 of the California Streets and Highways Code) defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The installation of park or recreational improvements, including, but not limited to, all of the following:
  - Land preparation, such as grading, leveling, cutting and filling, sod,
  - Lights, playground equipment, play courts, and public restrooms.
  - The maintenance or servicing, or both, of any of the foregoing, and any of the improvement authorized by subdivision (i).
  - The acquisition of land for park, recreational, or open-space purposes.
  - The acquisition of any existing improvement otherwise authorized pursuant to this section.
  - The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events,

activities, or functions, whether those events, activities, or functions are public or private.

Section 22526 of the California Streets and Highways Code states that “incidental expenses” associated with the improvements include, but are not limited to the following:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
- The costs of printing, advertising, and the giving of published, posted, and mailed notices.
- Compensation payable to the County for collection of assessments.
- Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5 of the California Streets and Highways Code.
- Costs associated with any elections held for the approval of a new or increased assessment.

Section 22531 of the 1972 Act defines “maintain” or “maintenance” to mean the following:

Furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating [vegetation] for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

### **C. Improvements and Services for SMD No. 102**

SMD No. 102 provides for the collection of annual assessments to fund the installation and ongoing maintenance and servicing of public lighting facilities, specifically streetlights, within the public right-of-way known as Florida Avenue, as well as any appurtenant facilities including, but not limited to, the cost of personnel, electrical energy, materials, equipment, contracting services, and other items necessary for the satisfactory operation of these services in SMD No. 102.

## **PART II – METHOD OF APPORTIONMENT**

### **A. Method of Apportionment**

The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit.

Streetlights are the responsibility of SMD No. 102.

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include streetlight improvements, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (“Article”) requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

### **Equivalent Benefit Units**

A methodology, which takes into consideration the impact of land use and parcel size, has been developed and applied to SMD No. 102. This methodology, called Equivalent Benefit Units (EBUs) calculates the EBUs for single family residential, other residential land uses and for non-residential parcels. Every land use is converted to EBUs based on the assessment formula appropriate for the City. Apartments are converted to EBUs based on the number of dwelling units on each parcel of land; commercial and industrial parcels are converted to EBUs based on the lot size of each parcel of land. The EBU method is seen as the most appropriate and equitable for streetlight districts, as the benefit to each parcel from the improvements are apportioned as a function of land use and parcel size.

## Parcel Classification

**Single Family Residential (SFR):** SFR means all parcels of residential property, other than Multi-Family Residential Property. The SFR parcel is the basic unit for calculation of the benefit assessments. Parcels designated as SFR land use will be assigned 1 EBU per dwelling unit including vacant subdivided residential lots.

**Condominium:** Condominium means all parcels of developed property with a building or buildings comprised of attached dwelling units with each unit having individual ownership and assigned an individual assessor parcel number. Condominiums will be treated the same as SFR units. Therefore, parcels designated as Condominium land use will be assigned 1 EBU per dwelling unit.

**Multi-Family Residential (Apartments) and Mobile Home Parks:** Multi-Family Residential (Apartments) and Mobile Home Parks means all parcels of property that consist of a building or buildings comprised of attached dwelling units available for rental by the general public, not for sale to an end user, and under common management. Multi-Family residential parcels and mobile home park land use equivalencies are determined by multiplying the number of dwelling units on each parcel by 0.8 (Multi-Family Residential) and 0.5 (Mobile Home Parks), respectively, due to the relative population density of these types of dwelling units and reduced unit size compared to the typical density and size of single family units. Studies have consistently shown that trip generation and wastewater usage are a function of population density, therefore, the average apartment unit impacts infrastructure approximately 80% as much as a single family residence, and the average mobile home unit impacts infrastructure approximately 50% as much. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991).

The EBUs assigned to a Multi-Family residential or a mobile home parcel are calculated based on the number of dwelling units and the appropriate Equivalent Benefit Factor (as shown in Table 1). For example, the Equivalent Benefit Factor for multi-residential (0.8) is multiplied by the number of dwelling units on the parcel to determine the total EBUs for the multiple residential parcel. Similarly, the total EBUs for a mobile home parcel are calculated by multiplying the Equivalent Benefit Factor (0.5) by the number of mobile home units on the parcel.

**Commercial/Industrial:** Commercial/Industrial means non-residential parcels that are neither Exempt, Public Property, Property Owners Association Property nor Vacant-Rural and are used in retail, professional, medical, restaurant, government, institutional, financial, lodging and other commercial & industrial related uses. In converting improved Commercial/Industrial properties to EBUs, the factor used is the City of Hemet average single family residential density of 2.58 dwelling units per acre (as derived from the City of Hemet 2030 General Plan, Table 2.3 - Development Capacity). Therefore, the Commercial/Industrial parcels, including institutional uses, will be assigned 2.58 EBUs per acre or any portion thereof, including vacant Commercial/ Industrial and Multi-Family parcels.

**Vacant-Rural:** Vacant means parcels with no immediate development potential. These parcels will be assigned EBUs at the rate of 25% of the developed Commercial/Industrial properties, or 0.65 EBUs (25% times 2.58 EBUs) per acre, up to a maximum of 5 acres per parcel. Parks will be assessed as vacant-rural property. Vacant parcels with approved subdivision maps filed on them will be assessed for the future designated use.

**Property Owners Association Property (POAP):** Property Owner's Association Property means all parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a property owner association, including any master or sub-association. The ultimate benefactors of these parcels are the property owners themselves. Therefore, the costs of providing streetlight improvements and services to these parcels will be spread to the taxable parcels in the District and exempt the POAP parcels from assessment. These parcels are defined as having a zero EBU Factor and therefore zero EBUs.

**Public Property:** Public property means all parcels which are (i) used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably offered for dedication to the federal government, the State, the County, City or any other public agency, provided however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement. Public property not leased to a private agency and utility easements as described in (iii) are defined as having a zero EBU factor and therefore zero EBUs. Schools will be assessed as Commercial/Industrial uses for those portions of the parcels with building improvements on them, and the playground and athletic fields will be assessed the same as Property Owner's Association Property. Parks will be assessed as vacant rural property.

**Exempt:** Exempt means any parcel dedicated as public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed nor used for business purposes similar to private commercial, industrial and institutional activities. Also defined as Exempt parcels are utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no development potential and therefore do not benefit from the improvements. These parcels are defined as having a zero EBU factor and therefore zero EBUs.

**Determination of Rate**

A summary of the Equivalent Benefit Unit rates is shown in the table below:

**TABLE 1**

<u>Land Use Category</u>	<u>Basic Unit</u>		<u>Equivalent Benefit Factor</u>	=	<u>EBU Rates</u>
• Single Family Residential	1 D.U.	X	1.0	=	1 EBU/DU
• Condominium	1 D.U.	X	1.0	=	1 EBU/DU
• Multi-Family Residential	1 D.U.	X	.8	=	0.8 EBU/DU
• Mobile Home Park	1 Space	X	.5	=	0.5 EBU/Space
• Commercial/Industrial					
Based on the average size for SFR density of 2.58 DU/Acre	1 Acre	X	2.58	=	2.58 EBU/Acre
• Schools	1 Acre	X	2.58	=	2.58 EBU/Acre Area of Building Improvements
• Vacant Rural / Parks	1 Acre	X	.65	=	0.65 EBU/Acre 5 Acre Max
• POAP, Public & Exempt	1 D.U.	X	0.0	=	0.0 EBU/DU

**B. Annual Assessment**

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within SMD No. 102 over and above general benefit conferred upon the assessable real property within SMD No. 102 or to the public at large. The Assessment for each assessable parcel within SMD No.102 is calculated as follows:

Once the EBU Rate for each land use category is determined, the EBU rate is multiplied times the number of Basic Units for each parcel to determine the number of EBUs for that parcel. Once the total number of EBUs and costs associated for all parcels within the District are determined, the total costs are divided by the total EBUs to determine an assessment rate for each EBU in the District.

$$\text{Total District Costs} \div \text{Total Number of EBUs in District} = \text{District Assessment Rate Per EBU.}$$

Each parcel currently within the District will be placed into one of the designated classifications by land use. The individual assessments will then be determined by multiplying the District assessment rate per EBU by the parcel's total EBU's.

$$\text{District Assessment Rate per EBU} \times \text{Parcel's Total EBUs} = \text{Parcel's Annual Assessment.}$$

Currently, there is one 1.08 acre parcel located in SMD No. 102 with a total of 2.79 EBUs. Applying the EBU formula results in a total EBU count of 2.79 for SMD No. 102. Since SMD No. 102 is composed of a single parcel, all EBUs and costs will be assigned to this single parcel.

The maximum assessment rate is subject to a cost of living increase as explained in the Maximum Assessment Methodology section.

### **General Benefit**

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the streetlighting, if any, associated with general benefits will not be assessed to the parcels in the District, but will be paid from other City of Hemet funds. Because the streetlight improvements are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District is nominal. Therefore, the general benefit portion of the benefit received from the improvements for the District is zero.

### **Special Benefit**

The streetlight improvements within SMD No. 102 provide direct and special benefit to the lots or parcels within the District. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

Each and every lot or parcel within the SMD No. 102 receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City required the original developer to install streetlight improvements and to guarantee the maintenance of the streetlight improvements and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the proposed SMD No. 102 could not have been developed in the absence of the installation and expected maintenance of these facilities. In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the SMD No. 102 because of the nature of the improvements.

The proper maintenance of streetlights, and appurtenant facilities specially benefit parcels within SMD No. 102 by increasing public safety for both pedestrians and the motoring public, and increasing traffic safety by improving visibility. Streetlights also provide safety for pedestrians and motorists living and owning property in the SMD No. 102 during the nighttime hours, and to assign rights-of-way for the safety of pedestrians and motorists by defining a specific path during all hours of the day.

Streets are constructed for the safe and convenient travel of vehicles and pedestrians. They also provide an area for underground and overhead utilities. These elements are a distinct and special benefit to all developed parcels in the SMD No. 102. Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed.

Streetlights are determined to be an integral part of "streets" as a "permanent public improvement." One of the principal purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the users as well as a sense of safe motoring and pedestrian experience of traffic egress from and ingress into the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

The system of streets within SMD No. 102 is established to provide access to each parcel in SMD No. 102. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to provide individual parcels to owners within SMD No. 102, there would be no need for a system of streets with streetlights. Therefore, the installation of streetlights is for the express, special benefit of the parcels within SMD No. 102.

Based on the benefits described above, streetlight improvements are an integral part of the quality of life of the District. This quality of life is a special benefit to those parcels with a commercial land use within the SMD 102 and do not include government owned easements, easements, and flood channel parcels. Government-owned easement, utility easement and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from streetlight improvements and are not assessed.

## **Special Benefits of SMD No. 102 Authorized Improvements and Services**

The special benefits of street lighting are the provision of energy, convenience, safety, security of property, improvements and goods. This includes the following:

- Enhanced deterrence of crime such as vandalism and other criminal activities which would reduce damage to improvements or property.
- Improved visibility to assist police in the protection of property.
- Increased nighttime safety on roads and streets by reducing nighttime accidents and personal property loss.
- Improved traffic circulation.
- Improved ability to see for pedestrians and motorists.
- Improved visibility for egress from and ingress to the property.

### **Summary**

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because of differences in land use and parcel size, it is determined that each of the commercial parcels within the District benefit from the improvements unequally. Therefore, the proportionate share of the costs and expenses for the provision of street lighting, as well as costs and expenses for the maintenance of the streetlights are apportioned on an EDU basis. For a single parcel District, all EBU's will be apportioned to the single benefiting parcel.

### **C. Maximum Assessment Methodology**

The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the District costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the District. For SMD No. 102, the initial Maximum Assessments for Fiscal Year 2017-2018 are as follows:

- The initial Maximum Assessment established within SMD No. 102 shall be \$673.26
- Pursuant to the Plans, each parcel's initial Maximum Assessment shall be \$673.26

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2018-2019. The initial Maximum Assessment may be adjusted by the greater of four percent (4%) or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical Area ("Index") published by the

Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2017.

The Maximum Assessment is adjusted annually and is calculated independent of the SMD No. 102's annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual SMD No. 102 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on SMD No. 102 assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increased assessment, the City of Hemet must comply with the provisions of the California Constitution Articles XIII C and XIII D, which require a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process, property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for SMD No. 102. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for SMD No. 102.

# PART III – COST ESTIMATE

STREETLIGHT MAINTENANCE DISTRICT NO. 102 CITY OF HEMET ANNUAL BUDGET FISCAL YEAR 2017-18			
<b>MAINTENANCE OF IMPROVEMENTS</b>			
FUNCTION	PROJECTED ANNUAL COST	NO. OF EBU <sup>s</sup> <sup>1</sup>	COST PER EBU
Standard Street Light 31 ft pole 135 watt LED <sup>2</sup>	\$ 259.93 /	2.79	\$ 93.16
One Electric Meter	\$ 264.00 /	2.79	\$ 94.62
	\$ - /		
	\$ - /		
	\$ - /		
	\$ - /		
<b>TOTAL MAINTENANCE COSTS</b>	<b>\$ 523.93</b>		<b>COST PER EBU \$ 187.78</b>
<b>INCIDENTAL COSTS</b>			
FUNCTION	PROJECTED ANNUAL COST	NO. OF EBU <sup>s</sup>	COST PER EBU
Administrative Costs	\$ 44.53 /	2.79	\$ 15.96
Contingency	\$ 52.39 /	2.79	\$ 18.78
Operating Reserves	\$ 52.39 /	2.79	\$ 18.78
<b>TOTAL INCIDENTAL COSTS</b>	<b>\$ 149.32</b>		<b>COST PER EBU \$ 53.52</b>
<b>TOTAL PROJECTED COSTS</b>	<b>\$ 673.26</b>		<b>COST PER EBU \$ 241.30</b>
			<b>MAXIMUM ANNUAL ASSESSMENT FY 17-18 \$ 673.26</b>
			<b>MAXIMUM PER EBU ASSESSMENT FY 17-18 \$ 241.30</b>
			<b>ANNUAL ASSESSMENT FY 17-18 \$ 673.26</b>
			<b>PER EBU ASSESSMENT FY 17-18 \$ 241.30</b>
<sup>1</sup> District is composed of a single parcel			
<sup>2</sup> 1 street light			

## **PART IV – ASSESSMENT DIAGRAM / BOUNDARY MAP**

### **FISCAL YEAR 2017-2018 SMD NO. 102**

The Assessment Diagram/Boundary Map for SMD No. 102 by this reference is incorporated and made a part of this Report. Only the parcels identified within the SMD No. 102 Assessment Diagram/Boundary Map are within said boundary.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number (or numbers) will be identified and resubmitted to the County-Auditor Controller. The assessment amount to be levied and collected for the resubmitted parcel and/or new parcel number (or numbers) shall be based on the method of apportionment and the assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and the assessment rate rather than a proportionate share of the original assessment.



**Assessment Diagram /  
Boundary Map  
Streetlight Maintenance  
District No. 102  
Oak Tree Plaza  
City of Hemet  
County of Riverside  
State of California**

**LEGEND**

-  Proposed District Boundary
-  Parcel Boundary

Assessor Parcel Numbers within District Boundaries:  
438-240-042

The quantities identified in this map are subject to change. For details refer to the developer plans on file in the office of the City Engineer. For parcel detail, please refer to the Assessor Parcel Map of the County of Riverside for Fiscal Year 2015-16 for an exact description of the lines and dimensions of each parcel/lot



## **PART V – ASSESSMENT ROLL**

Parcel identification for each lot/unit or parcel within SMD No. 102 shall be the parcel as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. SMD No. 102 includes the following APN as of the date of this Report:

438240042-9

The initial Maximum Assessment shall be \$673.26<sup>3</sup>.

**STREETLIGHT MAINTENANCE DISTRICT NO. 102 (OAK TREE)  
428240042-9  
PROPOSED FISCAL YEAR 2017-2018 MAXIMUM ASSESSMENTS<sup>4</sup>**

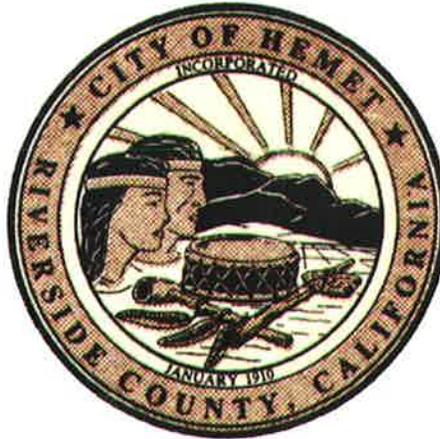
<b>Parcel/ Lot No.</b>	<b>EBUs</b>	<b>Maximum Assessment</b>
438240042-9	2.79	\$673.26

<sup>3</sup> Total Assessment per Assessable Lot/Unit was rounded to even pennies to allow for the even division of 2 installment payments.

<sup>4</sup> The initial Maximum Assessment may be adjusted by the greater of four percent or the cumulative percentage increase in the CPI-U Index as published by the BLS. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2017.



# City of Hemet



## **ENGINEER'S REPORT FOR Landscape Maintenance District No. 102 (Oak Tree Plaza)**

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Prepared by  
Psomas  
1500 Iowa Ave., Ste. 210  
Riverside, CA 92507  
(951) 787-8421

**April 2016**

**AGENCY: CITY OF HEMET**

**PROJECT: FORMATION OF ASSESSOR PARCEL NUMBER 438240042-9 INTO THE CITY OF HEMET LANDSCAPE MAINTENANCE DISTRICT AS DISTRICT NO. 102**

**TO: HEMET CITY COUNCIL  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA**

### **ENGINEER'S REPORT**

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, compliance with the substantive and procedural requirements of Article XIII C and XIII D of the California Constitution, and direction from the City Council of the City of Hemet ("City Council"), California submitted herewith is the Engineer's Report ("Report") for the City of Hemet ("City").

This Report provides for the formation of City of Hemet Landscape Maintenance District No. 102 ("District") for Assessor Parcel Number (APN) 438240042-9 and establishes the Maximum Assessment to be levied commencing with Fiscal Year 2017-2018 (i.e., commencing July 1, 2017 and ending June 30, 2018) and all subsequent Fiscal Years, for this area to be known and designated as:

#### **LMD NO. 102**

I do hereby assess and apportion the total amount of the costs and expenses upon parcels of land within the designated areas liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

NOW, THEREFORE, I, the appointed Engineer, acting on behalf of the City of Hemet, pursuant to the Landscaping and Lighting Act of 1972, do hereby submit the following:

Pursuant to the provisions of law, the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the District as well as the boundaries and dimensions of the respective parcels or lots and subdivisions of land within said District, as the same exist, as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been given an individual number upon said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

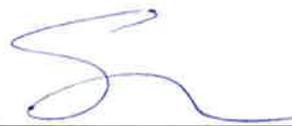
The individual numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram/Boundary Map as of the date of this Report, correspond to the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the Assessor Parcel Map for a description of the lots or parcels.

As of the date of this Report, there are no lots or parcels within the District owned by a federal, State, or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

DATED this 18<sup>th</sup> day of April, 2016

PSOMAS



  
\_\_\_\_\_  
STEVEN B. FRIESON  
PROFESSIONAL CIVIL ENGINEER 42110  
ENGINEER OF WORK  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

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# EXECUTIVE SUMMARY

## A. Introduction

Pursuant to the provisions of Sections 22565 through 22574 of the Landscaping and Lighting Act of 1972 ("1972 Act"), said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, the costs and expenses of Landscape Maintenance District No. 102 ("LMD No. 102" or "District") have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. On this 24th day of May, 2016 the City Council, City of Hemet, State of California, ordering the preparation of the Engineer's Report ("Report") providing for the formation of LMD No. 102 did, pursuant to the provisions of the 1972 Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 16-031 for a special assessment district known and designated as:

### **Landscape Maintenance District No. 102**

The formation of LMD No. 102 includes the commercial subdivision identified by the Assessor Parcel Number (APN) valid as of the date of this Report: 438240042-9.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as they exist, each of which subdivisions of land or parcels or lots, respectively, have been assigned a lot number within a specific tract or APN and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Psomas submits this Report, consisting of five parts, for the formation of LMD No. 102 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2017–2018 and all subsequent fiscal years.

## **PART I**

**Plans and Specifications:** This section contains a description of LMD No. 102 boundaries and the proposed improvements within said District. The District shall consist of a single parcel encompassing all properties within the commercial development known as LMD No. 102. The proposed improvements described in this Report are based on the current development and improvement plans provided to Psomas by the City of Hemet as of the date of this Report are on file with the office of the City Engineer and are incorporated into this Report by reference. The improvement plans ("Plans") include: Unsigned Shopping Center Planting Plan, Sheets L1 & L2 by Kammeyer & Associates Engineers dated November 21, 2013 and revised February 20, 2015.

## PART II

**The Method of Apportionment:** A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum Assessment and assessment range formula established for LMD No. 102 is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by LMD No. 102 at build-out. The initial Maximum Assessment may be adjusted by the greater of four percent (4%) or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2017. The initial Maximum Assessment established within LMD No. 102 shall be \$4,650.00 Pursuant to the Plans, which is composed of 1 assessable parcel, and 0 non-assessable parcels. The initial Maximum Assessment shall be \$4,650.00 per parcel, subject to the inflationary factor.

## PART III

**The Cost Estimate:** An estimate of the cost of the landscaping improvements including incidental costs and expenses in connection therewith for Fiscal Year 2017-2018, is as set forth on the lists thereof, attached hereto.

## PART IV

**Assessment Diagram/Boundary Map:** The Assessment Diagram/Boundary Map shows the parcels of land included within the boundaries of LMD No. 102. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

## PART V

**Assessment Roll:** A listing of the Assessor's Parcel Numbers and the initial Maximum Assessment per parcel or lot/unit to be applied on the tax roll for Fiscal Year 2017-2018 as provided in the Plans.

**B. Assessment District**

The improvements and services to be provided by LMD No. 102 generally includes landscape maintenance. The formation of LMD No. 102 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. LMD No. 102's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Psomas as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the proposed improvements.

# **PART I – PLANS AND SPECIFICATIONS**

## **A. Description of the Assessment District**

LMD No. 102 is located within the City of Hemet, County of Riverside, State of California and is comprised of APN 438240042-9. The area for 438240042-9 is generally north of Florida Avenue, south of Vista Way, east of Columbia Street and west of Cornell Street. At full development, APN 438240042-9 is projected to remain one assessable commercial lot and zero non-assessable lots. LMD No. 102 consists of all lots/units, parcels and subdivisions of land located in the following development areas:

- Assessor Parcel Number(s) as of the date of this Report: 438240042-9

## **B. Description of Improvements and Services Authorized by the Landscaping and Lighting Act of 1972**

As applicable to the District, the 1972 Act (specifically, Section 22525 of the California Streets and Highways Code) defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The installation of park or recreational improvements, including, but not limited to, all of the following:
  - Land preparation, such as grading, leveling, cutting and filling, sod,
  - Lights, playground equipment, play courts, and public restrooms.
  - The maintenance or servicing, or both, of any of the foregoing, and any of the improvement authorized by subdivision (i).
  - The acquisition of land for park, recreational, or open-space purposes.
  - The acquisition of any existing improvement otherwise authorized pursuant to this section.
  - The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events,

activities, or functions, whether those events, activities, or functions are public or private.

Section 22526 of the California Streets and Highways Code states that “incidental expenses” associated with the improvements include, but are not limited to the following:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.
- The costs of printing, advertising, and the giving of published, posted, and mailed notices.
- Compensation payable to the County for collection of assessments.
- Compensation of any engineer or attorney employed to render services in proceedings pursuant to this part.
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5 of the California Streets and Highways Code.
- Costs associated with any elections held for the approval of a new or increased assessment.

Section 22531 of the 1972 Act defines “maintain” or “maintenance” to mean the following:

Furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating [vegetation] for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

### **C. Improvements and Services for LMD No. 102**

LMD No. 102 provides for the collection of annual assessments to fund the installation and ongoing maintenance and servicing of landscape and drainage improvements within the public right-of-way known as Florida Avenue and Cornell Street, as well as any appurtenant facilities including, but not limited to, the cost of personnel, electrical energy, water service, materials, equipment, contracting services, and other items necessary for the satisfactory operation of these services in LMD No. 102.

## **PART II – METHOD OF APPORTIONMENT**

### **A. Method of Apportionment**

The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit.

Landscaping is the responsibility of LMD No. 102.

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include dedicated easements for landscape use, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (“Article”) requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

#### **Equivalent Benefit Units**

A methodology, which takes into consideration the impact of land use and parcel size, has been developed and applied to LMD No. 102. This methodology, called Equivalent Benefit Units (EBUs) calculates the EBUs for single family residential, other residential land uses and for non-residential parcels. Every land use is converted to EBUs based on the assessment formula appropriate for the City. Apartments are converted to EBUs based on the number of dwelling units on each parcel of land; commercial and industrial parcels are converted to EBUs based on the lot size of each parcel of land. The EBU method is seen as the most appropriate and equitable for landscape districts, as the benefit to each parcel from the improvements are apportioned as a function of land use and parcel size.

## Parcel Classification

**Single Family Residential (SFR):** SFR means all parcels of residential property, other than Multi-Family Residential Property. The SFR parcel is the basic unit for calculation of the benefit assessments. Parcels designated as SFR land use will be assigned 1 EBU per dwelling unit including vacant subdivided residential lots.

**Condominium:** Condominium means all parcels of developed property with a building or buildings comprised of attached dwelling units with each unit having individual ownership and assigned an individual assessor parcel number. Condominiums will be treated the same as SFR units. Therefore, parcels designated as Condominium land use will be assigned 1 EBU per dwelling unit.

**Multi-Family Residential (Apartments) and Mobile Home Parks:** Multi-Family Residential (Apartments) and Mobile Home Parks means all parcels of property that consist of a building or buildings comprised of attached dwelling units available for rental by the general public, not for sale to an end user, and under common management. Multi-Family residential parcels and mobile home park land use equivalencies are determined by multiplying the number of dwelling units on each parcel by 0.8 (Multi-Family Residential) and 0.5 (Mobile Home Parks), respectively, due to the relative population density of these types of dwelling units and reduced unit size compared to the typical density and size of single family units. Studies have consistently shown that trip generation and wastewater usage are a function of population density, therefore, the average apartment unit impacts infrastructure approximately 80% as much as a single family residence, and the average mobile home unit impacts infrastructure approximately 50% as much. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991).

The EBUs assigned to a Multi-Family residential or a mobile home parcel are calculated based on the number of dwelling units and the appropriate Equivalent Benefit Factor (as shown in Table 1). For example, the Equivalent Benefit Factor for multi-residential (0.8) is multiplied by the number of dwelling units on the parcel to determine the total EBUs for the multiple residential parcel. Similarly, the total EBUs for a mobile home parcel are calculated by multiplying the Equivalent Benefit Factor (0.5) by the number of mobile home units on the parcel.

**Commercial/Industrial:** Commercial/Industrial means non-residential parcels that are neither Exempt, Public Property, Property Owners Association Property nor Vacant-Rural and are used in retail, professional, medical, restaurant, government, institutional, financial, lodging and other commercial & industrial related uses. In converting improved Commercial/Industrial properties to EBUs, the factor used is the City of Hemet average single family residential density of 2.58 dwelling units per acre (as derived from the City of Hemet 2030 General Plan, Table 2.3 - Development Capacity). Therefore, the Commercial/Industrial parcels, including institutional uses, will be assigned 2.58 EBUs per acre or any portion thereof, including vacant Commercial/ Industrial and Multi-Family parcels.

**Vacant-Rural:** Vacant means parcels with no immediate development potential. These parcels will be assigned EBUs at the rate of 25% of the developed Commercial/Industrial properties, or 0.65 EBUs (25% times 2.58 EBUs) per acre, up to a maximum of 5 acres per parcel. Parks will be assessed as vacant-rural property. Vacant parcels with approved subdivision maps filed on them will be assessed for the future designated use.

**Property Owners Association Property (POAP):** Property Owner's Association Property means all parcels which have been conveyed, dedicated to, or irrevocably offered for dedication to a property owner association, including any master or sub-association. The ultimate benefactors of these parcels are the property owners themselves. Therefore, the costs of providing landscaping improvements and services to these parcels will be spread to the taxable parcels in the District and exempt the POAP parcels from assessment. These parcels are defined as having a zero EBU Factor and therefore zero EBUs.

**Public Property:** Public property means all parcels which are (i) used for rights-of-way or any other purpose and is owned by, dedicated to, or irrevocably offered for dedication to the federal government, the State, the County, City or any other public agency, provided however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement. Public property not leased to a private agency and utility easements as described in (iii) are defined as having a zero EBU factor and therefore zero EBUs. Schools will be assessed as Commercial/Industrial uses for those portions of the parcels with building improvements on them, and the playground and athletic fields will be assessed the same as Property Owner's Association Property. Parks will be assessed as vacant rural property.

**Exempt:** Exempt means any parcel dedicated as public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed nor used for business purposes similar to private commercial, industrial and institutional activities. Also defined as Exempt parcels are utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no development potential and therefore do not benefit from the improvements. These parcels are defined as having a zero EBU factor and therefore zero EBUs.

**Determination of Rate**

A summary of the Equivalent Benefit Unit rates is shown in the table below:

**TABLE 1**

<u>Land Use Category</u>	<u>Basic Unit</u>		<u>Equivalent Benefit Factor</u>	=	<u>EBU Rates</u>
• Single Family Residential	1 D.U.	X	1.0	=	1 EBU/DU
• Condominium	1 D.U.	X	1.0	=	1 EBU/DU
• Multi-Family Residential	1 D.U.	X	.8	=	0.8 EBU/DU
• Mobile Home Park	1 Space	X	.5	=	0.5 EBU/Space
• Commercial/Industrial Based on the average size for SFR density of 2.58 DU/Acre	1 Acre	X	2.58	=	2.58 EBU/Acre
• Schools	1 Acre	X	2.58	=	2.58 EBU/Acre Area of Building Improvements
• Vacant Rural / Parks	1 Acre	X	.65	=	0.65 EBU/Acre 5 Acre Max
• POAP, Public & Exempt	1 D.U.	X	0.0	=	0.0 EBU/DU

**B. Annual Assessment**

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within LMD No. 102 over and above general benefit conferred upon the assessable real property within LMD No. 102 or to the public at large. The Assessment for each assessable parcel within LMD No.102 is calculated as follows:

Once the EBU Rate for each land use category is determined, the EBU rate is multiplied times the number of Basic Units for each parcel to determine the number of EBUs for that parcel. Once the total number of EBUs and costs associated for all parcels within the District are determined, the total costs are divided by the total EBUs to determine an assessment rate for each EBU in the District.

$$\text{Total District Costs} \div \text{Total Number of EBUs in District} = \text{District Assessment Rate Per EBU.}$$

Each parcel currently within the District will be placed into one of the designated classifications by land use. The individual assessments will then be determined by multiplying the District assessment rate per EBU by the parcel's total EBU's.

$$\text{District Assessment Rate per EBU} \times \text{Parcel's Total EBUs} = \text{Parcel's Annual Assessment.}$$

Currently, there is one 1.08 acre parcel located in LMD No. 102 with a total of 2.79 EBUs. Applying the EBU formula results in a total EBU count of 2.79 for LMD No. 102. Since LMD No. 102 is composed of a single parcel, all EBUs and costs will be assigned to this single parcel.

The maximum assessment rate is subject to a cost of living increase as explained in the Maximum Assessment Methodology section.

### **General Benefit**

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the landscaping, if any, associated with general benefits will not be assessed to the parcels in the District, but will be paid from other City of Hemet funds. Because the landscaping improvements are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District is nominal. Therefore, the general benefit portion of the benefit received from the improvements for the District is zero.

### **Special Benefit**

The landscaping improvements within LMD No. 102 provide direct and special benefit to the lots or parcels within the District. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

Each and every lot or parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City required the original developer to install landscaping improvements and to guarantee the maintenance of the landscaping improvements and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the proposed District could not have been developed in the absence of the installation and expected maintenance of these facilities. In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the LMD No. 102 because of the nature of the improvements.

The proper maintenance of landscaping and appurtenant facilities specially benefit parcels within the LMD No. 102 by moderating temperatures, providing oxygenation, attenuating noise from adjacent streets and controlling dust for those properties in close proximity to the landscaping. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the District.

The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District through the screening of properties within the District from arterial streets.

Additionally, the proper maintenance of landscaping, and appurtenant structures improves the attractiveness of the properties within the District. This provides a positive visual experience each and every time a trip is made to or from the property within the District.

Based on the benefits described above, landscaping improvements are an integral part of the quality of life of the District. This quality of life is a special benefit to those parcels with a commercial land use within the District and do not include government owned easements, easements, and flood channel parcels. Government-owned easement, utility easement and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from landscaping improvements and are not assessed.

### **Special Benefits of LMD No. 102 Authorized Improvements and Services**

The special benefits associated with landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire protection.
- Increased sense of pride in ownership of property within the Zone resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties through well-maintained surrounding and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

## **Summary**

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because of differences in land use and parcel size, it is determined that each of the commercial parcels within the District benefit from the improvements unequally. Therefore, the proportionate share of the costs and expenses for the provision of landscaping, as well as costs and expenses for the maintenance of the landscaping are apportioned on an EDU basis. For a single parcel District, all EBU's will be apportioned to the single benefiting parcel.

### **C. Maximum Assessment Methodology**

The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the District costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the District. For LMD No. 102, the initial Maximum Assessments for Fiscal Year 2017-2018 are as follows:

- The initial Maximum Assessment established within LMD No. 102 shall be \$4,650.00
- Pursuant to the Plans, each parcel's initial Maximum Assessment shall be \$4,650.00.

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2018-2019. The initial Maximum Assessment may be adjusted by the greater of four percent (4%) or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2017.

The Maximum Assessment is adjusted annually and is calculated independent of the LMD No. 102's annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual LMD No. 102 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on LMD No. 102 assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments

for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increased assessment, the City of Hemet must comply with the provisions of the California Constitution Articles XIII C and D, which require a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process, property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for LMD No. 102. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for LMD No. 102.

# PART III – COST ESTIMATE

LANDSCAPE MAINTENANCE DISTRICT NO. 102				
CITY OF HEMET				
ANNUAL BUDGET				
FISCAL YEAR 2017-18				
<b>MAINTENANCE OF IMPROVEMENTS</b>				
FUNCTION	PROJECTED ANNUAL COST		NO. OF EBU <sup>s</sup> <sup>1</sup>	COST PER EBU
Landscaping Maintenance <sup>2</sup>	\$ 2,938.94	/	2.79	\$ 1,053.38
Tree Trimming <sup>3</sup>	\$ 225.00	/	2.79	\$ 80.65
Mulch <sup>4</sup>	\$ 154.74	/	2.79	\$ 55.46
Backflow Certificate	\$ 50.00	/	2.79	\$ 17.92
Calsense	\$ 250.00	/	2.79	\$ 89.61
<b>TOTAL MAINTENANCE COSTS</b>	<b>\$ 3,618.68</b>			<b>COST PER EBU \$ 1,297.02</b>
<b>INCIDENTAL COSTS</b>				
FUNCTION	PROJECTED ANNUAL COST		NO. OF EBU <sup>s</sup>	COST PER EBU
Administrative Costs	\$ 307.59	/	2.79	\$ 110.25
Contingency	\$ 361.87	/	2.79	\$ 129.70
Operating Reserves	\$ 361.87	/	2.79	\$ 129.70
<b>TOTAL INCIDENTAL COSTS</b>	<b>\$ 1,031.33</b>			<b>COST PER EBU \$ 369.65</b>
<b>TOTAL PROJECTED COSTS</b>	<b>\$ 4,650.01</b>			<b>COST PER EBU \$ 1,666.67</b>
<b>MAXIMUM ANNUAL ASSESSMENT FY 17-18</b>				<b>\$ 4,650.01</b>
<b>MAXIMUM PER EBU ASSESSMENT FY 17-18</b>				<b>\$ 1,666.67</b>
<b>ANNUAL ASSESSMENT FY 17-18</b>				<b>\$ 4,650.01</b>
<b>PER EBU ASSESSMENT FY 17-18</b>				<b>\$ 1,666.67</b>
<sup>1</sup> District is composed of a single parcel. <sup>2</sup> 4,878 sqft of landscaping is maintained by the City. <sup>3</sup> 8 trees are maintained by the City. <sup>4</sup> 3,094 sqft of mulch is maintained by the City.				

## **PART IV – ASSESSMENT DIAGRAM / BOUNDARY MAP**

### **FISCAL YEAR 2017-2018 LMD NO. 102**

The Assessment Diagram/Boundary Map for LMD No. 102 by this reference is incorporated and made a part of this Report. Only the parcels identified within the LMD No. 102 Assessment Diagram/Boundary Map are within said boundary.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number (or numbers) will be identified and resubmitted to the County-Auditor Controller. The assessment amount to be levied and collected for the resubmitted parcel and/or new parcel number (or numbers) shall be based on the method of apportionment and the assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and the assessment rate rather than a proportionate share of the original assessment.



**Assessment Diagram /  
Boundary Map  
Landscape Maintenance  
District No. 102  
Oak Tree Plaza**

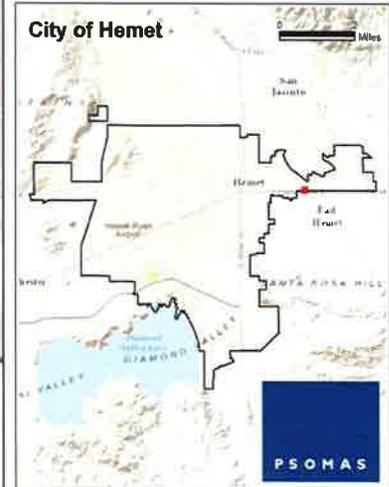
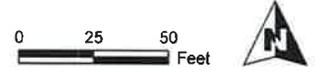
**City of Hemet  
County of Riverside  
State of California**

**LEGEND**

-  Proposed District Boundary
-  Parcel Boundary

**Assessor Parcel Numbers within District Boundaries:**  
438-240-042

The quantities identified in this map are subject to change. For details refer to the developer plans on file in the office of the City Engineer. For parcel detail, please refer to the Assessor Parcel Map of the County of Riverside for Fiscal Year 2015-16 for an exact description of the lines and dimensions of each parcel/lot



Unincorporated  
County

74

Cornell St

Florida Ave

April 2016

## **PART V – ASSESSMENT ROLL**

Parcel identification for each lot/unit or parcel within LMD No. 102 shall be the parcel as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. LMD No. 102 includes the following APN as of the date of this Report:

438240042-9

The initial Maximum Assessment shall be \$4,650.00<sup>5</sup>.

**LANDSCAPE MAINTENANCE DISTRICT NO. 102 (OAK TREE)  
428240042-9  
PROPOSED FISCAL YEAR 2017-2018 MAXIMUM ASSESSMENTS<sup>6</sup>**

<b>Parcel/ Lot No.</b>	<b>EBUs</b>	<b>Maximum Assessment</b>
438240042-9	2.79	\$4,650.00

<sup>5</sup> Total Assessment per Assessable Lot/Unit was rounded to even pennies to allow for the even division of 2 installment payments.

<sup>6</sup> The initial Maximum Assessment may be adjusted by the greater of four percent (4%) or the cumulative percentage increase in the CPI-U Index as published by the BLS. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2017.

