



CITY OF HEMET GENERAL PLAN GOALS AND POLICIES WORKBOOK

PURPOSE

This workbook provides a summary of proposed goals, policies, and implementation programs in the City of Hemet's updated General Plan. This workbook provides an overview of proposed policies and an opportunity to provide input and suggest changes. All comments received will be considered during finalization of the General Plan.

WORKBOOK CONTENT

Goals, policies, and objectives are provided in the updated General Plan to address both specific issues and specific geographic areas of the City. Definitions of goals, policies, and objectives are provided below to assist in understanding the relationship of these concepts to one another.

Goals: Goals are broad statements of community desires contained within the General Plan elements. Goals are broad in both purpose and aim, but are designed specifically to establish positions or directions.

Policies: Policies are statements that support the achievement of goals. The current General Plan refers to policies as "strategies". The new General Plan will refer to them as policies. Policies serve as guides to the City Council, Planning Commission, other appointed City commissions, committees and boards, and City staff when reviewing development proposals and making other decisions that affect future growth and development within the City.

Implementation: Implementation programs are used by the City to identify how General Plan policy is to be achieved. Such programs often include new plans that would be prepared and adopted, new capital facilities that are needed to support additional growth, coordination with other jurisdictions to achieve regional goals, and/or ongoing planning and outreach activities performed by the City. In this workbook, implementation programs are presented as bullet points highlighting potential programs that may be used. In the updated General Plan, the programs will feature detailed descriptions, as well as identification of which City department is responsible for the program, and its timing and funding.

GOALS AND POLICIES

LAND USE AND COMMUNITY DESIGN ELEMENT

The Land Use and Community Design Element reflects and supports the community's desire to retain the features that are considered unique and special to Hemet: its scenic setting, its historic downtown, the diverse and attractive residential neighborhoods, and the opportunities to live a rural lifestyle. As the City faces a future of certain growth, the goals and policies in this Element look toward the need to ensure the City's long-term fiscal stability, accommodate residential growth to meet the housing needs of a diverse demographic, improve blighted or under-performing commercial and industrial areas, and carry out infrastructure improvements that keep pace with growth in the City.

The Land Use and Community Design Element addresses the following issues:

1. Land Use Densities and Intensities
2. Land Use Designations
4. Focused Area Plans
 - Downtown Hemet
 - West Hemet
 - East-West Roadway Corridors
 - State Street Corridor
- Esplanade Avenue Corridor
- Domenigoni Parkway Corridor
- Hillside Areas
5. Citywide Land Use and Design Issues
6. Airport Land Use Compatibility

Goals and Policies

Goal LU-1: Enhance the Downtown Core's role as Hemet's urban center and maintain its unique sense of place.

Policies:

Policy LU-1.1: Discourage uses that do not contribute to increased pedestrian activity from locating on ground floors of buildings adjacent to Downtown's main streets (i.e. Florida Avenue, State Street, etc.). These uses may include offices and churches.

Policy LU-1.2: Ground floor retail uses are strongly desired along Harvard, Carmalita, and Front Streets to increase pedestrian traffic.

Policy LU-1.3: Strongly discourage nuisance uses, such as liquor stores and tattoo/piercing parlors, entirely in Downtown. Prohibit automobile-oriented uses, such as automotive repair shops, shopping centers with significant amounts of parking, warehouses, and drive-through restaurants, from locating within Downtown.

Policy LU-1.4: Preserve and enhance the civic focus of Downtown by keeping the locations of City Hall, the police and fire stations, and City Council Chambers in Downtown and by attracting County and other government agencies into Downtown.

Policy LU-1.5: Encourage an increase of maximum building heights to permit higher densities, particularly if the proposed Metrolink transit center is located near Downtown.

Policy LU-1.6: Support and implement programs to ensure that Downtown is clean, safe, and well-maintained.

Policy LU-1.7: Locate Downtown parking in convenient locations for residents and visitors.

Policy LU-1.8: Maximize views toward Idyllwild, the San Jacinto Mountains, and other scenic resources.

Policy LU-1.9: Utilize Hub of the Valley concepts and strategies to create a major activity “hub” in the center of the San Jacinto Valley in Downtown.

Implementation Actions:

- Downtown Specific Plan and Design Guidelines
- Pedestrian-Scale Improvements
- Downtown Historic Preservation
- Downtown Core Rezones
- Downtown Marketing
- Downtown Streetscape Amenities and Monuments
- Downtown Access Consolidation
- Florida Avenue De-Designation and Enhancement
- Downtown Image Improvement
- Sign Regulations and Design Review
- Downtown Sidewalk Shade and Shelter
- Downtown Parking
- Hub of the Valley Overlay
- Hub of the Valley Linkages
- Downtown Viewsheds
- Downtown Stakeholders

GOAL LU-2: Promote the creation of districts and build new identities that set the Greater Downtown area apart from the Downtown Core while enhancing the symbiotic relationship between the two.

Policies:

Policy LU-2.1: Maintain the special character and identity of the Hemet area as a collection of distinct districts with unique assets and traits, each contributing to the overall image of the community.

Policy LU-2.2: Locate a new Metrolink station north of Menlo Avenue and west of the railroad tracks owned by the Riverside County Transportation Commission (RCTC).

Policy LU-2.3: Create a pedestrian link that connects the Metrolink train station to various points of interest in the Downtown District Core.

Policy LU-2.4: Provide incentives for the expansion of medical uses surrounding the Hemet Valley Medical Center.

Implementation Actions:

- Downtown District Neighborhood Identity
- Hemet Stock Farm Specific Plan
- Downtown Metrolink Station and Greenbelt Coordination
- Medical District Rezones

NEIGHBORHOOD PLANNING AREAS

West Hemet

GOAL LU-3: Manage future development of West Hemet to achieve desirable job and housing growth.

Policies:

Policy LU-3.1: Require that development in West Hemet occur in an orderly manner and adhere to the City's vision for West Hemet.

Policy LU-3.2: Protect the character and function of rural neighborhoods by ensuring that new development is adequately buffered, future traffic growth in rural areas is minimized, and transportation routes offer adequate emergency access.

Policy LU-3.3: Create a West Hemet community of distinctive, high-quality, attractive development that is set apart from existing communities in the region.

Policy LU-3.4: Establish a Metrolink stop in West Hemet near the intersection of the proposed alignment of Stetson Road

Policy LU-3.5: Require that development in West Hemet occur in a manner that respects and protects natural resources in the area

Planning Principles:

- Create a Unique Place
- Protect Natural Resources

Implementation Actions:

- Require that Mixed Use, Business Park or Manufacturing/Logistics developments over 50 acres occur within the context of a specific plan. Residential development over 100 acres will also require a specific plan (Multi-family over 50 acres)
- Examine and update if necessary development fees to ensure that developments pay their fair share of the cost for infrastructure improvements and additional public services costs necessitated by that development.
- Develop guidelines for infrastructure and telecommunications improvements in West Hemet that complement and work with City-wide infrastructure.
- Develop rural road standards
- Require adequate access for emergency vehicles in West Hemet. Require that development proposals do not negatively impact emergency vehicle access in rural areas.
- Adopt design guidelines for developments that do not require a specific plan. Include standards for:
 - Residential (range of types from rural to higher density urban)
 - Mixed Use
 - Commercial
 - Business Park
 - Manufacturing Logistics
 - Public Uses
- Adopt design guidelines for future roadway construction. Establish varied guidelines for urban areas and rural areas
- Develop Green Building guidelines or requirements for new development in West Hemet
- Defer to and comply with the conservation requirements in the Riverside County Multiple Species Habitat Conservation Plan.

- West Hemet Metrolink Stop

Hillsides

GOAL LU-4: Manage development in hillside areas to protect and preserve natural and scenic resources.

Policies:

The following policies apply to areas characterized by slopes greater than 10 percent.

Policy LU-4.1: Limit land uses to agriculture and single-family homes on lots from one-half acre to ten acres and larger. Hillside areas may include other uses on a restricted list of conditionally approved uses contained in the City Zoning Code, such as passive outdoor recreational uses.

Policy LU-4.2: Prohibit development in areas of with slopes of 25 percent or more.

Policy LU-4.3: Require that development in hillside areas include a range of styles and a naturalized and rural residential appearance.

Policy LU-4.4: Require hillside and ridgeline preservation techniques to the extent that such techniques are compatible with the overall rural character desired for the area.

Policy LU-4.5: Encourage clustering of dwelling units as an acceptable hillside preservation technique to minimize site impacts, preserve the scenic nature of the hillsides, and allow for economies of scale in the construction of required public and private facilities. Clustering units *should not* result in a density that exceeds the maximum density established by the Hillside Residential land use designation.

Policy LU-4.6: Require all development projects and roadways to display sensitivity to the area's natural setting, be designed to minimize visual impacts, and use natural topography as a guide.

Policy LU-4.7: Prohibit new construction which would protrude above prominent ridgelines or ridge silhouettes as viewed from the Hemet-San Jacinto Valley.

Policy LU-4.8: Prohibit new development that will adversely affect the natural landforms, colors, and vegetation of the area's ridgelines and hillsides. Locate development projects away from areas adjacent to prominent landforms, and ensure that the shape and placement of projects blend with existing topography.

Policy LU-4.9: Where possible, enhance and promote the use of hillside areas as a prime scenic and passive recreational resource.

Policy LU-4.10: Strictly enforce provisions in the City's Municipal Code for Wildland Interface Areas (Chapter 14, Article IX, Division 2) to ensure hillside development proceeds in a fire safe environment.

Policy LU-4.11: Develop roadways, driveways, and other access points in a manner that enables adequate emergency access.

Policy LU-4.12: Ensure that all new hillside development projects are consistent with the City's habitat preservation objectives and obligations, as set forth in the Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Policy LU-4.13: Conserve significant rock outcroppings, to the extent possible.

Implementation Action:

- Hillside Protection

Hemet Corridors

Four corridors within Hemet are identified as focus areas where additional planning principles are established within the General Plan. The following provides a summary of the planning principles and implementation actions associated with each area.

FLORIDA-ACACIA-DEVONSHIRE CORRIDOR

Planning Principles:

- Encourage Development Continuity
- Provide Incentives for New Housing
- Provide Alternative Routes to Florida Avenue

Implementation Actions:

- East-West Roadway Corridor Rezones
- Complete Devonshire Avenue Extension
- Complete Stetson Avenue Extension
- Potential Redevelopment Area Expansion
- Business Attraction and Retention

STATE STREET CORRIDOR

Planning Principles:

- Transition State Street into a funky mixed-use neighborhood
- Use State Street to connect new development to central Hemet
- Establish sustainable neighborhood commercial centers

Implementation Actions:

- State Street Corridor Rezones
- State Street Mixed-Use Promotion
- State Street Roadway Improvements – Phase I
- State Street Roadway Improvements – Phase II
- Specific Plan Land Use Consistency Monitoring

ESPLANADE CORRIDOR

Planning Principles:

- Consider Esplanade Avenue a Major Transportation Corridor
- Create both an Edge to Hemet and a Transition to San Jacinto

Implementation Actions:

- Esplanade Corridor Rezones
- Esplanade Avenue Roadway Improvements
- Esplanade Gateway Monuments
- Business Attraction
- Esplanade/SR-79 Interchange

DOMENIGONI PARKWAY CORRIDOR

Planning Principles:

- Maintain High-Capacity Use on Domenigoni Parkway
- Develop Recreation Uses at Diamond Valley Lake

Implementation Actions:

- Domenigoni Parkway Corridor Rezones
- Domenigoni Parkway Expansion
- Limitations on Direct Access

Citywide Land Use and Design Issues

Compatible Development

GOAL LU-5: Encourage and plan for a variety of compatible land uses throughout the planning area.

Policies:

Policy LU-5.1: Provide for a variety of residential development types which are physically and functionally compatible with surrounding neighborhoods.

Policy LU-5.2: Utilize multi-family development as a transition from commercial to single-family uses where appropriate

Policy LU-5.3: Specific Plans (in accordance with California Government Code Section 65450 et seq.) shall be prepared on land identified in **Figure XX** for all proposed development projects of 30 acres and greater in size or 150 dwelling units and greater in size, whichever is less.

Policy LU-5.4: Promote a mix of specialty retail, entertainment, office, and residential uses that cater to residents and visitors during evenings and weekends as well as weekdays.

Policy LU-5.5: Encourage new developments to include site design and amenities that reduce automobile trips and create communities with varied amenities, not just houses.

GOAL LU-6: Encourage infill development that is consistent with established neighborhood style.

Policies:

Policy LU-6.1: Require new development to follow site planning and architectural design principles that maintain the historic character and integrity of the City's neighborhoods and districts.

Policy LU-6.2: Integrate new multi-family projects into existing neighborhoods so that they are compatible with adjacent structures with respect to transition of scale, neighborhood architectural character, and color.

GOAL LU-7: Promote and encourage revitalization of older portions of the City.

Policies:

Policy LU-7.1: Encourage building rehabilitation and maintenance, façade improvements, and building reconstruction.

Policy LU-7.2: Facilitate recycling of underutilized properties, and offer incentives for infill developments.

Policy LU-7.3: Provide incentives that stress the importance of property maintenance and rehabilitation activities to improve neighborhood conditions.

Policy LU-7.4: Work with property owners to revitalize the Hemet Valley Mall, encourage an appropriate mix of tenants, and attract and retain tenants with a more regional appeal.

Policy LU-7.5: Continue to use redevelopment as a financing tool for City-initiated revitalization and to spark private investment.

GOAL LU-8: Ensure that infrastructure is provided to new developments without impacting the cost and service level provided to existing users.

Policies:

Policy LU-8.1: Require an equitable sharing of the full cost of public improvements between the public and private sectors. Improvements specifically and originally attributed to a single development, development area, or business shall be borne by those entities.

Policy LU-8.2: Ensure that new development does not have detrimental effects upon service levels for parks, fire, police, sewer, water, and flood control.

Policy LU-8.3: Ensure that conversions of age-restricted to non-age-restricted mobile home developments and trailer parks pay their full fair share of fees not previously assessed.

Policy LU-8.4: Ensure that growth in newer and less developed areas of Hemet proceeds with the appropriate addition of infrastructure and public services by requiring development in these areas to provide the appropriate infrastructure, increased amenities, and automobile reduction designs in exchange for higher densities.

GOAL LU-9: Promote and encourage sustainable tourism.

Policies:

Policy LU-9.1: Maintain and enhance year-round opportunities for sustainable tourism based on the area's natural resources, historical heritage and cultural amenities without diminishing the quality of life of residents.

Policy LU-9.2: Target visually prominent areas of the community, such as Downtown, gateways, and major activity centers, as focal points that receive particular care and civic attention.

GOAL LU-10: Maintain a strong, diversified economic base.

Policy LU-10.1: Require development of high quality, attractive development surrounding the new alignment of SR-79 to attract visitors to Hemet and provide positive economic development outcomes to the City, its residents, and the business community.

Policy LU-10.2: Facilitate job growth and business attraction and retention in retirement, health care and related industries.

Policy LU-10.3: Support existing businesses and seek to attract new business and industries which strengthen and diversify Hemet's tax revenue base, improve wage and salary levels, increase the variety of job opportunities and utilize the resident labor force.

Policy LU-10.4: Encourage and facilitate the attraction and retention of industrial or business uses which create large numbers of new, well paying jobs.

Policy LU-10.5: Retain industrial land for businesses that provide jobs for manufacturing and processing of goods, and that create local revenue sources.

Policy LU-10.6: Coordinate and participate in regional economic development activities to address regional and more intense economic development efforts. Participate in local and regional organizations that both conduct economic development research and develop regional strategies which market the City and the region.

Policy LU-10.7: Create and maintain a balance between jobs and housing in the Hemet planning area.

Implementation Actions:

- Transitional Land Use Areas and Buffers
- Residential Variable Density Designation and Zoning Revisions
- Development Mitigation Assessment
- Land Use Designation Incentives
- Jobs/Housing Balance
- Produce an annual economic development plan.
- Create a one-stop center to improve and clarify government requirements and to provide business assistance.
- The City shall evaluate appropriate incentives to encourage the redevelopment of existing vacant commercial and industrial buildings in key commercial and industrial core areas.
- Continue working cooperatively with Valley Economic Development Corporation (VEDC) to identify market segments which are currently not served by existing commercial businesses

Airport Land Use Compatibility

GOAL LU-11: A general aviation airport that meets the needs of residents and the business community, while maintaining compatibility with the surrounding land uses.

Policies:

Policy LU-11.1: Coordinate with the County of Riverside to update airport safety zones and ensure land use designations comply with adopted airport land use plans.

Policy LU-11.2: Coordinate with the Riverside County Economic Development Agency to maintain and periodically update a long range Master Plan which defines future uses and development goals

applicable to the Hemet Ryan Airport.

Policy LU-11.3: As part of the development review process, ensure appropriate land use compatibility within airport safety zones.

Policy LU-11.4: Ensure that land use decisions within the airport influence area are consistent with the Land Use and Community Design and Public Safety Elements of the General Plan, the most recent Master Plan for Hemet Ryan Airport, the Airport Land Use Plan for Riverside County, and the Riverside Airport Land Use Commission Land Use Compatibility Plans.

Implementation Action:

- Update Hemet Ryan Master Plan and Airport Land Use Compatibility Plan

Community Design Considerations

GOAL LU-12: Encourage development of high quality pedestrian friendly environments.

Policies:

Policy LU-12.1: Encourage pedestrian activity by providing sidewalks with ample width, encouraging on-street parking, including street furniture sited adjacent the curb as a barrier to auto traffic, and encoring commercial space with frequent sidewalk entrances.

Policy LU-12.2: Create a credible residential environment by making commercial uses visually distinct from the residential space. Dwelling units should exhibit a residential character, and residential entrances should read differently from entrances to commercial uses.

Policy LU-12.3: Include public plazas to attract visitors to the public portions of the development and offer private open space areas that limit intrusion by non-residents.

Policy LU-12.4: Encourage the use of outdoor dining and gathering areas to provide street activity.

Policy LU-12.5: Encourage interesting, creative, and unique approaches to the design of signs and ensure that site plans for buildings and development projects shall identify locations and sizes for future signs.

Implementation Actions:

- Establish land use specific design guidelines. Incorporate walkability design elements.
- Establish neighborhood specific design guidelines for areas with special considerations: Downtown, Rural areas, Corridors, West Hemet, SR-79 Corridor. Focus on development emphasize sense of place. Coordinated developments that create a theme.
- Cluster new commercial development in identified areas to prevent and discourage strip development. Where appropriate, locate commercial uses at focal points along major arterial streets or expressways.
- Update and expand the City's sign ordinance to include signage standards of special consideration: Downtown, Rural areas, Corridors, West Hemet, SR-79 Corridor.
- Encourage or require the retirement of existing signs that are inconsistent with the goals, policies and programs of the General Plan and applicable ordinances.
- Require that commercial developments portray a precise concept for adequate signage, including provisions for sign placement and quantity, as well as sign scale in relationship to the building.

- Establish design guidelines and a design review procedure that limit the impact of development on scenic vistas and viewsheds.

PUBLIC SAFETY ELEMENT

People living in Hemet are susceptible to a variety of threats to public safety, both natural and man-made. According to the California Governor's Office of Planning and Research, the aim of the Public Safety Element of a General Plan is to "reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards." The Public Safety element identifies hazards and hazard abatement provisions to provide the City guidance in its use of policies that not only minimize risks, but also minimize "economic disruption and expedite recovery following disasters."

GEOLOGIC HAZARDS

GOAL PS-1: Reduce risks to the community from seismic activity and geologic conditions, including ground shaking, fault rupture, liquefaction, and landslides.

Policies:

Policy PS-1.1: Adopt and strictly enforce the most recent State regulations governing seismic safety and structural design to minimize damage to structures from seismic or geologic hazards.

Policy PS-1.2: Monitor on-going research on regional seismic and seismic-related hazards, seismic hazard mitigation, and support efforts to identify the location, potential activity, and dangers associated with earthquake faults.

Policy PS-1.3: Reduce the risk associated with structures that would likely be seriously damaged during a major earthquake, such as those located in high-risk seismic areas, critical or emergency facilities, and buildings that do not meet current seismic codes.

Policy PS-1.4: Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions for development occurring on slope and hillside areas.

Policy PS-1.5: Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins, irrespective of past subsidence.

Implementation Actions:

- Seismic Hazard Mitigation
- Seismic Safety Studies.
- Geological Mitigation for Slope and Hillside Areas
- Safety Related Materials and Technology

FLOOD HAZARDS

GOAL PS-2: Reduce risk of property damage and human injury from flood hazards.

Policies:

Policy PS-2.1: Adopt and enforce the latest State and federal laws and regulations regarding flood-prone areas.

Policy PS-2.2: Ensure that waterways used for flood control are kept clear of obstructions and are regularly maintained.

Policy PS-2.3: Encourage any proposed development projects in the City to maximize groundwater recharge.

Policy PS-2.4: In accordance with the City's mandated performance standards for drainage facilities, require the mitigation of any significant impacts to local and regional storm drain systems.

Policy PS-2.5: Conduct an annual assessment of drainage facilities, evaluating their adequacy and program needs, and identifying five-year facility needs based on anticipated growth.

Implementation Actions:

- Dam and Flood Hazard Mitigation
- Flood Zone Restrictions
- Adequate Flood Control Facilities

FIRE PROTECTION AND OTHER EMERGENCY SERVICES

GOAL PS-3: Protect lives, property, and natural resources from the potentially disastrous effects of fire.

Policies:

Policy PS-3.1: Adopt and enforce the strongest State and federal construction and design standards regarding fire prevention and protection, particularly for high-occupancy, dependent-care, or essential facilities.

Policy PS-3.2: Periodically update fire protection requirements for both new construction and existing structures in the hazardous fire areas noted in *Figure PS-X* and in areas located at the transition between developed and undeveloped land.

Policy PS-3.3: Work with Riverside County in the evaluation and establishment of a fire buffer program along heavily traveled roadways to prevent fuel build-up.

Policy PS-3.4: Continue to use voter-approved performance standards to gauge fire department effectiveness.

Policy PS-3.5: Maintain adequate and appropriate personnel, emergency vehicles, and other firefighting equipment and technology to respond to fires and other disasters or emergencies.

Policy PS-3.6: Continue fire prevention education programs, monitor their effectiveness, and expand or alter the programs if deemed necessary.

Policy PS-3.7: Refer development applications to the Fire Department for review and comment, and involve Fire Department personnel in the development review process.

Implementation Actions:

- Fire Protection Regulations
- Fire Department Master Plan
- Fire Department Development Review

GOAL PS-4: Protect lives and property from dangers associated with the storage, use, and transport of hazardous materials.

Policies:

Policy PS-4.1: Adopt and enforce the strongest State and federal regulations regarding the use, storage, and transportation of hazardous materials.

Policy PS-4.2: Maintain effective programs for responding to hazardous material emergencies.

Policy PS-4.3: Continue to cooperate with County, State, and other local agencies in the coordination of hazardous material control, cleanup, disposal, and emergency response policies and operations.

Implementation Actions:

- Hazardous Material Regulations
- Hazardous Handler Locations
- Household Hazardous Material Dropoff

GOAL PS-5: Protect lives and property from potential dangers associated with the use of Hemet Ryan Airport while recognizing and maintaining its function as a part of Hemet's transportation system.

Policies:

Policy PS-5.1: Enforce all applicable federal and State policies regarding airport safety around Hemet-Ryan Airport.

Policy PS-5.2: Enforce the policies of the Hemet-Ryan Airport Response Plan and the restrictions on land use around the airport described in the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan.

Policy PS-5.3: Support efforts of Hemet-Ryan Airport to accommodate the present and future needs of the California Department of Forestry's regional air attack base.

Implementation Actions:

- Airport Land Use Restrictions
- California Department of Forestry Accommodation

GOAL PS-6: Reduce impacts related to safety hazards through a high level of emergency preparedness.

Policies:

Policy PS-6.1: Promote public awareness of emergency procedures for residents, the business community, City staff, and public officials.

Policy PS-6.2: Support community participation in safety and crime prevention through Police, Fire and Emergencies Services Department public outreach programs.

Policy PS-6.3: Require essential service providers (water, sewage, electrical power, communication, transportation, natural gas, and liquid fuel systems) and transportation agencies to periodically evaluate the vulnerability of their systems in the event of a disaster.

Policy PS-6.4: Review and consistently update the City's disaster contingency plans. Require that plans

for critical facilities and service providers cover the adequate provision of emergency supplies and power supplies to provide essential services.

Policy PS-6.5: Maintain mutual aid agreements and communication links with County, State, federal, and other local agencies to respond to emergencies.

Policy PS-6.6: Continue to prepare and implement measures to protect critical facilities from criminal or terrorist attacks.

Implementation Actions:

- Emergency Plans and Procedures
- Community Safety Programs
- Public Safety and Emergency Response Resources
- Emergency Preparedness for High-Risk Facilities

LAW ENFORCEMENT

GOAL PS-7: Ensure a secure environment with minimized risk of crime for residents and businesses.

Policies:

Policy PS-7.1: Maintain sufficient police stations and substations, facilities, services, and staffing to meet high public safety standards. Provide 1.3 police officers for every 1,000 residents.

Policy PS-7.2: Explore the availability of State or federal grants to offset any required additions to law enforcement staffing and/or equipment.

Policy PS-7.3: Refer development applications to the Police Department for review and comment and involve Police Department personnel in the Development Review Committee.

Policy PS-7.4: Promote the establishment of neighborhood and business watch programs to encourage community participation in crime prevention and increased awareness of any suspicious activity.

Policy PS-7.5: Maintain and expand as necessary youth programs aimed at crime prevention and gang and drug diversion.

Implementation Actions:

- Police Department Master Plan
- Police Department Development Review Committee Participation
- Community Safety Programs

NOISE

Note: These are existing General Plan policies incorporating comments from City staff. Noise policies will be updated once noise background work and impact analysis has been completed.

Excessive noise can disrupt our lives. Noise can interrupt our conversations, thoughts, and leisure activities. Noise sensitivity varies depending on the time of day, its duration and pitch, and preferences of individuals. Despite this variability, most residents agree that too much noise or the wrong type of noise can be irritating and interfere with sleep, speech, recreation, and tasks that require concentration or coordination. Therefore, noise not only decreases environmental quality but

can also adversely affect our physical and mental health.

GOAL PS-8: Promote noise compatible land use relationships by implementing noise standards to be utilized for design purposes in new development and establishing a program to attenuate existing noise problems.

Policies:

Policy PS-8.1: Utilize the noise standards described in **Table II-F-4** for design purposes in all new development and establish a program to attenuate existing noise problems to the extent feasible.

Policy PS-8.2: Where new development is proposed within areas where the exterior or interior noise levels outlined in **Table II-F-4** are likely to be exceeded, require a detailed noise analysis to be prepared to determine appropriate mitigation, and incorporate such mitigation into the project design.

Policy PS-8.3: Enforce California Noise Insulation Standards which apply to new multiple-family developments within a 60 CNEL noise contour adjacent to roads, transit lines, and manufacturing areas, to ensure that the units have been designed to limit interior noise levels in habitable rooms to 45 CNEL with doors and windows closed.

Policy PS-8.4: When site and architectural design features cannot sufficiently reduce adverse noise levels, or cannot economically be provided, require the provision of noise barriers, noise berms, or barriers and berms in combination.

Policy PS-8.5: When proposed projects include potentially significant noise generators, require noise analyses to be prepared by an acoustical expert, including specific recommendations for mitigation when 1) the project is located in close proximity to noise sensitive land uses or land which is planned for noise sensitive land uses, or 2) the proposed noise source could violate the noise provisions of the General Plan or City ordinance.

Policy PS-8.6: For purposes of consistency, require that noise reports incorporate the following methodology:

- Assume three (3) dBA attenuation with doubling of distance for the natural attenuation of noise emanating from roadways (with the exception of freeways, where a 4.5 dBA attenuation with doubling of distance may be utilized).
- Use the design capacity of roadways as outlined in the Circulation Element and the posted speed limit to quantify the design noise levels adjacent to master planned transportation routes for mitigation purposes.

Policy PS-8.7: Require the provision of adequate buffers, where feasible, such that CNEL levels due to single event noise levels from motor vehicles, trains, commercial, industrial, construction, and other activities are no greater than 15 dBA above the noise objectives described in **Table II-F-4**.

Policy PS-8.8: Review and respond to any proposals involving new flight patterns, more intense flight operations over the City, or relocation or extension of runways at the Hemet-Ryan Airport which would create the potential for noise impacts on sensitive land uses within the City in a manner consistent with other noise policies contained herein.

Policy PS-8.9: Ensure that new commercial and industrial activities (including the placement of mechanical equipment) are designed so that activities comply with the maximum noise level standards at the property line of adjacent uses, thereby minimizing impacts on adjacent uses, and is out of the line of sight.

OPEN SPACE, PARKS, AND CONSERVATION ELEMENT

The purpose of the Open Space, Parks, and Conservation Element is to identify natural, cultural, and open space resources within Hemet. The Element focuses on the conservation, preservation, and enhancement of these resources to ensure a high quality living environment for community residents.

Four major conservation and open space issues are addressed by the element: (1) open space; (2) environmental conservation (air resources, biological and ecological resources, watershed management, agricultural resources, mineral resources, and energy resource conservation); (3) parks and recreation; and (4) historic and cultural resources.

OPEN SPACE

GOAL OS-1: Conserve open space areas to provide a balance of recreation, scenic enjoyment, and protection of natural resources and features.

Policies:

Policy OS-1.1: Preserve and expand open space areas and linkages throughout the planning area to protect the natural and visual character of the community and to provide for appropriate active and passive recreational uses.

Policy OS-1.2: Support efforts of local, state, and federal agencies and private conservation organizations to preserve, protect, and enhance open spaces and natural resources.

Policy OS-1.3: Establish priorities and take steps to permanently protect critical open spaces.

Policy OS-1.4: Preserve and maintain open space that protects City and County environmental resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.

Policy OS-1.5: Identify and encourage preservation of skylines, view corridors, scenic highways, and outstanding scenic vistas.

GOAL OS-2: Encourage smarter growth and less intense development that results in larger areas of remaining open space.

Policies:

Policy OS-2.1: Ensure that new development is effectively integrated with the established community via convenient street and/or pedestrian connections, as well as through visual connections.

Policy OS-2.2: Conserve view corridors and ridgelines, the San Jacinto River and mountains, slopes, and other important landforms and historic landscape features through the development review process.

Policy OS-2.3: Encourage the use of clustered development and other site planning techniques to maximize the preservation of permanent open spaces.

Policy OS-2.4: Utilize natural, undeveloped greenbelts as buffers between developments and on the outskirts of the City to preserve the rural and diverse character of Hemet.

Implementation Actions:

Viewshed Preservation

- Retain and improve the quality of landscaping in parkways, public slopes, rights-of-way, parks, civic facilities, and other public open areas
- Require re-vegetation of graded slopes concurrent with project development to minimize erosion and maintain the scenic character of the community.
- Preserve natural open space character through the development of effective land development regulations.

Scenic Resources

- Study potential scenic highway corridors for possible inclusion in the Caltrans Scenic Highways Plan.
- Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses.
- As part of the site planning process, impose conditions on new development within scenic corridors or viewsheds to preserve unique visual features and require that natural landforms be respected or preserved to the extent possible.

Open Space Connections

- Require connection between open space/recreation areas and adjacent developments or publicly owned recreation areas where appropriate.
- Require developers and project applicants to set aside undeveloped greenbelts as buffers between proposed developments and near natural open space areas of the City.
- Require the provision of open space linkages.
- Develop standards to focus development in urban centers, reduce sprawl into agricultural areas, and revitalize older commercial areas.
- Provide for a planned residential development process in the Development Code to allow clustering of development and the dedication of open space for conserving natural resources, views, and providing additional recreational opportunities.
- Establish an open space acquisition program.
- Work with Riverside County and adjacent cities, landowners, and conservation organizations to acquire properties for open space and conservation uses.

ENVIRONMENTAL CONSERVATION

GOAL OS-3: Preserve air resources.

Policies:

Policy OS-3.1: Reduce the amount of air pollution emissions from mobile and stationary sources, and enhance the airshed.

Policy OS-3.2: Reduce the amount of fugitive dust released into the atmosphere.

Policy OS-3.3: Elevate public awareness regarding air pollution sources and pollutant reduction initiatives.

GOAL OS-4: Protect biotic communities and critical habitats for endangered species.

Policies:

Policy OS-4.1: Preserve the integrity of Hemet's riparian habitat areas through the preservation of native plants.

Policy OS-4.3: Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses.

Policy OS-4.4: Preserve buffer zones around wetlands where feasible and biologically appropriate.

Policy OS-4.5: Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.

Policy OS-4.6: Require project proponents to conserve existing habitat values of the upper San Jacinto River and Bautista Creek for the benefit of the San Bernardino kangaroo rat.

GOAL OS-5: Preserve and maintain wildlife movement corridors and linkages.

Policies:

Policy OS-5.1: Protect and enhance known wildlife migratory corridors and create new corridors.

Policy OS-5.2: Support regional and local efforts to acquire, develop, and maintain open space linkages.

GOAL OS-6: Continue to participate in the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP).

Policies:

Policy OS-6.1: Implement MSHCP policies and comply with the MSHCP Program.

Policy OS-6.2: Enforce the provisions of the Western Riverside County MSHCP when reviewing development applications.

Implementation Actions:

- Implementation actions will be consistent with the Western Riverside County Multi-Species Conservation Plan.

GOAL OS-7: Conserve and protect surface water, groundwater, and imported water resources.

Policies:

Policy OS-7.1: Encourage native, drought-resistant landscape planting.

Policy OS-7.2: Preserve areas subject to erosive flooding in a natural state.

Policy OS-7.3: Use natural approaches to managing streams, to the maximum extent possible, where groundwater recharge is likely to occur.

Policy OS-7.4: Support and engage in educational outreach programs with other agencies that promote water conservation and wide-spread use of water-saving technologies.

Policy OS-7.5: Minimize pollutant discharge into storm drainage systems and natural drainage and aquifers.

Policy OS-7.6: Ensure that adequate aquifer water recharge areas are preserved and protected.

Policy OS-7.7: Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding.

GOAL OS-8: Protect prime agricultural land from conversion to urbanized uses.

Policies:

Policy OS 8.1: Encourage conservation of productive agricultural lands and preservation of prime agricultural lands.

Policy OS 8.2: Encourage the continued use of prime agricultural lands in and around the planning area.

Policy OS 8.3: Coordinate with Riverside County to address the preservation of agricultural resources.

Policy OS 8.4: Where feasible, secure permanent open space for agriculture through dedication, easements, or other acquisition mechanisms.

Policy OS 8.5: Work with state and federal agencies to periodically update agricultural resource mapping to reflect current conditions.

GOAL OS-9: Conserve energy and mineral resources.

Policies:

Policy OS-9.1: Weigh the benefits of geothermal as a viable energy source against the protection of hot springs, geysers, thermal pools, and other thermal features for their ecological, educational, and recreational values.

Policy OS-9.2: Restrict incompatible land uses within the impact area of existing or potential surface mining areas.

Policy OS-9.3: Utilize federal, state, and utility company programs that encourage energy conservation.

Policy OS-9.4: Assist public buildings and institutions in converting asphalt to greenspace to address heat island effects.

Policy OS-9.5: Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to enhance mass transit, bicycle, and pedestrian use.

Policy OS-9.6: Encourage increased use of passive, solar design and day-lighting in existing and new structures.

GOAL OS-10: Promote the use of better technology for energy conservation.

Policies:

Policy OS-10.1: Provide for orderly and efficient wind energy development in a manner that maximizes beneficial use of wind resources and minimizes detrimental effects to the residents and the environment.

Policy OS-10.2: Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments.

Policy OS-10.3: Permit and encourage the use of passive solar devices and other state-of-the-art energy resources.

Policy OS-10.4: Encourage economic biomass conversion under sensible environmental controls.

Policy OS-10.5: Encourage the development of renewable energy resources.

Policy OS-10.6: Encourage installation and use of cogenerating systems where they are cost-effective and appropriate.

Policy OS-10.7: Participate in the formation of regional siting plans and policies for energy facilities.

PARKS AND RECREATION

GOAL OS-11: Provide a variety of park facilities that meet the diverse needs and interests of the community.

Policies:

Policy OS-11.1: Build and maintain parks and community facilities in a manner that is environmentally responsible.

Policy OS-11.2: Maintain unique and diverse open space resources throughout Hemet.

Policy OS-11.3: Require the dedication and improvement of parkland to meet the needs of families, young adults, seniors, children, and disabled individuals.

Policy OS-11.4: Require adequate open space in new development for both passive and active recreation.

Policy OS-11.5: Provide for the recreational needs of all people, regardless of their socioeconomic status, ethnicity, physical capabilities, or age.

GOAL OS-12: Provide an extensive and safe trail system for walking and hiking that links areas of Hemet.

Policies:

Policy OS-12.1: Develop and maintain a pathway system within the urban areas of the City.

Policy OS-12.2: Increase accessibility to trails.

Policy OS-12.3: Develop and/or improve the trails and bikeways within the San Jacinto Valley Area.

Policy OS-12.4: Negotiate land deeds as necessary to implement the citywide trail system.

Policy OS-12.5: Identify and develop natural habitat areas for low impact hiking and nature education.

Implementation Actions:

New Parkland Creation

- Review Quimby Act fees on an annual basis to ensure that the in lieu fees are based on the current assessed valuation of land within the City.
- Achieve and maintain a park ratio of 5.0 acres of parkland per 1,000 residents.

- Require that development of recreation facilities occurs concurrent with other development in an area.
- Coordinate with Valley-Wide Recreation and Park District to create additional parks and recreational spaces in the San Jacinto Valley.
- Develop a high-quality network of parks and open spaces that meet the needs of families, young adults, seniors, children, and disabled individuals.
- Implement the school/park joint use concept for increased recreational resources and year-round use of these facilities.
- Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

Trail System Connections

- Require proposed development to provide trail connections to the citywide trail system through the dedication of land and the provision of easements.
- Require new development to provide pedestrian walkways, paths, and pedestrian connections that provide access between residential neighborhoods, parks, schools, and other activity nodes.
- Require development plans to identify locations for an internal trail/sidewalk system that links land uses and provides convenient travel to transit facilities.
- Revise the recreation trail system to connect to regional trails and function as alternative transportation routes.
- Develop trails and sidewalks suitable for multiple uses, including for the physically disabled and for personal transportation alternatives.
- Provide a citywide recreation system that connects to Riverside County's regional trail system which provides for bicycling, equestrian, hiking and jogging trails with appropriate support facilities. Require private development along the San Jacinto River to provide for riding, hiking and biking trails and for connections to the Riverside County system of trails.
- Negotiate land deeds as necessary to implement the City trail system. These negotiations may include:
 - Obtaining leases, securing easements from public utilities for use as trails.
 - Obtaining right-of-way for trail improvements.
 - Obtaining land from new development for trail improvements and connections.
 - Obtaining land to develop trails along designated roadways.
 - Complete installation of curb cuts where needed to improve accessibility.

Parkland Planning and Preservation

- Continue to implement a local code that incorporates standards for parkland dedication and development. Specifically, require the dedication of parkland or the payment of in-lieu fees and the development of recreation facilities for all new development, and the provision of dedicated land based on the park acre standard of five (5) acres of usable parkland to 1,000 residents.

- Identify potential sites for additional park land, monitor demand for parkland and facilities concurrent with development approvals, and prioritize potential parkland acquisitions, expansions, and improvements within the five year Capital Improvement Program, consistent with the adopted Parks and Recreation Master Plan.
- Implement policies and standards of the Parks and Recreation and Multi-Use Trails and Bikeways Master Plans, including trail classifications, design standards, implementation mechanisms, and capital improvement programming. Ensure that bike routes are provided or reserved concurrent with new development.
- Discourage the absorption of dedicated park lands by public or private non-recreational uses. Where absorption is unavoidable, replace park lands that are absorbed by other uses with similar or improved facilities and programs.

Recreation Destinations

- Create a “sense of place,” an identity that brings visitors to Hemet for recreational enjoyment by utilizing many amenities located adjacent to and within the City. Tourist destinations include Diamond Valley Lake, Diamond Valley Lake Aquatic Center, museums, Santa Rosa Plateau Ecological Reserve, Maze Stone Park, and other historic and cultural destinations.
- Consider additional funding dedicated to recreational programs that bring people into the City. Such programs could include a “Pines to Vines” bike events and tours, wine tasting, and rail travel adventures.
- Continue cooperating with the Metropolitan Water District and Riverside County to encourage development of a comprehensive program for recreational and support commercial facilities at Diamond Valley Lake.

HISTORIC AND CULTURAL RESOURCES

GOAL OS-13: Preserve significant historical and cultural resources.

Policies:

Policy OS-13.1: Encourage the preservation and re-use of historic structures, landscape features, roads, landmark trees, and trails.

Policy OS-13.2: Maintain an inventory of historic structures in the planning area.

Policy OS-13.3: Promote revitalization of historic resources.

Policy OS-13.4: Encourage use of California's Historic Building Code when preserving/rehabilitating historic structures.

Policy OS-13.5: Implement tax incentive programs for the maintenance and rehabilitation of historic structures and properties.

GOAL OS-14: Preserve archeological and paleontological resources.

Policies:

Policy OS-14.1: Preserve archaeological and paleontological resources in the planning area to the greatest extent possible.

Policy OS-14.2: Maintain an inventory of areas with archaeological and paleontological sensitivity sites in the planning area.

Policy OS-14.3: Require monitoring of new developments and reporting to the City on completion of mitigation and resource protection measures.

CIRCULATION ELEMENT

The Circulation Element establishes standards for the movement of people, goods, and services throughout the planning area. It brings forth circulation issues, concepts, strategies and implementation measures that are necessary to support development of the proposed land uses described in the Land Use and Community Design Element. This element also focuses on new and innovative transportation concepts which balance the need for both efficiency and cost effectiveness in the development of local and regional transportation systems.

GOAL C-1: Maintain a transportation system which maximizes freedom and safety of movement, and promotes a balance between mobility, cost-efficiency of maintenance, and the quality of the City's living environment.

Policies:

Policy C-1.1: New residential development projects on land identified in *Figure C-X* shall not exceed the minimum density of the residential or mixed-use land use designations depicted on the Land Use Policy Map for such land, so that Circulation Element roadways will perform at the level projected by the General Plan traffic impact analysis. However, additional development within the range of density provided by residential and mixed-use land use designations for such land may be approved, if the additional vehicular trip generation beyond that resulting from the minimum density of the residential or mixed-use land use designations can be internalized within a development project based on a methodology accepted by the City of Hemet.

Policy C-1.2: As a condition of approval for new developments, require, at a minimum, that all roadways within the project site be constructed to the ultimate right-of-way, and that master planned roadways adjacent to the project site be, at a minimum, constructed to their master planned half-width adjacent to the project site, or greater if necessary to maintain adequate traffic flow.

Policy C-1.3: As a condition of approval for new development, require that improvements be made as necessary to ensure that the roadway performance standards outlined in *Table C-X* are met or exceeded, and meet the requirements outlined in the Public Services and Facilities Element.

Policy C-1.5: As a condition of approval for new uses within designated commercial corridors, require, where feasible, the acquisition or granting of reciprocal access and parking agreements as a means of facilitating movement between adjacent commercial uses without impacting the adjacent roadway.

Policy C-1.6: Actively pursue available roadway improvement funds as a means of financing roadway improvement needs identified in the City of Hemet Development Impact Fee Report as being created by existing development.

Policy C-1.7: Where roadways cannot be widened to their full master planned width because existing development or other physical constraints prohibit acquisition of full right-of-way, consider parking restrictions, access management, roadway re-striping and intersection improvements as potential methods of increasing roadway capacity.

Policy C-1.8: Implement the design and construction of center landscaped medians with appropriate breaks for full turning movements along Florida, Stetson, Sanderson, Domenigoni Parkway, Warren Road and other regional corridors consistent with the General Plan Circulation Map. *(Note: Roadways specified within this policy are subject to change and addition following completion of traffic modeling.)*

Policy C-1.9: Investigate the feasibility of establishing corridor study overlays for streets determined to be entries into the City with the intent of developing specialized standards integrating traffic safety, transportation, and enhancement programs into one comprehensive program for each corridor.

Policy C-1.10: As part of City roadway standards, maintain and enforce minimum driveway separation standards for the various types of roadways included in the City of Hemet General Plan Circulation Map.

Policy C-1.11: Protect the character of rural neighborhoods by continuing to maintain rural roadway improvement standards.

Policy C-1.12: Establish a program to consolidate commercial drive entries along Florida Avenue, Sanderson Avenue, State Street, and San Jacinto Street consistent with the ability of existing businesses to continue operation.

Policy C-1.13: Work with the Hemet Unified School district to pursue reopening Devonshire Avenue and Santa Fe Street as a through route paralleling Florida Avenue.

Policy C-1.14: Support efforts by the Riverside County Transportation Commission (RCTC) and Caltrans to plan and build a new freeway alignment of SR 79, as shown on the Circulation Map.

Policy C-1.15: Work with Riverside County to establish a mutual recognition of the impacts of new development on roadways across jurisdictional boundaries and to establish a system of defining and mitigating the impacts of county development within the City of Hemet.

Policy C-1.16: Work with Riverside County to achieve long-term solutions to potential traffic constraints in the eastern portion of the planning area, including, but not limited to:

- Establishing neighborhood shopping facilities (e.g. supermarket/drug store centers) south of Florida Avenue as a means of relieving traffic along that route; and
- Ensuring that if the area presently designated Agricultural in the County's General Plan is, at some future time, to be converted to rural or urban use, that appropriate improvements are made to the planned roadway system in the eastern portion of Hemet's sphere of influence.

GOAL C-2: Protect residential neighborhoods from regional traffic impacts.

Policies:

Policy C-2.1: Maintain an arterial and collector grid circulation pattern to provide drivers with a series of choices which will spread traffic out over a large number of streets, and by providing an arterial street system to carry regional traffic.

Policy C-2.2: Maintain a system of truck routes which would provide adequate access to industrial and commercial areas without intruding into residential neighborhoods.

Policy C-2.3: Support the concept of using Florida Avenue, future SR 79, Domenigoni Parkway, and the Ramona Expressway as the major entry corridors to the City.

Policy C-2.4: Work with Riverside County, Caltrans, and the City of San Jacinto to develop a signal interconnection system along the entire length of Florida Avenue, and throughout the San Jacinto Valley.

GOAL C-3: Expand and improve pedestrian and bicycle amenities throughout the City.

Policies:

Policy C-3.1: Require pedestrian and bicycle routes along the collector roadway system to access major activity centers.

Policy C-3.2: Connect commercial activity centers to medium- and high-density residential and senior projects with well designed pedestrian linkages and access.

Policy C-3.3: Require that new commercial developments be designed to facilitate bicycle and pedestrian access.

Policy C-3.4: Require that new commercial, office and industrial developments, as well as school facilities, provide adequate and safe bicycle storage facilities.

Policy C-3.5: Provide a hierarchy of special bicycle routes and jogging paths which allow on- and off-street access, as shown in *Figure C-X*.

Policy C-3.6: Require new development to include opportunities for alternative transportation, such as bikeways and enhanced pedestrian linkages.

GOAL C-4: Maintain and enhance local and regional bus and rail transit service.

Policies:

Policy C-4.1: Work with RCTC and the Riverside Transit Agency (RTA) to improve the local transit system within the Hemet area, connecting major uses such as the Hemet Valley Mall and Hemet Valley Hospital, the Florida Avenue commercial corridor, and other commercial nodes to residential areas, particularly senior citizen neighborhoods.

Policy C-4.2: Require new, large-scale senior citizen and affordable family housing projects to provide transportation services as a project amenity.

Policy C-4.3: Work with the Riverside County Transportation Commission and Metrolink/SCRRA to fund the establishment of two commuter rail stations along the existing Santa Fe rail line as shown in *Figure C-X*.

GOAL C-5: Create a system of multi-use trails throughout the planning area.

Policies:

Policy C-5.1: Seek opportunities to acquire land for and build new trails, including utilizing abandoned rights-of-way and modifying and widening existing roadways and shoulders to accommodate trails.

Policy C-5.2: Integrate multi-use trails along designated scenic highways wherever environmentally, physically, and economically feasible.

Policy C-5.3: Establish requirements for the provision, location and construction of bicycle racks, lockers and other bicycle amenities at public parks, buildings and other activity centers.

Policy C-5.4: Establish landscape standards for master planned trails and rest areas.

Policy C-5.5: Provide locations and standards for turnouts, shelters, rest stops, trash receptacles, and restrooms for off-road trail facilities.

HOUSING ELEMENT

The goals of the Housing Element aim to provide: 1) equitable access to housing; 2) adequate provision of housing; 3) adequate housing sites; and 4) preserve existing neighborhoods and rehabilitate existing housing stock and maintain affordable housing costs.

GOAL H-1: Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.

Policies:

Policy H-1.1: Promote fair housing practices through the City:

Policy H-1.2: Promote a variety of housing types to meet the special needs of persons with disabilities, elderly households, and others who may need assisted living, group home, institutional care, and other alternative residential environments.

Policy H-1.3: Ensure that families with children have equal access to housing through enforcement of anti-discrimination policies and by facilitating the construction of housing to meet the needs of such families.

Implementation Actions:

- Implement Fair Housing Laws.
- Transitional Housing and Homeless Facilities.

GOAL H-2: Assist in provision of affordable housing.

Policies:

Policy H-2.1: Encourage the participation and financial commitment of private entities (both non-profit and for-profit) in attaining housing goals.

Policy H-2.2: Encourage the provision and continued availability of a range of housing types throughout the community, including mobile homes and rental housing, for all economic segments of the community.

Implementation Actions:

- First-time homebuyer assistance.
- Coordinate with the California League of Cities and WRCOG to urge state and federal representatives to increase the visibility and discussion of housing issues
- Housing Coordinator
- Development permit system review
- Address flooding issues that adversely affect availability of developable sites for housing
- Coordinate with Riverside County to review efforts to provide very low-, low-, and moderate-income housing developments in the City's Sphere of Influence
- Mortgage revenue bonds and/or tax credit certificates

- Evaluate land development processing procedures

GOAL H-3: Assure adequate provision of sites for housing.

Policies:

Policy H-3.1: Locate appropriate residential uses in close proximity to commercial and industrial areas and transportation routes to provide convenient access to employment centers.

Policy H-3.2: Plan for residential land uses that accommodate anticipated growth of new employment opportunities.

Policy H-3.3: Utilize existing federal and State criteria for identifying and evaluating potential sites for assisted housing.

Implementation Actions:

- Regional Housing Needs Allocation
- Inventory of housing sites
- Opportunities for residential development on infill sites
- Capital Improvement Program (CIP) review
- Encourage the development of higher density housing (minimum of 31 units per acre) where site configurations permit.

GOAL H-4: Preserve existing neighborhoods and rehabilitate the existing housing stock.

Policies:

Policy H-4.1: Conduct a housing conditions survey in order to better understand the state of existing housing in the City and develop policies and programs if necessary to address the condition of housing in the City.

Policy H-4.2: Encourage the maintenance and repair of existing owner occupied and rented housing to prevent deterioration within the City.

Policy H-4.3: Encourage the rehabilitation of substandard and deteriorated housing, where feasible and provide incentives.

Policy H-4.4: Where possible, take action to promote the removal and replacement of substandard units which cannot be rehabilitated.

Policy H-4.5: Provide and maintain an adequate level of community facilities and municipal services in all community areas.

Policy H-4.6: Improve and upgrade community facilities and services where necessary and feasible.

Implementation Actions:

- Provide rehabilitation and emergency repair grants and loans
- Cooperative relationships with other public and private nonprofit organizations
- Occupancy inspections
- Work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code Sections 17299 and 24436.5.
- Study mobilehome parks to identify conditions, amenities, and issues affecting habitability.

GOAL H-5: Maintain affordable housing costs.

Policies:

Policy H-5.1: Encourage the continued affordability to lower-income households of existing assisted housing units by utilizing public funds for rehabilitation and/or acquisition and management by entities dedicated to maintaining the affordability of these units.

Policy H-5.2: Encourage energy efficient housing and provide incentives.

Policy H-5.3: Continue to plan and facilitate the implementation of low and moderate income housing through all relevant federal, state, and county housing assistance programs, as well as local development standards.

Implementation Actions:

- Energy efficiency
- Monitor affordable housing ownership and management
- Request additional Section 8 vouchers be made available within the City
- Evaluate development impact fees.
- Continue to conduct hearings on mobile home rent issues.

COMMUNITY FACILITIES AND SERVICES ELEMENT

COMMUNITY SERVICES

GOAL CFS-1: Ensure the provision of adequate school facilities and high-quality educational programs.

Policies:

Policy CFS-1.1: Require new development to provide funding necessary to establish school facilities commensurate with the impact of the project on the educational system. This may consist of either the distribution of funds to the appropriate school districts, the dedication of land for school facilities, or a combination of the two.

Policy CFS-1.2: Coordinate development activity between the City and the school districts and establish a clear methodology for determining the impacts of development within the City on school facilities.

Policy CFS-1.3: Work with the Hemet Unified School District and other school districts to develop master plans outlining specific sites needed to meet future school facility demands.

Policy CFS-1.4: Ensure that schools are appropriately located within attendance areas.

HEALTH CARE SERVICES AND FACILITIES

GOAL CFS-2: Ensure provision of excellent health care to serve the needs of Hemet's growing population by a strong hospital supported by smaller medical offices.

Policies:

Policy CFS-2.1: Encourage the concentration and orderly expansion of health facilities in areas surrounding Hemet Valley Medical Center to meet the growing demand for hospital and medical services.

Policy CFS-2.2: Encourage the opening of an urgent care facility in the planning area, preferably in West Hemet.

Policy CFS-2.3: Support efforts by Valley Health System to expand emergency facilities at Hemet Valley Medical Center.

Policy CFS-2.4: Encourage the provision of diverse, adequate, and easily accessible healthcare facilities and services to meet the needs of all residents.

SENIOR SERVICES

GOAL CFS-3: Provide for a physical environment and services that make life easier and more enjoyable for seniors and the disabled.

Policies:

Policy CFS-3.1: Support and encourage the development of independent living or care facilities for seniors in locations with convenient access to social services, commercial areas, medical services, and transportation.

Policy CFS-3.2: Support and encourage the development of affordable housing accessible to the physically disabled.

Policy CFS-3.3: Require full compliance with the Americans with Disabilities Act (ADA) to allow for the disabled to enjoy the full use of both private and publicly-owned facilities. Require all curb and sidewalk designs in the City to include ramps for disabled access.

Policy CFS-3.4: Continue to fund and support the James Simpson Neighborhood/Senior Center and senior activities offered at the Center.

LIBRARY SERVICES

GOAL CFS-4: Maintain and enhance a City library system that contributes to the quality of life through quality library collections, technologically improved services, and welcoming environments..

Policies:

Policy CFS-4.1: Use Table *CFS-1* to establish objectives for library service in the City of Hemet.

Table CFS-1
Library System Performance Objectives

Population	Volumes per Capita	Square Feet per Capita
Under 100,000	2.50	0.50
100,000 to 200,000	1.75	0.45
Over 200,000	1.50	0.40

Policy CFS-4.2: Collect development fees to fund the acquisition of new books and other library holdings to serve new residents.

Policy CFS-4.3: Set the acquisition of new books or other holdings as a higher priority than facility expansion.

Policy CFS-4.4: Seek federal or State grants to acquire new library holdings to meet the library service objectives for the current City population.

Policy CFS-4.5: When the population of the City surpasses 100,000 residents, create a library facilities plan to explore the opening of branch locations or the expansion of the existing library.

Policy CFS-4.6: Expand and adapt the library collection to meet the changing needs of the community for different formats and interests while preserving a core collection of materials of continuing value.

Policy CFS-4.7: Emphasize programming and services for children and teens.

Policy CFS-4.8: Ensure that the library system is responsive to the specialized needs and desires of individual communities.

INFRASTRUCTURE- WATER SUPPLY AND QUALITY

GOAL CFS-5: Maintain a fresh water delivery system which is capable of meeting the daily and peak demands of Hemet residents and businesses in an efficient and environmentally sound way.

Policies:

Policy CFS-5.1: As a condition of approval, require that individual developments install water facilities sufficient to meet the performance standards of the site's freshwater supply agency.

Policy CFS-5.2: Require water-saving plumbing fixtures in new development and all publicly-owned facilities.

Policy CFS-5.3: Develop a program within the City of Hemet Water Department and liason programs with other local water districts to prevent water extraction-induced subsidence.

Policy CFS-5.4: Require all proposed projects to address and mitigate any adverse impacts that they may have on the carrying capacity of local and regional storm drain systems.

Policy CFS-5.5: Require that the design and upgrade of street storm drains be based on the depth of potential dam inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows shall be contained within the top of curbs and the 100-year flood flows contained within the street right-of-way.

Policy CFS-5.6: Work with the Eastern and Lake Hemet Municipal Water Districts to meet the projected water demand and to ensure reduction of existing and projected water supply impacts.

INFRASTRUCTURE- WASTEWATER

GOAL CFS-6: Maintain a wastewater treatment collection, treatment, and disposal system which is capable of meeting the daily and peak demands of Hemet residents and businesses in an efficient and environmentally sound way.

Policies:

Policy CFS-6.1: As a condition of approval, require that individual developments install sufficient sewer facilities needed to meet the performance standards of the site's wastewater collection agency.

INFRASTRUCTURE- SOLID WASTE

GOAL CFS-7: Maintain an adequate and efficient system of collection and disposal of solid waste generated in the City of Hemet in compliance with California Integrated Waste Management Board requirements to divert 50 percent of solid waste to recycling.

Policies:

Policy CFS-7.1: Continue the regular automated collection of household recyclables and trash.

Policy CFS-7.2: Pursue methods and funding for automation of greenwaste collection.

Policy CFS-7.3: Educate the public on proper waste separation techniques and of hazardous material disposal opportunities.

Policy CFS-7.4: Promote efficient, economical, environmentally-sound waste collection, management, and disposal.

Policy CFS-7.5: Achieve maximum diversion of materials from disposal through the reduction, reuse, and recycling of wastes to the highest and best use.

INFRASTRUCTURE- GAS, ELECTRICITY, AND OTHER UTILITIES

GOAL CFS-8: Maintenance of adequate systems to provide natural gas, electricity, telephone, and cable television service in the City of Hemet.

Policies:

Policy CFS-8.1: Designate adequate, appropriately located land for utility uses.

Policy CFS-8.2: Continue to work with local utility providers to allow them adequate time to prepare plans for servicing new planned growth.

Policy CFS-8.3: Ensure provision and enhancement of telecommunications services throughout the planning area.

Policy CFS-8.4: Promote the availability of reliable and reasonably priced utilities necessary for businesses and residences to prosper.

Policy CFS-8.5: Ensure the provision of reliable, quality energy services and promote energy conservation throughout the planning area.