



CITY OF HEMET GENERAL PLAN 2030

GENERAL PLAN 2023 PROGRESS REPORT March 26, 2024

City of Hemet
445 E. Florida Avenue
Hemet, California 92543

Submitted by:
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The City of Hemet General Plan establishes the fundamental policy framework to guide decisions related to land use and development, public services and facilities, public safety, resource management, recreation, culture, and the overall health and quality of life in the community. The General Plan presents a vision for the City's future, and embodies goals, policies, and strategies to turn that vision into a reality.

The City of Hemet adopted a comprehensive update to the General Plan on January 24, 2012 after an extensive community participation effort. The General Plan includes seven mandatory elements (Land Use, Circulation, Housing, Noise, Conservation, Open Space, and Safety) and five optional elements (Community Design, Community Services and Infrastructure, Recreation and Trails, Historic Resources, and Art and Culture.) Additionally, the General Plan compiles the activities, programs, and policies of the City that promote healthy living into a Sustainability Appendix.



Each of the elements describes its purpose, its issues and opportunities, the background information and context for the various topics in the element, its goals and policies, and the implementation programs needed to achieve those goals. Incorporated within each element was Hemet's vision for the future to create an economically sound and sustainable community with a diverse economy, expanded economic opportunities, and a balanced approach to business and development while meeting the housing, recreation, and quality of life needs of its residents.

I. PURPOSE OF THE GENERAL PLAN ANNUAL REPORT

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year. This document fulfills that mandate and was reviewed by the Planning Commission at its meeting of March 19, 2024 and approved by the City Council at its meeting of March 26, 2024. The previous General Plan Compliance Report submitted to the Governor's Office of Planning and Research (OPR) incorporated data from the period of January 2022 to December 2022. The current report includes January 2023 to December 2023.

The main purpose of the annual progress report (APR) is to provide City Council with an update of the City's progress in implementing its General Plan vision. This annual assessment grants to City Council an opportunity to adjust or modify its policies or approach to implementation to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). These have separate reporting requirements and forms, which have been submitted electronically by the City prior to April 1st of each year.

To assist in the review of the General Plan Progress Report, this report presents the following information:

- Amendments to the General Plan adopted by the City since the comprehensive update in 2012.
- Required and proposed amendments to the General Plan that will need to be prepared within the near-term.
- Demographic and development changes that update the City's community profile.



- General Plan implementation programs that have been completed, are in-progress, or are an on-going activity of the City.
- General Plan implementation programs that have not yet been initiated, but are recommended for initiation within the next year, or as City resources are available.

II. ADOPTED GENERAL PLAN AMENDMENTS

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain a current document responsive to the community’s needs. Requests for amendments may be submitted by individuals or initiated by the City. Amendments to the Hemet General Plan for the time period of April 2012 through December 2023 are listed in **Table 1**.

Table 1 Amendments to the General Plan (2012 – 2023)			
Amendment Number	Action	Applicant	Description
GPA12-001	Approved Reso. 4501 May 22, 2012	City of Hemet	Revised the land use designation on five sites citywide to accommodate the 2008-2014 (Cycle 4) Housing Element Regional Needs Housing Allocation (RHNA)
GPA12-002	Approved Reso 4502 May 22, 2012	City of Hemet	Amended the Housing Element (Chapter 11) to comply with State conditional certification requirements.
	Technical Edits February 5, 2013	City of Hemet	Made minor map corrections to the area generally west of State Street, south of Chambers Street.
GPA13-001	Approved Reso 4561 January 14, 2014	City of Hemet	Adopted the 2014-2021 (Cycle 5) Housing Element (Chapter 11) Update
GPA12-005	Approved Reso 4577 June 10, 2014	Regent Properties	Changed the land use designation from Low Density Residential to Low Medium Density Residential on a 44.9-acre site located on the northwest corner of Devonshire Avenue and Myers Street.
GPA15-001	Approved Reso 4730 December 13, 2016	Joseph Valenti	Changed the land use designation of a 5.57 acre site located on the east side of Sanderson Avenue, north of Devonshire Avenue and south of Menlo Avenue from Neighborhood Commercial to High Density Residential.
GPA16-001	Approved Reso 4743 April 11, 2017	City of Hemet	Amended the land use designations of 13 sites in the downtown area and modified the bikeway circulation plan in the downtown area to achieve consistency with the newly adopted Downtown Specific Plan.
GPA18-001	Approved Reso 4748 January 8, 2019	City of Hemet	Amended the land use designation of 1,003 parcels citywide, updated the redistribution of acreage by land use, and updated the list of zone districts to achieve consistency with the zoning ordinance and zoning map.
GPA19-001	Approved Reso. May 14, 2019	City of Hemet	Update to the Land Use, Circulation, and Public Safety Elements to bring the text into conformance with the recently adopted Riverside County Hemet-Ryan Airport Compatibility Plan and the Riverside County Transportation Commission State Route 79 realignment, and to make technical edits.



**Table 1
Amendments to the General Plan (2012 – 2023)**

Amendment Number	Action	Applicant	Description
GPA 20-001	Approved Reso No. 2020-099 December 8, 2020	City of Hemet	Update to Land Use Element (Table 2.1) Land Use Intensity and Density of Chapter 2 to establish the minimum, maximum, and target density and intensity for each land use designation, and to increase the maximum floor area ratio for certain allowable uses in the Community Commercial Land Use Designation from 0.4 to 1.0
GPA 15-002	Approved Reso No. 2021-010 February 23, 2021	City of Hemet	An amendment to the City’s General Plan Circulation Element to extend Mustang Way and to change the classification of Warren Road from a 6-lane Arterial to a 4-lane Secondary Arterial.
GPA 21-001	Approved Reso No. 2022-015 January 25, 2022	City of Hemet	Update to General Plan Chapter 11 (Housing Element) for the 2021-2029 6 th Cycle Housing Element Cycle
GPA 21-003	Approved Reso No. 2022-204 December 13, 2022	City of Hemet	Update to General Plan Chapter 4 (Circulation Element) to adopt Vehicle Miles Traveled (VMT) Thresholds for the purposes of CEQA Impact Analysis (City-Wide)
GPA 23-001	Approved Reso No. 2023-173 October 24, 2023	Newland Capital Group	Update to the Circulation Element to include removal of a segment of the future Whittier Avenue/Street alignment from the City of Hemet General Plan Roadway Circulation Master Plan.

Each of the adopted General Plan Amendments was evaluated to ensure that it was in the public interest, was not detrimental to the public health, safety and welfare, and was deemed consistent with the overall vision, goals, and objectives contained in the General Plan.

III. PROPOSED GENERAL PLAN AMENDMENTS

From 2021-2023, there are at least three General Plan Amendments that need to be prepared for consideration by the City Council, pursuant to State law. The city is actively working with a consultant to prepare these updates. On January 25, 2022, the City Council approved General Plan Amendment No. 21-001, updating General Plan 11 (Housing Element) for the 2021-2029 6th Cycle. The adopted housing element has been submitted to the California Department of Housing & Community Development (HCD) for final certification.

1. **Amend the Public Safety Element (In Progress).** In 2018, the State passed Senate Bill No. 1035 which requires the Public Safety Element to be reviewed not less than once every eight years and revised as necessary to address climate change and resiliency strategies. The intention is to identify new information relating to flood, fire, and other climate hazards not available during the previous revision of the safety element.
 - On May 22, 2022 the City held a Public Workshop to provide information about the amendments to the City of Hemet General Plan. A copy of the meeting video is provided in the link below. Additional outreach has included posting of survey on the City of Hemet updates. Staff has been working with the Department of Life Safety, Hemet Police Department, and the California Department of Forestry (CAL FIRE) on preparation of the draft text amendments which will be presented to the City Council in the summer of 2024.

<https://www.hemetca.gov/1068/Safety-Element-Environmental-Justice-Element>

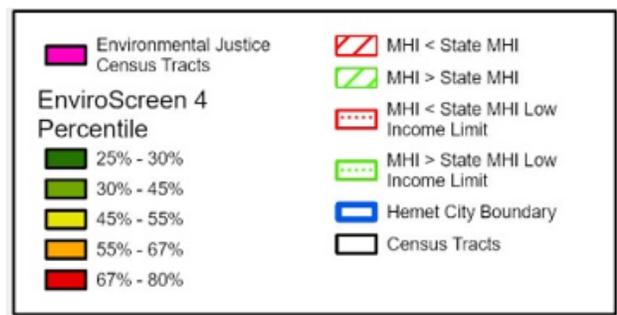
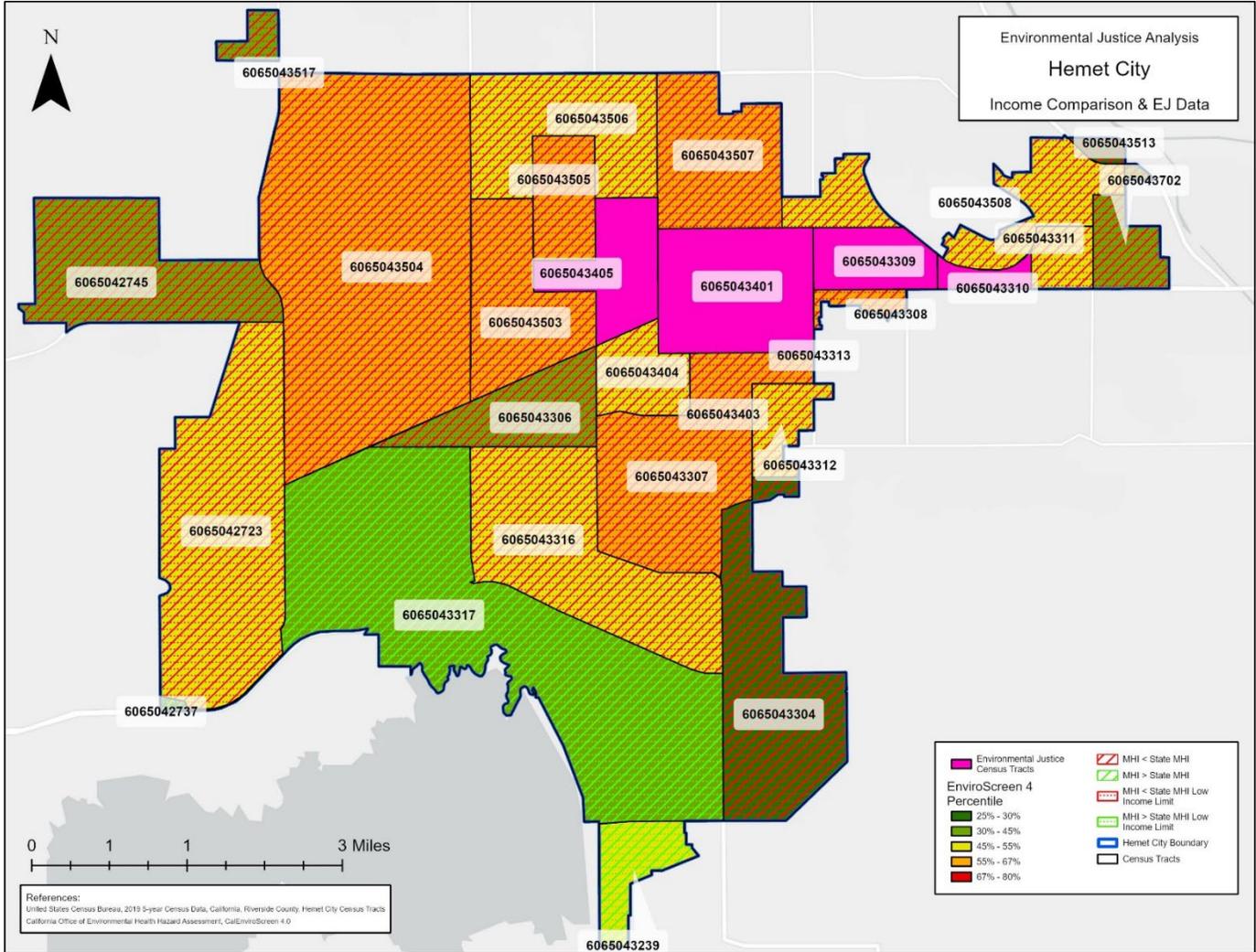


2. **Update the Housing Element (2021-2029) (In Progress).** State legislation passed in 2017 and 2018, added new requirements for the Cycle 6 Housing Elements, which are required to be adopted by Southern California jurisdictions in 2021. Key features for the Housing Element update include:

- The proposed update is a comprehensive statement of the City’s housing policies and serves as a guide for the implementation of these policies. As required by state law, the update examines current housing needs, estimates future housing needs, and establishes goals, policies, and programs pertaining to those needs while demonstrating the capacity to accommodate the Regional Housing Needs Assessment (RHNA) allocation of 6,466 new housing units. The RHNA allocation is broken down into very low-, low-, moderate-, and above moderate-income categories based on the most current Median Family Income (MFI) for Riverside County. The City’s RHNA allocation for each income category includes 812 very low-income, 732 low-income, 1,174 Moderate-Income, and 3,748 Above Moderate-Income residential units. Housing programs are responsive to current and future needs and established within the context of available community, state, and federal economic and social resources, realistic quantified housing objectives, and affirmatively furthering fair housing (AFFH).
- On January 25, 2022, the City Council approved an update to General Plan Chapter 11 (Housing Element) for the 2021-2029 6th Cycle Housing Element Cycle. Since then, the City has been actively working with the California Department Housing and Community Development (HCD) on final certification of the document.
- **Table 9** of this report provides progress and status of the Housing Element Implementation Programs.

3. **Addition of a new Environmental Justice Element (In Progress).** In 2016, the State passed Senate Bill No. 1000 requiring cities and counties that have “disadvantaged communities” to incorporate environmental justice policies in their General Plans, either in a separate element or throughout the other elements. This update must happen upon the adoption or next revision of two or more elements concurrently. The City of Hemet does contain disadvantaged communities as defined by State law and shown in **Figure 1** below. A “Disadvantaged community” means an area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. (Gov. Code, § 65302, subd. (h)(4)(A)). The Environmental Justice Element will establish objectives that:

- Help improve air quality, food access, safe and sanitary homes, physical activity, and public facilities.
- Improve public facilities access
- Promote physical activity
- Encourage civic engagement in the public decision-making process.
- Nurture education opportunities
- Foster economic growth
- Preserve culture
- Prioritize improvements and programs that address the needs of disadvantaged communities.
- The draft Environmental Justice Element will be presented to the City Council for consideration in the summer of 2024.



**Environmental Justice
Census Tracts**

Figure 1



IV. COMMUNITY PROFILE UPDATE

Hemet's future is linked to its growth. Long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Hemet's economic viability and livability. To assist decisionmakers in its General Plan review and analysis, this section presents a record of Hemet's growth since adoption of the comprehensive update in 2012. The data in Tables 2 through 5 is taken from multiple data sources, including the 2013 and 2019 Community Profiles prepared by the Southern California Association of Governments and the United States Census Bureau American Community Survey (ACS) 5-Year Estimate Data Profiles for 2022, and Estimates E-5 Department of Finance, and United States Census Bureau Quick Facts 2023, and California State Income Limits 2023, and Data Quest for school enrollment data to allow for a direct side by side comparison. The tables provide statistics on population and household characteristics for Hemet, education and employment characteristics, and job sector characteristics, respectively. **Please note, where marked in x identifies data not released by source for 2022.**

Table 2 Hemet Population and Household Characteristics					
Characteristic	2013	2020	2021	2022	2023
Population	80,089	89,325	89,823	89,646	89,918
Hispanic (%)	39.8	47.3	49.3	49.3	49.0
Non-Hispanic White (%)	46.8	38.9	37.0	37.0	36.6
Non-Hispanic Asian (%)	3.0	3.7	2.3	2.5	2.7
Non-Hispanic African American (%)	6.6	8.1	8.0	9.1	8.5
Median Age	38.1	38.5	38.6	39	x
Persons Per Household Size	2.6	2.68	2.70	2.70	2.64
Median Household Income (\$)	32,726	43,152	46,194	49,901	x
Median Family Income Riverside County (Family of 4) (\$)	65,000	75,300	77,500	87,400	94,500

Table 3 Hemet Housing Characteristics					
Characteristic	2013	2020	2021	2022	2023
Number of Housing Units	35,522	35,691	35,747	35,986	36,550
Owner Occupied Housing Units (%)	59.2	59.8	61.1	61.1	x
Renter Occupied (%)	40.8	40.2	38.9	38.9	x
Single-Family Units (%) *	53.5	53.9	53.1	53.3	54.9
Multi-Family Units (%) *	19.9	19.7	19.6	19.6	19.3
Mobile homes (%) *	27.7	26.2	27.2	27.0	25.6
Built After 1970 (%)	83.0	79.5	78.6	78.6	80.2
Median Home Sales Price**	\$158,750	\$318,000	\$367,500	\$400,000	\$418,000
Foreclosures	939	x	74	x	x
Characteristic	2013	2020	2021	2022	2023
Housing costs: Renters paying 30 percent or more of gross monthly income.		61.1%	62.5%	62.3%	x
Housing costs: Homeowners paying 30 percent or more of gross monthly income.		47.5%	45.3%	46.8%	x

*E-5 Estimates (Department of Finance), ** 2021 Local Profiles SCAG, ACS 5-Year

*Median Home Price (Redfin, Movoto, Zillow, and SCAG Local Profile)



Table 4 Hemet Education Characteristics				
Characteristic	2013	2020	2021	2022
Public School Student Enrollment (K-12) *	21,507	21,573	22,417	22,372
High School Graduate or higher (%)	79.7	80.2	80.3	79.9
Bachelor's Degree or higher (%)	11.9	13.7	13.8	13.9
Graduate or Professional Degree (%)	4.4	4.9	4.9	4.6

Table 5 Employment Characteristics -Employed Hemet Population				
Sector	2013	2020	2021	2022
Employed Population 16 Years and over	23,961	28,243	31,157	31,430
Education	23.5	20.6	19.8	17.9
Retail	13.1	16.1	15.6	15.0
Arts, Entertainment, Recreation, Accommodation, and Food Service	12.0	10.5	9.7	10.2
Public Administration	4.7	5.8	5.6	4.8
Construction	8.7	11.3	10.9	11.2
Transportation	5.5	9.0	9.4	9.4
Manufacturing	7.1	6.6	7.1	8.1
Other	5.6	5.0	4.8	4.7
Finance	5.5	2.8	3.6	3.8
Professional, Science, Management, and Administration	9.6	8.2	8.8	10.2
Wholesale	1.6	2.0	1.8	2.2
Information	1.4	0.8	1.4	1.4
Agriculture	1.5	1.3	0.7	1.0
Drove Alone to Work (%)	82.0	78.8	78.2	77.3%
Mean Travel Time to Work (minutes)	34.0	35.9	36.1	36.8
Average Salary per Job in Hemet (\$)	33,375	36,979	x	
Unemployment (%)	9.6	12.0	10.6	9.5

ACS 5-Year Estimate 2013, 2020, 2021, and 2022

V. HOUSING ELEMENT PROGRESS

State law requires that each jurisdiction in California include a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its State mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029. Every year the city prepares an annual Housing Element Progress Report that it submits to California Housing & Community Development (HCD) and State Office of Planning and Research (OPR). For historical context, shown in **Table 6** on the following page is the City's progress in meeting the RHNA Cycle 5 (October 15, 2013, to October 15, 2021).

Table 7 of the following page is the City's progress in meeting the current RHNA Cycle 5 (October 15, 2021 to October 15, 2029). **Table 9** reports on the City's progress in implementing its housing related programs, taken from the Summary of the 2022 Housing Element Annual Report. The 2022 Housing Element Annual Report also includes newly required data on the number of applications submitted to the City production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through its approval processes by comparing the number of housing units applied for to the number of housing units that were constructed. **Table 8**, shows that 5,212 residential units have been approved for development and are in the development pipeline. The development pipeline could include units completed, under construction, in plan check review, or pending approval.



Table 6
City of Hemet Cycle 5 RHNA Progress (Planning Period 10/15/2013 to 10/15/2021)

Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	134	0	0	0	0	0	0	0	0		0	134	
	Non-Deed Restricted		0	0	0	0	0	0	0	0				
Low	Deed Restricted	96	0	0	12	29	0	0	0	0		50	46	
	Non-Deed Restricted		0	3	2	0	0	3	1	0				
Moderate	Deed Restricted	112	0	0	0	0	0	0	0	0		363	0	
	Non-Deed Restricted		0	114	76	25	2	59	72	2	13			
Above Moderate		262	0	32	17	8	12	1	3	65	230	368	0	
Total RHNA		604												
Total Units			0	149	107	62	14	63	76	67	243	781	180	

Table 7
City of Hemet Cycle 6 RHNA Progress (Planning Period 10/15/2021 to 10/15/2029)

Income Level		RHNA Allocation by Income Level	2021 6/30/21-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low & Extremely Low	Deed Restricted	812	0	0	0	0							0	812
	Non-Deed Restricted		0	0	0	0								
Low	Deed Restricted	732	0	0	0	0							0	732
	Non-Deed Restricted		0	0	0	0								
Moderate	Deed Restricted	1,174	0	0	0	0							64	1,110
	Non-Deed Restricted		6	20	28	10								
Above Moderate		3,748	154	112	321	453							1,040	2,708
Total RHNA		6,466												
Total Units			157	132	349	463							1,104	5,362



Table 8	
Submitted Housing Entitlement Applications Summary	
Housing Project Entitlements	26
Total Housing Units	5,696
Total Housing Units Approved	5,212
Units Pending Approval	484

Table 9		
City of Hemet Housing Element Program Implementation		
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.		
Name of Program	Objective	Status of Program
Program H-1a	Implementing Fair Housing Laws	Ongoing: The City continues to support the Fair Housing Council of Riverside County and provide referral services.
Program H-1b	Emergency Shelters and Homeless Facilities	Ongoing: The City of Hemet actively participates in the County of Riverside Continuum of Care (CoC) to assess homeless needs and implement strategies to address those needs both locally and regionally. More recently, the City is in the process of hiring a Community Solutions Coordinator, which will include assisting and coordinating homeless solutions.
Program H-1c	Accessibility for Persons with Disabilities	Ongoing: The City will continue to collaborate with services agencies and programs to serve persons with disabilities including funding, referral, and improvements during the 6th Cycle.
Program H-1d	Special Housing Needs	Ongoing: The City will continue to provide funding and support for special needs households.
Program H-1e	Transitional and Supportive Housing	Ongoing: The City adopted Ordinance No. 1867 and Ordinance No. 1901 which accommodate the development of emergency shelters and transitional and supportive housing in compliance with State law.
Program H-1f	Housing for Extremely Low-Income (ELI) Households	<p>The Permanent Local Housing Allocation (PLHA) Program was designed to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The County intends to allocate 20% of the funds towards a down payment assistance program and 80% of the funds towards development of new affordable housing units.</p> <p>The City of Hemet is partnering with the Riverside County Housing Authority's Permanent Local Housing Allocation (PLHA) Program.</p> <p>The City of Hemet advertises, online and at City Hall, the availability of grant funding for lower income households who need financial assistance to make repairs and improvements.</p>



Program H-1g	Agricultural Employee and Farmworkers Housing	Pending: The City will amend the City's Municipal Code to comply with the provisions for farmworker housing as outlined in Section 2 and 4 of the Housing Element.
Program H-1h	Single room Occupancy (SRO) Units	Pending: The City will amend its Municipal Code to permit the development SROs as required by State housing law.
Program H-1i	Zoning for Emergency Shelters	Pending: The City will amend the code to comply with AB 139 and 2339.
Program H-1j	Low Barrier Navigation Centers	Pending: Senate Bill 48 (SB 48) requires approval 'by right' of certain low-barrier navigation centers in areas zoned for multi-family, and mixed use that meet specified requirements.
Goal H-2: Facilitate the provision and improvement of affordable housing to meet the needs of the community.		
Program H-2a	Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives	The City will refer interested individuals to the County of Riverside for first-time homebuyer assistance through low-interest loans and/or mortgage credit certificates financed through Riverside County mortgage revenue bonds. The City will continue to work with Riverside County in issuing mortgage revenue bonds, tax credit, and mortgage credit certificates to finance housing construction and home purchase for low- and moderate-income households.
Program H-2b	Participate in Regional Solutions to Housing Issues	The City will continue to coordinate with the California League of Cities, Western Regional Council of Governments (WRCOG) and other applicable organizations to monitor legislation, work directly with local legislators, and propose and/or promote State and federal legislation that supports the goals and objectives of the City's Housing Element and the needs of the community.
Program H-2c	Provide Dedicated Staff for Coordination of the City's Housing Program	Ongoing: The City will maintain staff positions, as funding sources allow, to oversee the development and administration of housing programs and to serve as a liaison with other agencies offering housing programs in Hemet.
Program H-2d	Development permit System Review	Ongoing: Annually review the development permit system to ensure effective implementation.
Program H-2e	Address Flood Issues	Ongoing: Annual assessment through CIP program beginning in FY 2023/24 CIP program, continue planning efforts through FY 2023/24 CIP program. Establish budget and funding and timing of improvements by FY 2025/26 CIP program
Program H-2f	Coordination of Entitlement Funding	Ongoing: The City will conduct ongoing coordination meetings with City departments to additional funding opportunities. The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise.
Program H-2g	Parking Standards for Residential Developments	Pending: The City will review and revise the Municipal Code off-street parking requirements for multi-family developments to facilitate the development of multi-family housing, and specifically affordable housing.



Program H-2h	Inclusionary Housing Ordinance	Pending: Adopt an Inclusionary Housing Ordinance.
Goal H-3: Provide adequate sites for housing.		
Program H-3a	Compliance with Regional Housing Needs Allocation	Ongoing: The City continues to monitor development of current projects to meet the RHNA.
Program H-3b	Maintain Inventory of Housing Sites, Including Infill Sites	Ongoing: The City is actively monitoring inventory of housing sites, including infill opportunities.
Program H-3c	Accessory Dwelling Units	Pending: The City will accommodate and promote the construction of affordable ADUs by increasing the public awareness of the ADU and Junior ADU permit requirements and new provisions in State law expanding opportunities for ADU development. The City will develop outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media.
Program H-3d	Accessory Dwelling Unit Monitoring Program	Pending: The City will establish an ADU Monitoring Program during the 2021-2029 Housing Element Planning Period to formally track ADU development. The analysis will track applications for ADUs, location, affordability, and other important features.
Program H-3e	Coordinate with Annual Capital Improvement Programming	Ongoing: Coordinate with Annual Capital Improvement Programming.
Program H-3f	Encourage the use of Density Bonus	Pending: Updates to the zoning code are in process.
Program H-3g	Monitoring Potential Constraints	Pending: The City will at least biennially review select City regulations, procedures, and fees to identify potential constraints to the development and maintenance of housing. The City will outreach to the development community to assist in this review. If the City finds that regulations or procedures are a constraint to the provision of adequate housing, the City will examine revisions to identified requirements or policies as reasonable and necessary.
Program H-3h	Compliance with SB 35 Permit Streamlining	Pending: The City of Hemet will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35.
Program H-3i	Uses of Sites Identified in Previous RHNA Cycles	Pending: Permit by-right residential uses for projects with 20 percent or more units affordable to lower income households on non-vacant sites used in the 5th Cycle Housing Element or non-vacant sites used in two or more consecutive planning cycles.
Program H-3j	Water and Sewer Service Providers	Pending: Deliver the adopted Housing Element and any amendments to local water and sewer service providers.
Program H-3k	Lot Consolidation	Ongoing: Encourage and facilitate the consolidation of vacant and underutilized lots for residential development.



Program H-3I	Annual Review of Site Requirements	Pending: Development standards yard requirements, lot coverage and size, lot size, and building height limits have been reviewed and found in most cases not to constrain developments from meeting their maximum density permitted. However, in order to identify potential constraints to development, the City will review its Building and Planning site requirements annually to identify potential constraints to development and make necessary changes if constraints are identified that preclude property owners from developing at the maximum density permitted by their property's zoning.
Program H-3m	Residential Incentives	Pending: Adopt incentives to promote residential development on sites that also permit non-residential Uses.
Program H-3n	Maintain Land Use and Zoning Consistency	Pending: The City will amend the General Plan to maintain consistency between land uses and underlying zones. Currently, the MDR General Plan zoning designation allows up to 18 dwelling units per acre, while the corresponding R-3 zoning designation allows for up to 30 dwelling units per acre, exceeding the density allowed within the General Plan designation.
Program H-3o	Large Sites Program	Pending: The City will establish a program to encourage the development of larger existing sites/parcels for the development of housing, specifically housing that is affordable to lower income households. The Large Sites Program will develop methods to distribute information to potential developers and establish incentives and other appropriate regulatory mechanisms to further encourage development of large opportunity sites.
Goal H-4: Preserve existing neighborhoods and rehabilitate the existing housing stock.		
Program H-4a	Provide Rehabilitation Loans and Senior Grant Repair Grants	Ongoing: The City will continue to provide grants and loans to assist in housing rehabilitation and home repairs. The City will implement these programs according to guidelines that are reviewed and amended periodically to assure effective implementation.
Program H-4b	Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations	The City of Hemet will continue to seek cooperative relationships with other public or private organizations to more effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs. Continue existing agreements with the Riverside County Housing Authority and identify one or more agencies or organizations with organizational and financial capacity to operate home repair and/or housing rehabilitation programs in Hemet.
Program H-4c	Use Tax Exemptions to Encourage Maintenance of Rental Housing	Pending: The City will work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code prohibiting owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax. The City will develop procedures to guide enforcement of these provisions.



Program H-4d	Health and Safety Inspections of Mobile Home Parks	Ongoing: The City will continue to be proactive in surveying and inspecting mobile home parks to identify issues affecting habitability. Based on the surveys, the City will conduct building and code enforcement inspections, and require specific improvements in park conditions based on inspection results. The purpose the study is to target mobile home parks with the most serious problems while preventing the deterioration of parks currently in sound condition, in accordance with Title 25.
Program H-4e	Neighborhood Preservation	Ongoing: The City will continue comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems. The City is currently coordinating these efforts through the Hemet Restoring Our Community Strategy (ROCS). The City will maintain a ROCS hotline and maintain a website presence with electronic form submission to accept community concerns/issues and maintain a citizen's advisory committee.

Goal H-5: Preserve affordable housing opportunities

Program H-5a	Improve Residential Energy Efficiency	<ul style="list-style-type: none"> • Ongoing: Enforcement of State energy conservation standards (Title 24) in new residential construction; • Ongoing: Inclusion of energy efficient home improvements and modifications in the City's home repair and housing rehabilitation programs; and • Pending: Coordination with Southern California Edison (SCE) to encourage participation in the Customer Assistance Program for low-income, senior citizens, permanently handicapped, and non-English speaking customers to control their energy use; and • Pending: Distribution of public information on methods of achieving energy conservation in residential design, construction, and rehabilitation via the City's website and brochures at the public counter; and • Ongoing/Pending: Implementation of General Plan policies and zoning standards for energy conservation in project design, including: <ol style="list-style-type: none"> 1. Promote mixed-use development in its updated General Plan. Development standards associated with these mixed-use areas seek to facilitate energy-efficient development patterns. 2. Encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power, light, and heating and cooling during the preliminary subdivision design evaluation process. 3. Support conversion of asphalt to green space to help reduce urban heat island effects. 4. Coordinate the locations of new public facilities, higher density housing, and employment centers with public transit services to encourage alternative transportation use.
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		5. Advertise federal, State, and utility energy conservation incentive and education programs via the City’s website and public counter brochures.
Program H-5b	Preserve Existing Assisted Units	Ongoing: The City of Hemet will continue to monitor and coordinate with the owners and management of Oasis Senior and Ability First (housing for low-income persons with disabilities), Hemet Estates, Sahara Senior, and Village Meadows to ensure preservation of the rental housing units as affordable housing for low-income households.
Program H-5c	Riverside County Housing Choice Vouchers	<p>The Riverside County Housing Authority administers the Housing Choice Voucher Program for the City of Hemet. The program extends rental subsidies to very low-income households that cannot afford the cost of rental housing without assuming a cost burden. Vouchers pay the difference between the current fair market rent established by HUD and what a tenant can afford to pay.</p> <p>Ongoing: The City will coordinate with and maintain a partnership with the Riverside County Housing Authority to administer Housing Choice Vouchers.</p> <ul style="list-style-type: none"> • Work with the Housing Authority of the County of the Riverside County and property owners with the goal to continue funding that provides incentives to rent to vouchers holders. • Coordinate with the County Housing Authority of the Riverside County annually to identify and provide support for pursuing funding opportunities for voucher holder and low-income tenant assistance programs, including, but not limited to, assistance with security deposits and moving expenses. • Provide support for the Housing Authority of the Riverside County in adopting more vouchers for special needs groups such as persons with disabilities or larger, lower-income families with children.
Program H-5d	Evaluate Development Impact Fees	Ongoing: Pursuant to the requirements of AB 1600, the City will annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual costs; update and implement the General Plan; and to ensure protection of the public health, safety, and welfare.
Program H-5e	Mobile Home Rent Review Commission	Ongoing: The City shall continue to meet the provisions of Hemet Municipal Code Chapter 2 (Administration), Article IV (Boards, Commissions, and Committees), Division 3 (Mobile Home Rent Review Commission) regarding rent increases at mobile home parks. Maintain the City’s provisions regarding mobile home park rent increases.
Program H-5f	Preservation and Improvement of Mobile Homes	Ongoing: The City will seek to preserve and facilitate improvements to existing mobile home parks, as well as seek funding opportunities.



VI. IMPLEMENTATION PROGRAMS – COMPLETED OR UNDERWAY

The General Plan sets the foundation and policy framework for future growth and development. It addresses a range of issues and policies that directly affect every aspect of community life. The City implements its General Plan vision, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City’s vision for its future is met. The City has made significant progress in completing its ambitious implementation agenda as shown in **Table 10**. Implementation programs recommended for initiation in the upcoming year are discussed in Section VII.

Table 10 shows the status of the programs by completed, in-progress, or on-going. The difference between “in-progress” and “on-going” is that projects that are in-progress will be completed at some point in the future and programs that are on-going are part of the daily operations of the City.

Table 10 General Plan Implementation Program: Completed, In-Progress, On-going April 2012 through December 2023			
Element Program Number	Description	Status	Comments
Circulation C-P-2	Capital Improvement Program. Prepare an annual update to the capital improvement program (CIP) in conjunction with the budget process to prioritize, finance, and complete circulation improvements identified in the CIP and to update available funding sources.	Completed On-going	On August 9, 2022 the City approved Fiscal Year 2022-2023 through Fiscal Year 2026-2027 Capital Improvement Program for the City of Hemet and Direct the Finance Director to Establish Total Project Appropriations.
Community Design CD-P-7	Updated Sign Ordinance. The City shall update and expand the sign ordinance to include standards applicable to: downtown Hemet, commercial areas, districts and neighborhoods throughout the city.	Completed	Included in the Downtown Hemet Specific Plan (SP16-001) was adopted by the City Council on 5/9/2017 (Ord. No. 1928)
Community Design CD-P-12	Downtown Parking Landscaping. Upgraded landscaping for parking lots should be provided to create an attractive pedestrian environment.	On-going	Provisions included in SP16-001 Downtown Hemet Specific Plan and in the City’s 2018 Urban Greening application. Look for opportunities to improve landscaping in the Downtown.
Community Services and Infrastructure CSI-P-6	Capital Improvement Program. Establish a formal 5-year capital improvement program for City storm drains, water and sewer lines, streets, parks, and other infrastructure improvements.	Completed On-going	On May 10, 2022 the FY 2022-2023 Capital Improvement Plan (CIP) for Fiscal Year 2022-2023 through Fiscal Year 2026-2027 for the Riverside County Transportation Commission (RCTC) Measure ‘A’ Local Funds Program.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Historic Resources HR-P-11	Tribal Consultation. The City shall establish a formal process regarding development projects proposed on previously undeveloped property that involve major earth-disturbing activities or that are located in areas with previously identified cultural resources.	Completed On-going	The city complies with the AB52 and SB 18.
Housing	Housing Element Updates. Because the Housing Element is updated more frequently than the rest of the General Plan on a schedule mandated by the California Department of Housing and Community Development, Housing Element programs are included in Chapter 11	Completed On-going	The Housing Element and zoning ordinance have continued to be updated in compliance with new State legislation. The Housing Element Update (2021-2029) is pending certification with HCD.
Land Use LU-P-1	Consistency Zoning. Initiate a comprehensive program to rezone properties citywide as needed to be consistent with the General Plan Land Use designations.	Completed	GPA18-001 was adopted by the City Council on 1/8/2019 (Reso. No. 4848) and CZ18-001 (Ord. No. 1953) on 1/22/2019.
Land Use LU-P-2	Comprehensive Update to the Zoning Code. The City shall complete a comprehensive revision of the zoning code, including revisions to zone districts, development standards, and zoning classifications to ensure consistency with the General Plan within a 2-year time period after approval of the General Plan.	Completed	The City processed 36 different zone ordinance amendments from January 2012 to April 2020 for consistency zoning.
Land Use LU-P-4	Specific Plan Ordinance. The City shall create a new chapter in the zoning code to address the purpose, applicability, required contents and approval process for Specific Plans governing new development and mixed-use areas as set forth in the General Plan.	Completed	SPA13-004 was adopted by the City Council on 12/10/2013 (Ord. No. 1874)
Land Use LU-P-14	Vacant & Underutilized Land Inventory. Create and maintain an inventory and map of vacant or underutilized properties within the City and Redevelopment Areas that can be accessed on the City's website	Completed On-going	Update Inventory for vacant city land and available industrial and commercial properties list for 2023 ICSC Convention.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
	for potential businesses, developers, and real estate professionals to access.		
Land Use LU-P-17	Downtown District Specific Plan and Design Guidelines. The City shall prepare a specific plan for the Downtown District and North State Street area that establishes key locations for desired uses, provides an inventory of design styles and development standards, details implementation methods, articulates historic preservation strategies, and includes the revitalization strategies and polices contained in the General Plan.	Completed	The Downtown Hemet Specific Plan (SP16-001) was adopted by the City Council on 5/9/2017 (Ord. No. 1928)
Land Use LU-P-24	Downtown Neighborhood Plans. As a part of the downtown specific plan, the City shall establish a series of neighborhood plans to maintain the predominately residential character of key areas by directing their structural and aesthetic revitalization, to promote infill development on vacant sites consistent with surrounding uses, and to adjust zoning districts to reduce or eliminate inconsistencies.	Completed	Included in the Downtown Hemet Specific Plan (SP16-001) was adopted by the City Council on 5/9/2017 (Ord. No. 1928)
Land Use LU-P-27	Medical District Zoning Revisions. The City shall complete a comprehensive revision of the zoning code, including revisions to zone districts and provisions addressing the medical district surrounding Hemet Valley Medical Center.	Completed	Included in the zone ordinance amendment prepared for the consistency zoning effort. Refer to LU-P-1 and LU-P-2.
Land Use LU-P-32	Florida Avenue Corridor Zoning Revisions. The City shall complete a comprehensive revision of the zoning code, including revisions to zone districts and provisions addressing the Florida-Devonshire-Acacia Corridor.	Completed	Included in the zone ordinance amendment prepared for the consistency zoning effort. Refer to LU-P-1 and LU-P-2.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Land Use LU-P-55	General Plan EIR Mitigation Monitoring & Reporting Plan. Upon certification of the City of Hemet Comprehensive General Plan Update Final EIR, the City shall include the MMRP as an Appendix to the General Plan document and ensure that all mitigation measures are adhered to in the implementation of the general plan policies and programs, and in the review of development projects, as applicable.	Completed On-going	
Land Use LU-P-35	Airport Land Use Plan Compatibility. All new development proposals located within the boundaries of the Airport Influence Zones shall undergo review to determine consistency with the Airport Land Use Plan and the CalTrans Division of Aeronautics Handbook. Legislative land use proposals (such as General Plan Amendments, Specific Plans and Amendments, Development Agreements, Zone Changes, Zoning Ordinance Amendments, etc.) will be forwarded to the Riverside County Airport Land Use Commission for review.	Completed On-going	GPA19-001 was adopted on May 14, 2019 which brings the General Plan into consistency with the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP). All development proposals will continue to be evaluated for consistency with the ALUCP.
Land Use LU-P-36	Hemet ROCS. The City shall prepare ordinances and implementation programs to achieve the Hemet "Restoring Our Community Strategy" Program to address the issues associated with vacant and absentee landowner properties, including property maintenance issues, blight, and crime.	Completed On-going	The City prepared and adopted 19 ordinances in the municipal code to implement this program. The Police Department, Public Works, and Code Enforcement have formed ROCS teams to address these issues in the field.
Open Space OS-P-1	Update Zoning Standards. Include appropriate restrictions within the Open Space zoning and the Hillside Overlay to effectively preserve the natural open space character of the City and respond to other requirements of the designations	Completed	Included in the zone ordinance amendment prepared for the consistency zoning effort.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Open Space OS-P-20	Energy Conservation Practices. In response to the California Green Building Standards Code, encourage Tier 1 standards for new and remodeled construction that achieve the equivalent of Leadership in Energy and Environmental Design (LEED) Silver certification.	Completed	Tier 1 standards are required for new and remodeled construction.
Open Space OS-P-22	Energy Regulation. Update zoning and building codes to require new development to comply with the California State Energy Regulation requirements. Enforce all current residential and commercial California Energy Commission energy conservation standards during project review.	Completed	
Open Space OS-P-34	Climate Action Plan. Develop and adopt a climate action plan (CAP) for the City of Hemet.	Completed	The City Council adopted the Hemet Climate Action Plan on September 11, 2018 by Resolution No. 4835.
Open Space OS-P-35	Baseline GHG Emissions Inventory and Forecast. The City has completed a baseline GHG emissions inventory for the year 2009, and 2020 and 2030 emissions forecasts to support the General Plan EIR (State CEQA Guidelines Section 15183.5(b)(1)(A)). The CAP will use these forecasts to describe efforts necessary to achieve communitywide GHG reductions	Completed	The City Council adopted the Hemet Climate Action Plan on September 11, 2018 by Resolution No. 4835.
Open Space OS-P-36	GHG Emissions Reduction Strategies and Measures. The CAP will describe the strategies and measures necessary to reduce GHG emissions at both the statewide level (State CEQA Guidelines Section 15183.5(b)(1)(C)) and through local actions in the planning area that on a project-by-project basis would collectively achieve the reduction target.	Completed	The City Council adopted the Hemet Climate Action Plan on September 11, 2018 by Resolution No. 4835.
Open Space OS-P-37	Protection and Adaptation Strategies. The CAP will describe strategies, policies, and measures that will be used to protect the City from and facilitate adaptation to the potential effects of climate change.	Completed	The City Council adopted the Hemet Climate Action Plan on September 11, 2018 by Resolution No. 4835.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Open Space OS-P-38	Benchmarks and Next Steps. The CAP will identify benchmarks, monitoring procedures, and other steps needed to ensure the City achieves its GHG reduction, protection, and adaptation goals.	Completed	The City Council adopted the Hemet Climate Action Plan on September 11, 2018 by Resolution No. 4835.
Open Space OS-P-27	Water Conservation. Continue to review and update the City’s adopted zoning and building codes and require the use of water conservation measures to reduce water consumption.	Completed On-going	Ordinance No. 1997: On April 12, 2022 the City amended Division 3, Water Conservation Plan, of the City’s Municipal Code. In compliance with the California Water Code Division 6 Conservation, and Utilization of State Water Resources and to assure an adequate water supply for the community. On July 13, 2022 the city adopted Resolution No. 2021-061 for the 2020 Urban Water Management Plan and the Water Shortage Contingency Plan.
Open Space OS-P-28	Groundwater Resources. Protect groundwater resources from depletion and sources of pollution. Participate in the development, implementation, and maintenance of a Groundwater Management Plan program to recharge the aquifers underlying the Planning Area.	Completed On-going	The Groundwater Management Plan is completed. The City participates in its implementation.
Public Safety PS-P-7	Dam and Flood Hazard Mitigation. Identify flood control improvements for existing flood hazards and potential hazards from new development, and establish a schedule and funding sources for improvements.	Completed On-going	The 5-year CIP was originally adopted by City Council in FY14-15. An updated 5-year CIP is adopted annually in conjunction with the City budget.
Public Safety PS-P-13	Airport Safety and Land Use Restrictions. Evaluate land use restrictions outlined in the most recent adopted <i>Hemet-Ryan Airport Land Use Compatibility Plan, California Airport Land Use Planning Handbook</i> , and Federal Aviation Administration	Completed On-going	GPA19-001 was adopted on May 14, 2019 which brings the General Plan into consistency with the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP).



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
	notice responses for applicability to development projects, and evaluate the appropriateness of subject discretionary development projects.		All development proposals will continue to be evaluated for consistency with the ALUCP
Public Safety PS-P-16	Fire Department Master Plan. Prepare and maintain a fire department master plan assessed annually and updated every 5 years.	Completed/In Progress	<p>The City adopted the most recent version of the EOP in 2013. As of 2022, the City of Hemet Office of Emergency Management plans to update the EOP in the coming years in conjunction with the Fire Department’s Emergency Evacuation Routes Plan.</p> <p>Hemet is also a “Submitting Jurisdiction” within the <i>Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP)</i>. Riverside’s LHMP serves as a basis for State Governor’s Office of Emergency Services (OES) to provide technical assistance and to prioritize project funding. The LHMP is a requirement of the Disaster Mitigation Act of 2000</p> <p>In 2022, the City approved the movement of Code Enforcement and Building & Safety under a newly established Department of Life Safety, which is overseen by the Hemet Fire & Life Safety Agency. This innovative plan capitalizes on the touch points between these departments in relation of life safety issues.</p>



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Public Safety PS-P-24	Police Department Master Plan. Prepare and maintain a police department master plan assessed annually and updated at least every 5 years.	Completed	The City updated its EOP in 2007 and in 2013. The EOP was last updated in 2013 and was adopted through Resolution No. 4552 by City Council. The City is planning another update to the EOP in the near future.
PS-P-18	Emergency Plans and Procedures. Regularly evaluate the City’s emergency preparedness plans and procedures in the event of an emergency.		<p>The City has implemented a Community Emergency Response Team (CERT) Program. Training for the CERT Program is provided by City of Hemet employees who are certified by FEMA as lead instructors.</p> <p>The City coordinates with Red Cross when shelter locations are needed. The City also uses an Emergency Advisory System that televises emergency information to residents and businesses. In addition, the City has a Reverse 911 notification system that notifies residents via landline and cell phone about emergency events, crime alerts, and public service announcements. Citizens must opt-in to this service and can find this service on the City website.</p> <p>As of 2022, the City has instituted a Community Alert System www.alerthemet.com.</p> <p>The City of Hemet and Cassidian Communications have instituted an improved notification system that will be able to send telephone notifications to residents and businesses within the City.</p>



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Community Design CD-P-13	Downtown Infill Development. The City shall encourage attractive new development and redevelopment projects within downtown to revitalize current residential areas. Through implementation of the downtown specific plan, the City shall work with property owners and developers to convert vacant downtown lots into attractive, viable, high-quality, and context-sensitive infill uses.	Completed. On-going	Provisions included in SP16-001 Downtown Hemet Specific Plan
Community Design CD-P-17	Downtown Sign Regulations. The City shall modify current sign regulations to improve the character, quality, scale and appearance of signs citywide, with particular emphasis within downtown. Specifically, these revisions should incorporate the following standards into a new design review process for downtown signs:	Completed.	Provisions included in SP16-001 Downtown Hemet Specific Plan
Community Design CD-P-18	Downtown Sidewalk Shade and Shelter. The City shall increase shade along pedestrian routes within the downtown core, and shall encourage downtown merchants to replace existing storefront brow canopies in need of rehabilitation with newer, thinner, and stronger canopies.	Completed. In-Progress	Provisions included in SP16-001 Downtown Hemet Specific Plan. The Downtown business owners provide upgrades as needed.
Community Design CD-P-21	Pedestrian Linkages. The City shall provide well-defined linkages to land uses of interest within the downtown area. These major points of interest include the Santa Fe Depot and Museum, historic Harvard Street, the Civic Center, Hemet Valley Medical Center, Weston Park, and the proposed metrolink station.	Completed. In-Progress	Provisions included in SP16-001 Downtown Hemet Specific Plan. Funding sought for implementation through grant programs.
Circulation C-P-12	Bikeway Funding. Solicit all possible sources of funding to plan, acquire, and construct bikeways. Sources can include, but are not limited to, development mitigation fees, private foundation grants, and/or funds from federal, state, regional, and local	In Progress	The Hemet Valle Bikeway Connect program currently underway (CIP 2020-2021 Program) includes installation of bicycle facilities, bicycle detection, bike boxes, bike lockers, bike repair stations, sidewalk, curb, gutter, curb



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
	government entities and partnering with community organizations.		ramps, and transportation mobility stations.
Circulation C-P-17	Prioritize Ongoing Coordination with Transportation Agencies. Hemet will need to continue an active presence on regional agency boards such as RCTC, WRCOG, and the Riverside Transit Agency (RTA) to ensure that the City’s needs and transportation priorities are addressed, particularly in regard to the construction of Highway 79, the extension of the Metrolink line, and the establishment of a regional transit center.	In Progress	On April 27, 2021, the Five-Year Measure “A” Local Streets and Roads Capital Improvement Plan (CIP) or FY 21-2022 through FY 2025-2026 was approved for Riverside County Transportation Commission (RCTC) Measure “A” Local Funds Program.
Community Design CD-P-6	Landscape Guidelines and Standards. The City shall create Landscape Design Guidelines and update the zoning code to provide landscaping requirements for new and existing development, public parkways, drainage basins, and other public use areas. Minimum required landscaping and property maintenance requirements shall also be included.	In Progress	On May 7, 2019 the Planning Commission provided feedback to staff on draft Landscape Guidelines and Standards.
Community Design CD-P-8	Hemet Scenic Highway Setback Program. The City shall update and revise the Scenic Highway Setback manual to include California Friendly Landscape Palette, more dominant and consistent street trees, and include new scenic highway corridors as identified in the General Plan.	In Progress	The prototype was completed for the Sanderson Avenue Sun Edison project. A formal amendment will be processed when funded.
Community Design CD-P-15	Metrolink Station Connection to Downtown. The City shall consult with Riverside County Transportation Commission and Southern California Regional Rail Authority to establish links to a future metrolink station located north of the downtown core. Links could include pedestrian trails, transit feeder service to the station, and pedestrian-oriented urban design within the downtown core along routes leading to the station. The City also supports creation of a greenbelt adjacent to the railroad tracks.	In Progress	The Mobility Hub concept plan for the Hemet Station was completed with the Riverside Transit Authority and the Downtown Hemet Specific Plan designates the future rail line and Transit Oriented District.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Community Services and Infrastructure CSI-P-5	Master Flood Control and Drainage Plan. Update the City’s master flood control and drainage plan or create sub-area drainage plans to identify drainage infrastructure needs and design standards. Prioritize drainage solutions and sub-area plans for the Tres Cerritos, Northwest Hemet, and West Hemet Districts.	In-Progress	The project was initiated in 2013 with Riverside County Flood Control District (RCFCD). The draft document has been prepared and is under review. City staff meets with RCFCD staff on a monthly basis.
Land Use LU-P-26	Metrolink Station and Greenbelt. The City shall consult with Riverside County Transportation Commission and Southern California Regional Rail Authority to establish a commuter rail station between State Street and Buena Vista Avenue north of the downtown core, and to finalize the location, timing, environmental compliance, construction schedule, and funding so that the station is constructed efficiently and timely.	In-Progress	The Mobility Hub concept, including a Metrolink Station and bus hub, was completed in March 2018. The City has been working with RTA in preparing an agreement to construct facility.
Land Use LU-P-30	West Hemet Metrolink Station. The City shall consult with Riverside County Transportation Commission and Southern California Regional Rail Authority regarding future establishment of a Metrolink station in west Hemet.	In-Progress	The Mobility Hub concept, including a Metrolink Station and bus hub, was completed in March 2018. The City received SB 2 funding for preparation of the Transit Oriented Development and Mobility Hub site. Efforts are underway.
Land Use LU-P-31	MSHCP Criteria Cell Refinement. Coordinate with property owners and resource agencies to pursue a criteria cell refinement for the MSHCP criteria cells within the western Hemet area in order to preserve and enhance viable habitat while allowing for a reasonable and coordinated development footprint.	In-Progress	On July 1, 2021 the city adopted Resolution 2021-038 establishing the Western Riverside County Multiple Species Habitat Conservation Plan Local Development Mitigation Fee applicable to all developments in the plan area.
Land Use LU-P-54	Annual General Plan Progress Report. The City shall prepare and submit a General Plan Annual Progress Report to the City Council, State Office of Planning & Research (OPR) and the Department of Housing & Community Development (HCD), in accordance with California Government Code Section 65400.	In-Progress	Scheduled for the March 19, 2024 Planning Commission meeting and the March 26, 2024 City Council meeting.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Open Space OS-P-9	Preservation Design Standards. Encourage the on-site preservation of attractive and significant natural resources such as rock outcroppings, viewsheds, native vegetation, and landmark trees through the development review process.	In-Progress On-going	Included in the site development standards for projects in single-family residential zones. To be added to the other zones.
Circulation C-P-13	Bike Paths Required. Require the provision of bike paths and trail systems in conjunction with new development. In established neighborhoods, program bike paths as part of the annual CIP process, and include with associated street projects. Design bike trails and routes in accordance with the guidelines contained in the Circulation Element and Recreation and Trails Element, and the WRCOG Non-Motorized Transportation Plan	On-going	Seek grant funding for Open Space and Trails Plans
Circulation C-P-4	Regional Coordination. To reduce expenditure, improve design, and minimize traffic congestion, coordinate with regional agencies and neighboring jurisdictions to facilitate local street improvements with major transportation system improvement projects. Projects that could benefit from coordination with other agencies	On-going	Coordination by Engineering with the regional agencies.
Circulation C-P-19	Actively Pursue Transportation Funding Sources. A variety of Federal, State and Local funding sources and grants are available for transportation, bikeway and pedestrian improvements and should be regularly pursued for transportation related improvements in the City.	On-going	Grant applications are coordinated by Engineering.
Circulation C-P-21	Require Studies that Address Project Level Conditions. Many traffic studies look at the future when the entire circulation system is developed. The City shall require that projects assess traffic impacts based on existing and opening-day conditions of individual projects to ensure that adequate capacity exists to serve any new development project.	On-going	Implemented through the project review process



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
Community Design CD-P-10	Pedestrian Scale Improvements. The City shall encourage private property owners to complete building rehabilitations and additions . . . consistent with a pedestrian-scale environment.	On-going	Implemented through the project review process
Community Design CD-P-11	Hillside Protection. Throughout the ongoing development review process, the City shall employ the following hillside preservation and protection techniques:	On-going	Implemented through the project review process.
Community Services and Infrastructure CSI-P-2	Water Supply Assessment. Ensure that projects proposing 500 dwelling units or more comply with California Water Code Section 10910 (Senate Bill 221), requiring the preparation of a water supply assessment indicating that a long-term water supply (for a 20-year time frame) is available.	On-going	Implemented through the project review process.
Community Services and Infrastructure CSI-P-4	Project Review for Storm Drainage. Require project applicants to decrease stormwater runoff and increase groundwater recharge.	On-going	Implemented through the project review process.
Community Services and Infrastructure CSI-P-7	Coordination with Utility Providers. Continue to work with local utility providers to allow them adequate time to prepare plans for servicing new planned growth and major development projects.	On-going	Implemented through the project review process.
Community Services and Infrastructure CSI-P-9	Coordination with School Districts. Provide information to the Hemet Unified School District, San Jacinto Unified School District and other area school districts when considering General Plan amendments, specific plans, zone changes, subdivisions, and other land use decisions that may impact schools.	On-going	Implemented through the project review process.
Community Services and Infrastructure CSI-P-11	School Impact Fees. As permitted under state law, the Hemet Unified School District and other area school districts impose developer fees on new residential construction within their districts.	On-going	Fees are established and collected by the school districts serving Hemet residents.
Community Services and Infrastructure CSI-P-18	Infrastructure and Facilities Funding. Pursue a variety of funding approaches including impact fees, assessments, benefit districts,	On-going	The most recent example is the CFD for the McSweeney Farms Specific Plan to



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
	transportation funds, CDBG, federal and state grants, Redevelopment, and other programs to revitalize and upgrade infrastructure within the City.		complete the infrastructure improvements.
Community Services and Infrastructure CSI-P-19	Water and Sewer Performance Standards Through the development review process ensure that adequate fire flow as established by the Hemet Fire Department will be maintained, along with sufficient storage for emergency situations and adequate service pressure.	On-going	Implemented through the project review process.
Historic Resources HR-P-10	Studies and Surveys. Use the development and environmental review processes for private sector, public facilities, and public infrastructure projects to require effective mitigation where development may affect archaeological or paleontological resources.	On-going	Implemented through the project review process.
Land Use LU-P-3	Comprehensive Municipal Code Update. The City shall continue to update the municipal code chapters as needed to be consistent with the goals and policies of the General Plan and to address changes in state and federal law, or the adoption of regional programs, as required.	On-going	From January 2012 through December 2021, the City has processed different Zoning Ordinance Amendments to clarify, update, and reorganize the zoning ordinance to make it more effective, consistent, and user friendly.
Land Use LU-P-5	Development Mitigation Assessment. As a condition of approval for all discretionary projects, the City shall require applicants to document that City performance standards for infrastructure, schools, and public services provided in the Community Services and Infrastructure Element of the General Plan are met.	On-going	Implemented through the project review process.
Land Use LU-P-7	Community Collaboration. Encourage community and stakeholder collaboration through town-hall meetings, early consultation with stakeholders, and maintaining an open and transparent governmental process.	On-going	The city hosts regular meetings in-person and online with community groups and other stakeholders. The city conducts community workshops on projects that are of particular interest to the community.
Land Use LU-P-15	Fiscal Impact Analysis. Require a fiscal impact analysis for any	On-going	Implemented through the project review process.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
April 2012 through December 2023

Element Program Number	Description	Status	Comments
	development project requesting public funding, revenue sharing, or infrastructure participation, and for major new developments and annexations.		
Land Use LU-P-16	Development Review Process. Continue to evaluate and improve the development review process for increased efficiency and effectiveness and revise applications, procedures, and informational materials as needed.	On-going	Implemented through the project review process.
Land Use LU-P-22	Access Consolidation. As part of the development review process for new construction and reuse projects, the City shall encourage consolidation of driveway access points along both Florida Avenue and State Street.	On-going	Implemented through the project review process.
Land Use LU-P-34	Senior Housing Conversion Ordinance. The City shall continue to enforce the Senior Housing Conversion Ordinance that requires conversion from age-restricted housing to non-age-restricted housing to undergo a public review process and pay their full fair share of impact fees for infrastructure and public services in addition to the requirement that all applicable development standards such as parking be met.	On-going	Implemented through the project review process.
Open Space OS-P-2	Resource Preservation. Evaluate and pursue the preservation of areas with high biological resource significance. Methods may include dedication of conservation, open space, and scenic easements; transfer of development rights; and impact fees/mitigation banking.	On-going	Implemented through the project review process.
Open Space OS-P-3	Vernal Pools. Protect Hemet’s vernal pool riparian habitat by ensuring appropriate criteria cell refinement and the management of natural water courses that feed native plants and wildlife.	On-going	Implemented through the project review process.
Open Space OS-P-10	View Corridors. During project review, analyze the project’s impact on view corridors of the mountains, slopes, significant rock outcroppings,	On-going	Implemented through the project review process.



Table 10
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April 2012 through December 2023

Element Program Number	Description	Status	Comments
	historic and landmark trees, and other natural features for both the project location and neighboring properties.		
Open Space OS-P-16	Conservation Planning and Agency Coordination. Continue to participate and represent the City of Hemet in multi-species habitat conservation planning, watershed management planning, and water resource management planning efforts.	On-going	Both the City Council and the staff participate in regional conservation boards such as RCA and RCHCA and the Water master plan. Resolution 2022-090: On June 14, 2022 the City ratified the Emergency Implementation of Level 2 of the Water Conservation Plan in response to Executive Order N-7-22 Effective June 10, 2022
Open Space OS-P-17	MSHCP Compliance. Development in the City shall be required to comply with the applicable terms of the MSHCP.	On-going	Implemented through the project review process.
Open Space OS-P-23	Energy Efficient Appliances. Promote the use of fuel-efficient heating and cooling equipment and other appliances.	On-going	Implemented through the project review process.
Open Space OS-P-31	Fugitive Dust Control. Cooperate with federal, state, regional and local jurisdictions to control fugitive dust from stationary, mobile, and area sources.	On-going	Implemented through the project review process.
Public Safety PS-P-17	Fire Department Development Review. Involve Hemet Fire Department personnel in the review process for new development and redevelopment proposals through participation in a development review committee and by referring development applications to the fire department for review and comment.	On-going	Fire prevention personnel participate in the development review process.
Public Safety PS-P-3	Seismic Safety Studies. During review of development and redevelopment proposals, require state-licensed surveys of soil and geologic conditions, as appropriate.	On-going	Implemented through the project review process.



Table 10
General Plan Implementation Program: Completed, In-Progress, On-going
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Element Program Number	Description	Status	Comments
Public Safety PS-P-4	Geological Mitigation for Slope and Hillside Areas. For development occurring on steep terrain, require geotechnical and geologic investigations and an evaluation of site stability, including any possible impact on adjacent properties, before final project design is approved, pursuant to all applicable building codes.	On-going	Implemented through the project review process.
Public Safety PS-P-6	Uniform Building Code. Continue to enforce the most updated building standards using the uniform building code.	On-going	Ordinance No. 2003: On November 8, 2022 the City adopted the 2022 Edition of the California Building Standards (California code of Regulations, Title 24), including 2022 California Fire Code, 2022 California Plumbing Code, 2022 Energy Code, 2022 Green Building Standards Code, 2022 California Residential Code, including appendix V swimming pool safety act, and adoption by reference 2021 International Property Maintenance Code, 1997 Uniform Code for abatement of dangerous buildings, and mobilehome parks code.
Public Safety PS-P-9	Adequate Flood Control Facilities. Require that appropriate flood control facilities be constructed for proposed development and redevelopment projects.	On-going	Implemented through the project review process.
Public Safety PS-P-10	Flood Prevention Measures. Coordinate with the Riverside County Flood Control District to design flood control improvements that preserve, to the maximum extent feasible, important natural features and resources of the local creeks and riparian habitat of the San Jacinto River.	On-going	Implemented through the project review process.
Public Safety PS-P-11	Floodway Modification. If substantial modification to a floodway is proposed, design it to reduce adverse environmental effects to the maximum extent feasible.	On-going	City staff meets with Riverside County Flood Control staff on a monthly basis.



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Element Program Number	Description	Status	Comments
Public Safety PS-P-15	Fire Protection and Building Regulations Regulations. Adopt and enforce the latest building construction codes to guide future development and continue to update and amend building and fire codes as necessary to maintain fire safety in Hemet.	On-going	Ordinance No. 2003: On November 8, 2022 the City adopted the 2022 Edition of the California Building Standards (California code of Regulations, Title 24), and 2022 California Fire Code.
Public Safety PS-P-25	Police Department Development Review Committee Participation. Involve Hemet Police Department personnel in the review process for new development proposals through participation in a development review committee and by referring development applications to the Hemet Police Department for review and comment.	On-going	Implemented through the project review process.
Public Safety PS-P-26	Community Safety Programs. Support community participation in crime prevention and safety through the maintenance and expansion of related programs. <ul style="list-style-type: none"> • Crime Free Multi-Housing Programs • Drug Abuse Resistance Education (DARE) • Gang Suppression • Neighborhood Watch Program • Police Activities League (PAL) • Safety Services Volunteer Programs • School Crime Reduction Program • Traffic Fatality Reduction Program 	On-going	<p>The Hemet Police Department work with My City Youth Center to offer a 5th Grade Leadership Camp, where Hemet youth are taught life skills such as discipline, integrity, and leadership. Although this leadership camp is put on by the Hemet Police Department’s Community Services Division, students attend classes taught by multiple teams at Hemet PD, such as the Crisis Intervention Team, Drone Team, K-9 Team, Patrol, and many more.</p> <p>The Hemet Police Department Explorer Program is geared toward guiding young people interested in careers in law enforcement.</p> <p>The Hemet Police Department and The Hemet Unified School District have also partnered in the support and funding of a School Resource Officer (SRO)</p>



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Element Program Number	Description	Status	Comments
			<p>Program with five SROs. An SRO is a fully-trained police officer assigned to work in district middle schools and high schools. The SRO receives additional in-depth training to promote an effective school-based policing program. •</p> <p>Retail Theft Grant Submitted on July 6, 2023 to assist with this effort of crime prevention in our business community. The City received official notice of a \$2.5 million grant award on September 14, 2023; acceptance of the grant occurred at the October 10, 2023 City Council meeting.</p> <p>The Police Department has started the build of the Real-Time Crime Center and is currently installing the technology necessary to go live. We will be utilizing our Retail Grant to hire the personnel necessary and to purchase the required technology (Cameras, Software, etc.)</p> <p>Council approved the Flock OS Video Management System and the first eight Flock Condor Cameras in September 2023. Soon after, the Hemet Police Department was awarded a \$2.5 million grant to combat organized retail theft which included funding for an additional 25 Flock Condor cameras. These cameras will be placed in and around retail centers and business districts. The additional cameras will be</p>



Table 10
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Element Program Number	Description	Status	Comments
			<p>essential in monitoring large areas in real-time and assisting Hemet Police Officers to quickly identify and apprehend those responsible for criminal activity.</p> <p>The Police Department is currently offering the Crime Prevention through Environmental Design CPTED program to all businesses. This service will also be made available to all participating businesses in the Storefront Vandalism Relief Program.</p> <p>Resolution No. 2023-148. On September 12, 2023, the City approved contract to allow the Hemet Police Department Drone Program as a First Responder Program.</p>
Public Safety PS-P-27	Noise Standards. Utilize the noise standards described in Table 6-4 for design purposes in new development.	On-going	Implemented through the project review process.
Public Safety PS-P-28	Noise Reduction through Project Design. Promote the use of berms, landscaping, setbacks, or architectural design for noise abatement, in addition to conventional wall barriers, to enhance aesthetics and minimize barriers to pedestrian travel.	On-going	Implemented through the project review process.
Public Safety PS-P-29	Acoustical Studies. When proposed projects include potentially significant noise generators, require acoustical studies to be prepared by an expert, including specific recommendations for mitigation when (1) the project is located near noise sensitive land uses or land that is planned for noise sensitive land uses or (2) the proposed noise source would violate provisions of the General Plan or City noise ordinance.	On-going	Implemented through the project review process.



VII. PROPOSED IMPLEMENTATION PROGRAMS FOR 2024-2025

One of the main purposes of this progress report is receive direction from the City Council on its priorities for the upcoming one to three-year period, based upon available funding or staff capacity to complete the task. Listed in Table 11 are recommended implementation priorities for 2023-2024.

Table 11		
General Plan Implementation Programs: Proposed for Initiation in 2023-2024		
Element Program Number	Description	Comments
Circulation C-P-1	Roadway Systems Evaluation. Perform an evaluation of the existing roadway system to address local access issues such as inadequate rights-of-way, safety and congestion issues resulting from delays at commercial driveways, and parking demand. This evaluation will be used to guide decisions regarding the allocation of funds for roadway improvements such as right-of-way acquisition, roadway realignments and restriping, and commercial driveway improvements. This evaluation should also assess circulation issues on rural roadways and determine if systemwide improvements such as designated urban and commercial corridors could redirect traffic away from rural roads that are not designed for higher volume traffic.	Recommended as funding is available. High priority recommended by the Planning Commission.
Circulation C-P-2	Capital Improvement Program. Prepare an annual update to the capital improvement program (CIP) in conjunction with the budget process to prioritize, finance, and complete circulation improvements identified in the CIP and to update available funding sources. Continue to implement and update the CIP to: <ul style="list-style-type: none"> • fund right-of-way acquisition to improve local circulation and congestion issues; • acquire and expend funds from available transportation financing and other programs to assist in financing new roadways and pedestrian and bicycle trails; and • monitor the performance of critical intersections and roadways identified in the City of Hemet Circulation. Master Plan. Ensure that critical intersections approaching LOS E and roadways approaching Level of Service (LOS) D are prioritized for improvement within the City's CIP. 	Recommended as funding is available. High priority recommended by the Planning Commission.
Community Design CD-P-13	Downtown Infill Development (Revitalization). The City shall encourage attractive new development and redevelopment projects within downtown to revitalize current residential areas. Through implementation of the downtown specific plan (see also Program CD-P-13), the City shall work with property owners and developers to convert vacant downtown lots into attractive, viable, high-quality, and context-sensitive infill uses. Expand new development upward by selectively increasing appropriate building heights, and encouraging a vertical mix of uses, with residential and office uses located above retail.	High priority recommended by the Planning Commission.



**Table 11
General Plan Implementation Programs: Proposed for Initiation in 2023-2024**

Element Program Number	Description	Comments
Land Use	Environmental Justice Element. Add a chapter to the General Plan	In progress
Public Safety	Public Safety Element. Amend to address climate change and resiliency strategies.	In progress
Housing	Housing Element. Prepare the Cycle 6 Housing Element.	In progress
Land Use LU-P-8	Sustainable Tourism. The City shall identify key sites, locations, and activities which draw tourists for natural pursuits, and develop a plan to protect, promote, and market these resources.	Recommended as funding is available. High priority identified defined by the Planning Commission.
Recreation RC-P-8 Recreation RC-P-9	Recreational Tourism Programs. Partner with other organizations to provide recreational programs that bring people into the City. Such programs could include a “Pines to Vines” cycling event from the Idyllwild mountain community to the Temecula wineries, bike races and tours, wine tasting, and rail travel adventures. Recreational Marketing. Promote recreational facilities as tourist destinations. These include Diamond Valley Lake, Diamond Valley Lake Recreation Center, local museums, the Ramona Bowl, Simpson Park, Maze Stone Park, and other historic and cultural destinations.	High priority identified by the Planning Commission.
Land Use LU-P-9	Economic Development Strategic Plan. The City shall prepare an Economic Development Strategic Plan, including an analysis of the City’s per capita sales by market category and targeted industries for job growth. Identify underserved employment and retail categories and conduct a supply and demand analysis on the targeted niche. Provide a strategy to retain existing business and explore economic development opportunities to meet the city's needs for the future. Capitalize on economic development efforts already occurring in the region and form partnerships with adjacent cities, the County of Riverside, and other local organizations to enhance economic programs and funding opportunities.	High priority identified by the Planning Commission.
Land Use LU-P-10	Business Assistance & Retention Program. The City shall create a streamlined process to improve and clarify government requirements and the development process to provide business assistance, retention and attraction. The City shall develop programs and procedures to implement City Council Resolution No. 10-049 adopting the Business-Friendly Principles of SCAG's Southern California Economic Growth Strategy, and conduct citywide staff training on customer service and economic development goals. The City will coordinate	The City is in the process of creating an Economic Development Manager or Economic Analyst position. Improve Business Owner Coordination for the City of Hemet CARES Business Support Grant Program: Recommendation is to



Table 11
General Plan Implementation Programs: Proposed for Initiation in 2023-2024

Element Program Number	Description	Comments
Recreation and Trails RC-P-2	Quimby Fees. Review Quimby Act fees on an annual basis to ensure that the in-lieu fees are appropriately determined and applied.	Pending: Review of Parks Fee through DIF study, Adoption of Quimby Fee
Recreation and Trails RC-P-6	Off-road Trails. Identify unpaved trails in Simpson Park for use by mountain bikers and hikers. Work with residents, biking and hiking groups, service organizations, and environmentalists to encourage a maintenance schedule for these trails.	Recommended as funding is available. Continue to explore opportunities.