



CITY OF HEMET GENERAL PLAN 2030

GENERAL PLAN 2024 PROGRESS REPORT March 25, 2025

**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 18, 2025 and approved by the City Council at its meeting of March 25, 2025. The current General Plan Compliance Report will be submitted to the Governor's Office of Planning and Research (OPR) incorporated data from the period of January 2024 to December 2024.

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 2024 are listed in **Table 1** as follows.

Table 1 Amendments to the General Plan (2012 - 2024)			
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.



**Table 1
Amendments to the General Plan (2012 - 2024)**

Amendment Number	Action	Applicant	Description
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.
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.
GPA 21-001	Approved Res No. 2024-065 May 28, 2024	City of Hemet	Re-Adopting General Plan Amendment No. 2021-001 Updating General Plan Chapter 11 (Housing Element) in Compliance with State Mandated Requirements for the 2021-2029 Housing Element Cycle.
GPA 22-001	Approved Reso No. 2024-171 September 24, 2024	City of H	Amending General Plan Chapter 6 Public Safety Element and Climate Vulnerability Assessment in Accordance with Senate Bill 1035; and Adding General Plan Chapter 12 Environmental Justice Element in Accordance with Senate Bill 1000.

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. APPROVED GENERAL PLAN AMENDMENTS

In 2024, the following amendments to the General Plan were approved pursuant to State law.

- 1. Update to the Public Safety Element.** 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. Furthermore, the Public Safety Element update includes a review of updated hazard zones in relation to essential public facilities, identification of evacuation routes and emergency procedures in coordination with public agencies, and the addition of climate change considerations. **On September 24, 2024 the City Council adopted an Update to Chapter 6 (Public Safety Element) of the General Plan.**
- 2. Climate Vulnerability Assessment** State law also requires that Safety Element updates to include a climate vulnerability assessment (“CVA”) to consider risks and hazards due to a changing climate. The CVA is informed through current policies such as the City of Hemet’s Climate Action Plan adopted by the City Council on September 11, 2018 and 2017 Local Hazard Mitigation Plan. In addition to current data from tools such as CalEnviroScreen 4.0 and Cal-Adapt, the CVA examines existing goals and policies to understand the City’s ability to adapt to a changing climate. This document was prepared as a companion to the Safety Element Update

[Climate Vulnerability Assessment](#)

- Environmental issues, such as air quality, water quality, industrial waste and release
- Zoning and Code Enforcement
- Housing, including the quality and quantity of affordable and safe housing options.
- Transportation
- Fire and Flood Safety
- Effects of Climate Change
- Adaption Strategies
- Resiliency Planning
- Quality of Life



The updated Safety Element ensures that the City accounts for future risks of climate change, such as severe precipitation, flooding, landslides, expanded wildfire hazard zones, and vulnerable and disadvantaged communities in hazard zones. Proposed Safety Element policies address primary and secondary hazards that impact the City, including:

- Development of an Evacuation Plan
- Development of a Fire Protection Plan
- Updating Emergency Communications
- Retrofit to existing buildings to adapt to climate change hazards

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

3. Update to 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.
- On May 28, 2024 the City Council approved Re-Adoption of General Plan Amendment No. 2021-001 Updating General Plan Chapter 11 (Housing Element) in Compliance with State Mandated Requirements for the 2021-2029 Housing Element Cycle.
- On June 26, 2024 the California Department of Housing and Community Development (HCD) certified the city's Housing Element for 2021-2029. As noted by HCD, the City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Government Code section 65585, subdivision (i) grants HCD



authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes, failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law. The City must continue timely and effective implementation of all programs including but not limited to the following:

- Program H-1a (Implement Fair Housing Laws)
- Program H-1b (Emergency Shelters and Homeless Facilities)
- Program H-1c (Accessibility for Persons with Disabilities)
- Program H-1d (Special Housing Needs)
- Program H-1e (Transitional and Supportive Housing)
- Program H-1f (Housing for Extremely Low-Income Households)
- Program H-1i (Zoning for Emergency Shelters)
- Program H-1j (Low Barrier Navigation Centers)
- Program H-2g (Development Standards for Residential Developments)
- Program H-2i (Missing Middle Housing)
- Program H-3c (Accessory Dwelling Units)
- Program H-3d (Accessory Dwelling Unit Monitoring Program)
- Program H-3f (Density Bonuses)
- Program H-3h (Compliance with SB 35 Permit Streamlining Requirements)
- Program H-3i (Uses of Sites Identified in Previous RHNA Cycles)
- Program H-5b (Preserve Existing Assisted Units)
- Program H-5f (Preservation and Improvement of Mobile Homes)

4. **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. **On September 24, 2024 the City Council adopted a Resolution Adding General Plan Chapter 12 Environmental Justice Element in Accordance with Senate Bill 1000.**

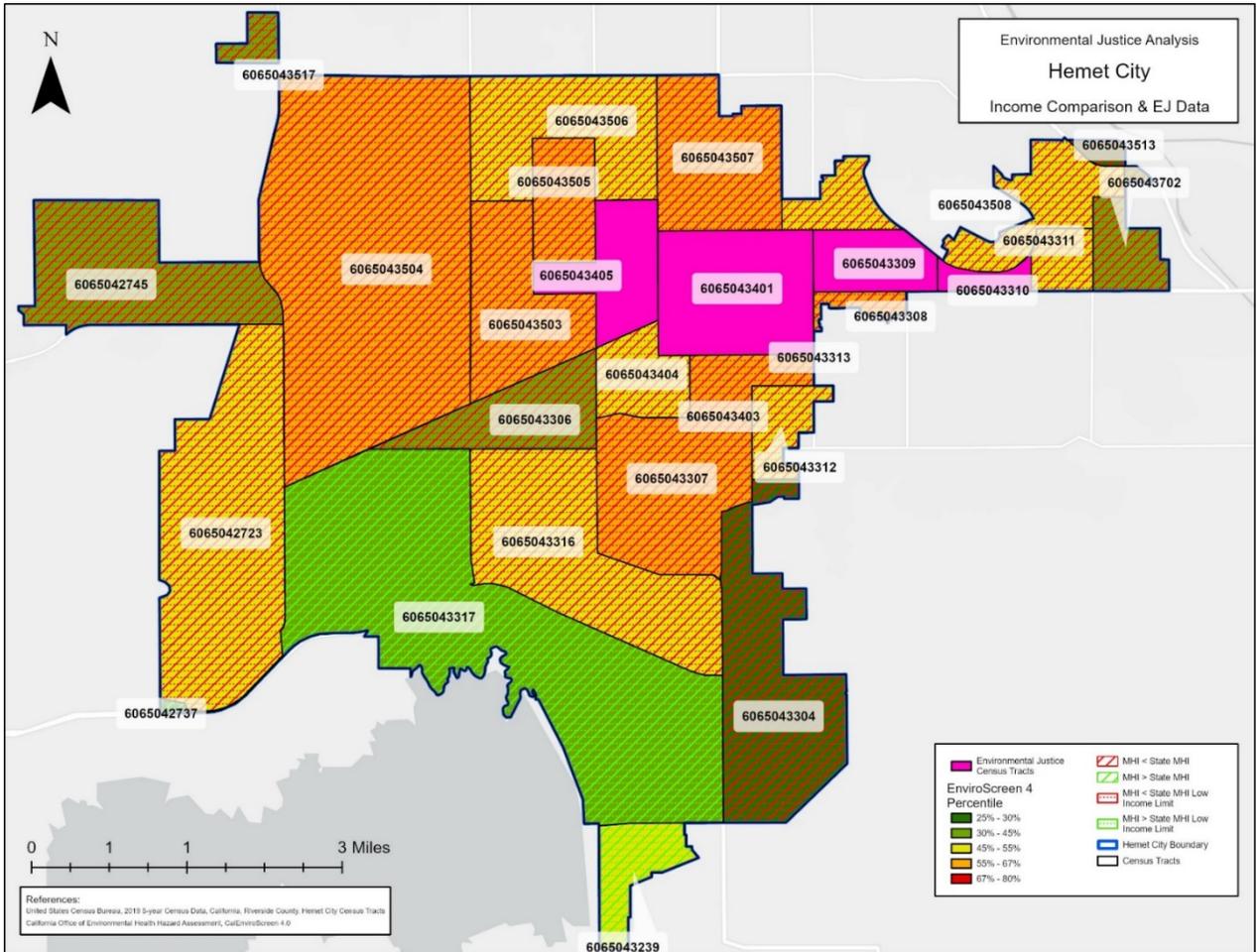
- **Help improve air quality, food access, safe and sanitary homes, physical activity, and public facilities.**
 - Collaborate with the Riverside County Department of Public Health to encourage nutrient deficient neighborhoods to offer more fresh and healthy food options.
 - Support healthy food options, such as Farm-Box Foods.
 - Establishment of Community Gardens to promote healthy food options and encourage civic cooperation.
- **Safe and Sanitary Homes**
 - Waste Disposal -Reduce illegal dumping of trash and other items.
 - Encourage strategy focused on targeted initiatives addressing specific neighborhood quality of life issues.



- Encourage public participation in identifying areas in need of enhanced health and safety code enforcement, including promoting the use of “See, Click, Fix”.
- Raise awareness through public education including age-appropriate material for school-aged kids as to the importance of “safe” and sanitary homes.
- **Equity in Housing Access**
 - Support programs to provide rental and homeownership assistance.
 - Explore incentives that encourage active engagement in property maintenance and community improvement.
- **Promote Physical Activity**
 - Promote physical activity and active transportation to address negative health outcomes with an emphasis of improvements needed in disadvantaged areas of the community.
- **Encourage civic engagement in the public decision-making process.**
 - Promote community trust through conducting open meetings available to any community member to attend and participate.
- **Education Opportunities**
 - Encourage flexible education for citizen of Hemet.
- **Economic Growth**
 - Increase access to shopping, jobs, and healthcare facilities in disadvantaged communities.
- **Preservation of Culture**
 - Encourage the identification and preservation of historic and cultural resources.
 - Encourage celebration of the many cultures that have historically shaped our current influence of the City.
 - Foster education of local architectural history and historic resources.

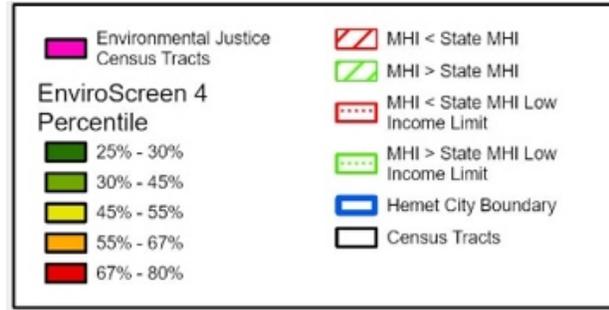


Figure 1- Environmental Justice Analysis Map



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 2023, and Estimates E-5 Department of Finance 2024, and United States Census Bureau Quick Facts 2023, and California State Income Limits 2024, 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.

Table 2 Hemet Population and Household Characteristics						
Characteristic	2013	2020	2021	2022	2023	2024
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	37.6	-
Persons Per Household Size	2.6	2.68	2.70	2.70	2.64	2.61
Median Household Income (\$)	32,726	43,152	46,194	49,901	53,623	-
Median Family Income Riverside County (Family of 4) (\$)	65,000	75,300	77,500	87,400	94,500	97,500

Quick Facts Census Bureau July 1, 2023,

Table 3 Hemet Housing Characteristics						
Characteristic	2013	2020	2021	2022	2023	2024
Number of Housing Units	35,522	35,691	35,747	35,986	36,550	36,829
Owner Occupied Housing Units (%)	59.2	59.8	61.1	61.1	63.1	-
Renter Occupied (%)	40.8	40.2	38.9	38.9	36.9	-
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	\$432,000
Foreclosures	939	1,442	1,642	1,382	1,053	1,084
Characteristic	2013	2020	2021	2022	2023	2024
Housing costs: Renters paying 30 percent or more of gross monthly income.		61.1%	62.5%	62.3%	62.8%	-
Housing costs: Homeowners paying 30 percent or more of gross monthly income.		47.5%	45.3%	46.8%	49.6%	-

*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	2021-2022	2022-2023	2023-2024
Hemet Unified School District Student Enrollment (K-12)	21,507	21,573	22,417	22,372	22,948
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	2023
Employed Population 16 Years and over	23,961	28,243	31,157	31,430	35,289
Education	23.5	20.6	19.8	17.9	17.7
Retail	13.1	16.1	15.6	15.0	13.8
Arts, Entertainment, Recreation, Accommodation, and Food Service	12.0	10.5	9.7	10.2	10.6
Public Administration	4.7	5.8	5.6	4.8	5.8
Construction	8.7	11.3	10.9	11.2	11.4
Transportation, Warehousing and Utilities	5.5	9.0	9.4	9.4	9.8
Manufacturing	7.1	6.6	7.1	8.1	8.3
Other	5.6	5.0	4.8	4.7	4.0
Finance	5.5	2.8	3.6	3.8	4.3
Professional, Science, Management, and Administration	9.6	8.2	8.8	10.2	10.2
Wholesale Trade	1.6	2.0	1.8	2.2	2.3
Information	1.4	0.8	1.4	1.4	1.6
Agriculture	1.5	1.3	0.7	1.0	1.1
Drove Alone to Work (%)	82.0	78.8	78.2	77.3	74.1
Mean Travel Time to Work (minutes)	34.0	35.9	36.1	36.8	-
Average Salary per Job in Hemet (\$)	\$33,375	\$36,979	\$46,194	\$49,901	\$53,623
Unemployment (%)	9.6	12.0	10.6	9.5	8.3

ACS 5-Year Estimate 2013, 2020, 2021 , 2022, and 2023

As identified in the Adopted Housing Element, Hemet is estimated to experience an employment growth rate of 116.7 percent (24,500 new employed Hemet residents) between 2012 and 2040. This data project is from SCAG's 2016-2040 Final Growth Forecast. The American Community Survey 5-Year Estimates 2023 confirms the City of Hemet employed population is growing.

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).

**Table 6
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	Deed Restricted	812	0	0	0	0	0						0	812
	Non-Deed Restricted		0	0	0	0	0							
Low	Deed Restricted	732	0	0	0	0	0						0	732
	Non-Deed Restricted		0	0	0	0	0							
Moderate	Deed Restricted	1,174	0	0	0	0	0						66	1,108
	Non-Deed Restricted		6	20	28	7	5							
High/Moderate		3,748	154	112	321	283	340						1,210	2,538
Total RHNA		6,466												
Total Units			157	132	349	463	345						1,446	5,020

Table 7 Housing Entitlement Pipeline	
Applications Submitted	30
Housing Units Approved	4,735
Housing Units Approved (Built)	-962
Pending Approval	1,721
Total Housing Units (Approved & Pending)	5,494

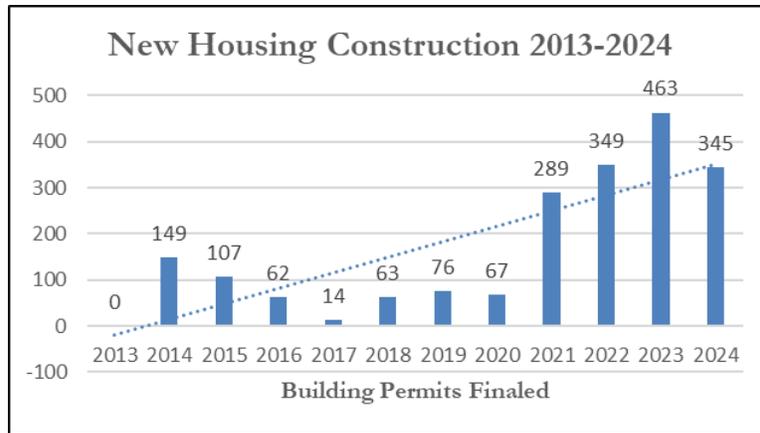


Table 9 below reports on the City’s progress in implementing its housing related programs as prescribed in the City’s adopted Housing Element of the General Plan.

<p align="center">Table 9 Housing Element Program Implementation</p>		
<p>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.</p>		
Name of Program	Objective	Status of Program
Program H-1a	Implementing Fair Housing Laws	<p>Ongoing: The City continues to support the Fair Housing Council of Riverside County and provide referral services. The City’s Housing Division oversees the Rental Property Repair Program which offers grant funded home repairs for property owners who rent to low to moderate income households. The City is working with HUD to update program guidelines par and compliance with AB 686.</p> <ul style="list-style-type: none"> • Ongoing: Provide information on steering at First Time Homebuyer (FTHB) workshops. Reach atleast 100 residents. • Pending: Conduct an affordable housing workshop with invited guests and lending industry. • Ongoing: Provide information resources at City Hall. • Pending: Conduct workshop and community survey from disabled residents on access to housing and critical resources. Reach at least 25 respondents. • Pending: Initiate affirmative marketing and housing mobility counseling. Reach atleast 500 residents. • Ongoing: Continue to refer residents to the Riverside County Housing Authority which awards vouchers to eligible. • Ongoing: Continue to improve and streamline ADU procedures and reduce costs.



		<ul style="list-style-type: none"> • Ongoing: Legalize 132 ADUs within the Planning Period (2021-2029) • Ongoing: Permit 88 ADUs within the Planning Period (2021-2029) • Pending: Adopt ADU ready plans • Pending: Develop an ADU web page. • Pending: Establish home-based business information material. • Ongoing: L Annual collaboration with the Chamber of Commerce • Complete: Adopt Environmental Justice Policies. EJ Element was adopted in 2024 • On Track: Include one capital improvement project annually in R/ECAPs CIP 2024-2025 through Fiscal Year 2028-2026 and Measure A Local Street and Roads CIP for FY 2024-2025 through FY 2028-2029 • Complete: Provide technical assistance for the joint applicant proposal to facilitate of 157-unit affordable units. Funding was obtained for AHSCS grant. On August 23, 2024 the City received a conditional award commitment letter (attached) for the Affordable Housing and Sustainable Communities (AHSC) Notice of Funding, Fiscal Year 2023/2024, Round 8 Palm Communities, City of Hemet, and Kingdom Development, Inc.- Palm Villas at State from the California Department of Housing and Community Development (HCD). The total award is a loan and grant in the amount of \$35,494,215 of which \$22,000,000 is a loan for an Affordable Housing Development (“AHSC Loan”).
Program H-1b	Emergency Shelters and Homeless Facilities	<p>The City will continue to coordinate with the County of Riverside, Valley Restart, and other applicable service providers to address the needs of persons and families experiencing homelessness. Activities may include, but are not limited to, monitoring the capacity of existing shelters within the City and coordinating outreach services with applicable providers and agencies.</p> <p>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. The City recently hired a Community Solutions Coordinator, which will include assisting and coordinating homeless solutions.</p> <p>A presentation was provided by City Net on May 14, 2024 describing the success of the program as well as providing recommendations moving forward. Below are some of the action items recommended:</p> <p><u>Ongoing:</u></p>



		<ul style="list-style-type: none"> • Development of a robust community education campaign, which include coordination with critical stakeholders • GIS that will map and monitor hotspots • Rapid Rehousing Grant -Pending Distribution of Funds • Creation of a Business Toolkit to empower local business how to the assist the City in addressing challenges. <p>Over the past six months, the Community Solutions Coordinator has conducted research, engaged with community members, service providers, and analyzed data to identify key priorities. Additionally, the City has built the Hemet Outreach Partnerships for Empowerment (HOPE) website (www.hemetca.gov/hope) which provides a number of resources for the community. Key resources include a new Resource Card and Business Tool Kit book that are used by CityNet and on City Business Walks. The next steps outlined below reflect actionable solutions that are being advanced to improve efforts to reduce chronic homelessness.</p>
<p>Program H-1c</p>	<p>Accessibility for Persons with Disabilities</p>	<p>In Progress: 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.</p> <ul style="list-style-type: none"> • Ongoing/Pending: Outreach to and encourage housing developers to include accessibility for individuals with disabilities in their project designs and ensure compliance with the accessibility requirements in the California Building Standards Code (Title 24). •Pending: Create and promote informational materials on housing accessibility, rehabilitation, and maintenance resources targeted at census tracts with higher percentages of population with a disability in an effort to assist a minimum of 10 individuals or households. •Pending: Provide information at City Hall and plan at least two community workshops during the 6th Cycle with housing developers to develop critical path ideas and solutions for increasing housing access for persons with disabilities. Provide outreach collateral in support of this effort. •Pending: Annually evaluate City regulations and procedures to ensure that they do not exclude participation by persons with disabilities. (Timeline: Annual review as part of annual APR updates) •Ongoing: Establish accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements to housing and residential neighborhoods.(Timeline: Include considerations in FY2023/24 CIP Program and annually through the planning period) • Ongoing: Continue to support, administer, and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available. (Timeline: Provide annual funding priority and annual review with APR updates)



		<ul style="list-style-type: none"> • Ongoing: Annually monitor and support the Ability First Apartments - an 18-unit apartment complex for the developmentally and physically disabled. (Timeline: Provide annual contact and coordination with property owner). • Ongoing: Identify potential additional exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures. (Timeline: Provide assessment of code requirements by December 2024, update Code as applicable by June 2024 with annual review with APR updates) • Pending: Review and revise Zoning Code by December 2024 to be compliant with State law regarding reasonable accommodation procedures and group homes. Specifically, the City will revise their code to address the existing approval finding that reasonable accommodation requests will not cause, “significant controversy or extraordinary circumstances,” as a potential constraint to persons with disabilities. Revisions will establish objective requirements for reasonable accommodation to promote approval certainty. • Pending: Amend the Municipal Code to allow group homes (licensed or non-licensed) without a conditional or administrative use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of group homes without a conditional or administrative use permit. City will complete actions by December 2024. • Pending: Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities. City will complete actions by December 2024.
Program H-1d	Special Housing Needs	<p>Ongoing: The City will continue to provide funding and support for special needs households.</p> <ul style="list-style-type: none"> • Pending: Annually collaborate with housing providers to address the needs of special needs groups. • Pending: Identify and adopt incentives, zoning standards, and programs to facilitate housing for special needs groups. • Pending: Annually seek State and federal funding opportunities.
Program H-1e	Transitional and Supportive Housing	<p>Adopt a Code Amendment updating zoning for transitional and supportive housing in compliance with State law.</p> <p>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.</p>
Program H-1f	Housing for Extremely Low-Income (ELI) Households	<ul style="list-style-type: none"> • Adopt land use policies that support the development of housing at Extremely Low Income (ELI) levels. (Timeline: within 36 months of Housing Element adoption).



		<ul style="list-style-type: none"> •Pending: Establish an expedited review process for developers applying for Federal and State Tax Credits, which require a designation of a percentage of the units for extremely low-income households. (Timeline: within 36 months of Housing Element adoption) •Pending: 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>The City of Hemet is partnering with the Riverside County Housing Authority's (RCHA) Permanent Local Housing Allocation (PLHA) Program. An application for funding was submitted by RCHA to the California Department of Housing and Community Development (HCD).</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	<p>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.</p> <ul style="list-style-type: none"> • Pending: Amend the Municipal Code in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define agricultural employee housing in a manner consistent with applicable Health and Safety Code sections. •Pending: Amend the Municipal Code to define Farmworker Housing and establish it as a permitted use in residential or nonresidential zones, consistent with State law.
Program H-1h	Single room Occupancy (SRO) Units	<p>Pending: The City will amend its Municipal Code to permit the development SROs as required by State housing law.</p> <ul style="list-style-type: none"> • Pending: Amend the Zoning Code to permit SROs as required by State housing law.
Program H-1i	Zoning for Emergency Shelters	<p>Pending: The City will amend the code to comply with AB 139 and 2339.</p> <ul style="list-style-type: none"> • Complete: The City amended the Municipal Code to ensure compliance with all provisions of AB 139 and 2339, including definitions, zoning and all development standards, including spacing requirements.
Program H-1j	Low Barrier Navigation Centers	<p>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.</p>



		<ul style="list-style-type: none"> • Pending: Process qualifying low-barrier navigation centers as required by SB 48.
Program H-1k	Rental Registration Discontinuation	<ul style="list-style-type: none"> • Pending: Establish annual monitoring program by December 2024; Develop plan to address potential lingering effects of the Rental Registration and Crime Free Rental Housing Programs within six months of annual monitoring • Pending: The City commits to continue collaborating with the Fair Housing Council of Riverside County, Inc. as contracted through the County to conduct annual fair housing testing
<p>Goal H-2: Facilitate the provision and improvement of affordable housing to meet the needs of the community.</p>		
Program H-2a	Facilitate Development of Affordable Ownership and Rental Housing Through Regulatory Incentives	<p>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.</p> <ul style="list-style-type: none"> •Pending: Annual meetings (or more frequent, if needed) with the County to determine the financial feasibility of City participation in new mortgage bond, tax credit, or mortgage credit certificate allocations (Timeline: Conduct annual meeting(s)) • Pending: Contribution to the cost of applying for an allocation and administering the program based on the City’s share or participation in the program (Timeline: within 36 months of Housing Element adoption) • Pending: Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City’s website and at public counters (Timeline: within 36 months of Housing Element adoption).
Program H-2b	Participate in Regional Solutions to Housing Issues	<p>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.</p> <ul style="list-style-type: none"> • Ongoing: Annually coordinate with applicable organizations and agencies to support the goals and objectives of the 6th Cycle Housing Element.



Program H-2c	Provide Dedicated Staff for Coordination of the City's Housing Program	<p>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.</p> <ul style="list-style-type: none"> • Pending: Maintain staff positions to oversee the development and administration of housing programs and to serve as a liaison.
Program H-2d	Development permit System Review	<p>Ongoing: Annually review the development permit system to ensure effective implementation.</p> <ul style="list-style-type: none"> • Annually review the development permit system to ensure effective implementation. The City is currently designing Tyler Software - Energov Permitting for roll-out in July of 2025.
Program H-2e	Address Flood Issues	<p>Ongoing. Annual assessment though CIP program beginning in FY 2023/24 CIP program, continue planning efforts through FY 2024/25 CIP program. Establish budget and funding and timing of improvements by FY 2026/28 CIP program</p> <ul style="list-style-type: none"> •Ongoing: Continue efforts to resolve flooding problems. <p>On May 28, 2024 the City Council adopted a Resolution approve a funding/cooperative agreement between the City of Hemet and Riverside County Flood Control and Water Conservation District for the Design and Construction of the West Hemet Master Drainage Plan C, Stage 3, Storm Drain Facility.</p> <ul style="list-style-type: none"> • Ongoing: Implement the San Jacinto Valley Master Drainage Plan and San Jacinto Regional Drainage Plan
Program H-2f	Coordination of Entitlement Funding	<ul style="list-style-type: none"> • 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. • Ongoing: Annual coordination for the use and distribution of federal entitlement programs. 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	<p>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.</p> <ul style="list-style-type: none"> • Pending: 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.



		<ul style="list-style-type: none"> • Pending: Present options to the Council for reduced parking requirements, shared parking allowances, and off-site parking allowances to further facilitate housing. • Pending: The City will also review and revise the Municipal Code to reduce minimum lot sizes to mitigate potential constraints and encourage development of housing at all income levels in the City. • Pending: Revise the zoning code to be in accordance with AB 68 and 881; barriers that may inhibit the development of ADUs within the community are to be removed.
Program H-2h	Inclusionary Housing Ordinance	<p>Pending: Adopt an Inclusionary Housing Ordinance.</p> <ul style="list-style-type: none"> • Explore and evaluate inclusionary options • Conduct an economic study to examine market rate household spending • Conduct commercial/housing nexus study • Adopt an inclusionary ordinance if feasible
Program H-2i	Missing Middle Housing	<p>The City is committed to facilitating and encouraging an increase in the supply and variety of housing types. Specifically, smaller housing types that are affordable by design and do not require subsidies or funding sources. The Zoning Code currently allows a variety of small housing and unit types such as ADU/JADUs, farmworker housing, second units, and manufactured homes.</p> <p>Though these uses are allowed, not all are allowed by-right and may require a conditional use permit or other discretionary review. The City will review, evaluate, and update the Zoning Code to allow smaller housing and unit types by-right where appropriate. The City will explore the addition of other small housing types to address missing middle housing and encourage the development of smaller, naturally occurring affordable housing types with an emphasis on areas with relatively higher resource/opportunity, higher median income and R/ECAPs.</p> <p>Pending: The City shall incorporate additional housing type choices and affordability levels in areas exhibiting higher opportunity and income and in lower density areas.</p>
Program H-2j	Facilitate Housing Co-Located with Religious and Community Facilities	<p>AB 1851 (Wicks, 2020) allows faith-based organizations like churches and other places of worship to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. AB 1851 allows faith-based organizations to build housing on their parking lots and prohibits cities from requiring the replacement of those parking spaces. The City will outreach to promote and encourage the use of SB 4 and AB 1851 provisions to facilitate and streamline affordable housing on these properties.</p> <p>The City will evaluate opportunities to facilitate co-location of housing on Religious and Community Facilities sites through a Zoning Code</p>



		<p>amendment and collaborate with faith-based organizations to support viable, voluntary opportunities.</p> <p>Pending: The City will outreach to faith-based organizations to discuss the possibilities of developing affordable housing on land they own or lease. The City aims to accommodate at least 60 additional lower income units on properties owned by faith-based organizations during the planning period. The City will target the co-location of lower income housing in higher income, higher opportunity areas.</p> <p>Pending: On September 14, 2024 Community Development staff presented the Affordable Housing on Faith Based Lands & Higher Education Lands Act (SB 4). Staff received positive feedback from the Planning Commission on exploring this opportunity due to the abundance of religious institutions within the City.</p>
Program H-2k	Progress in Meeting 6 th Cycle	<p>Ongoing/On-Track: The City will continue to track the progress in residential development to meet RHNA obligations throughout the 6th Cycle planning period. On an annual basis the city will report RHNA progress through Annual Progress Report (APR) required by the State of California. During these annual reviews, if the city determines limited progress in meeting its RHNA obligations, the City will evaluate and adjust, as deemed appropriate, development assumptions, identification additional opportunity sites, residential densities or other means that contribute to increasing residential development activity.</p>
<p>Goal H-3: Provide adequate sites for housing.</p>		
Program H-3a	Compliance with Regional Housing Needs Allocation	<p>Ongoing: The City continues to monitor development of current projects to meet the RHNA.</p> <ul style="list-style-type: none"> • Monitor development of current projects to meet the RHNA
Program H-3b	Maintain Inventory of Housing Sites, Including Infill Sites	<p>Ongoing: The City is actively monitoring inventory of housing sites, including infill opportunities.</p> <ul style="list-style-type: none"> • Maintain a current inventory of sites suitable for future residential development, and make the inventory available online and at City Hall.
Program H-3c	Accessory Dwelling Units	<p>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.</p> <ul style="list-style-type: none"> • Update relevant Codes to reflect State law by June, 2025. • Proactively outreach to property owners to provide greater awareness of program components by utilizing a variety of print and electronic media.



		<ul style="list-style-type: none"> • Develop and establish additional incentives and/or program components that will further support the development ADU's and Junior ADU <ul style="list-style-type: none"> o Waiving certain ADU permitting fees o Creating an expedited plan check review process o Research and promote potential State and regional funding sources for affordable ADUs • Conduct a mid-cycle review of ADU development within the 2021-2029 planning period to evaluate if the City is achieving its production estimates.
Program H-3d	Accessory Dwelling Unit Monitoring Program	<p>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.</p> <ul style="list-style-type: none"> • Establish an ADU monitoring program and bi-yearly review development trends. • Maintain an inventory of ADU applications, location, affordability, and other important data to ensure adequate ADU development is occurring to meet the 6th cycle RHNA. • Update the City's ADU webpage with development standards, fees, processes, and incentives, such as development allowances that are more flexible than typical State or local requirements. Such incentives could include increase in square footage allowances and/or allowing multiple ADUs per parcel. • Provide streamlined processing and reduced plan check costs for ADU building plans that have been approved at another site within the City, while recognizing that various items, such as setbacks, utility connections, soil conditions, archeological resources, and other issues, will require applicants to submit site-specific information that will require the City's review and associated fees. • Establish and implement a public awareness campaign for the construction of ADUs and available incentives through diverse forms of media and outreach distribution. • Consider amendments to the City's ADU regulations regarding owner occupancy to provide greater flexibility to existing and future ADU developments. • Annually survey ADU owners to receive information on types of rental and affordability levels to help ensure accurate Annual Progress Report accounting. • Expand programs and improve resources that facilitate legalization of unpermitted ADUs if they meet applicable building standards. • Continue to waive City permitting fees for low-income ADUs units that are deed-restricted for 55 years.
Program H-3e	Coordinate with Annual Capital	<p>Ongoing: Coordinate with Annual Capital Improvement Programming.</p> <ul style="list-style-type: none"> • Coordinate with Annual Capital Improvement Programming.



	Improvement Programming	
Program H-3f	Encourage the use of Density Bonus	<p>Pending: Updates to the zoning code are in process.</p> <ul style="list-style-type: none"> • Encourage the use of density bonuses and promote update information about the density bonus provisions.
Program H-3g	Monitoring Potential Constraints	<p>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.</p> <ul style="list-style-type: none"> • Review regulations, procedures, and fees to identify potential constraints to the development and maintenance of housing. As part of the review, outreach to the development community. • Pending: Biennially review development review process and meet with developers to identify potential constraint to the development of housing. If constraints are identified as part of the feedback received, the City will adopt amendments within 6 months. • Ongoing: The City will conduct annual monitoring and review of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.
Program H-3h	Compliance with SB 35 Permit Streamlining	<p>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.</p> <ul style="list-style-type: none"> • Pending: Adopt SB 35 permit streamlining procedures and requirements.
Program H-3i	Uses of Sites Identified in Previous RHNA Cycles	<ul style="list-style-type: none"> • 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. • 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	<p>Pending: Deliver the adopted Housing Element and any amendments to local water and sewer service providers.</p> <ul style="list-style-type: none"> • Pending Task: Deliver the adopted Housing Element and any amendments to local water and sewer service providers.
Program H-3k	Lot Consolidation	<p>Ongoing: Encourage and facilitate the consolidation of vacant and underutilized lots for residential development.</p>



		<ul style="list-style-type: none"> • Encourage and facilitate the consolidation of vacant and underutilized lots for residential development. • Adopt and promote incentives online and at City Hall.
Program H-3l	Annual Review of Site Requirements	<p>The City has identified that most projects do not develop at their maximum density permitted. 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. Parking standards and lot size requirements will be specifically reviewed and addressed through Program H-2g.</p> <ul style="list-style-type: none"> • Pending: Review and update development standards to remove potential constraints to development.
Program H-3m	Residential Incentives	<p>Pending: Adopt incentives to promote residential development on sites that also permit non-residential Uses.</p> <ul style="list-style-type: none"> • Pending: Adopt incentives to promote residential development on sites that also permit non-residential uses.
Program H-3n	Maintain Land Use and Zoning Consistency	<p>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.</p> <ul style="list-style-type: none"> • Pending: Adopt a General Plan amendment to create consistency between land use and zoning.
Program H-3o	Large Sites Program	<p>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.</p> <ul style="list-style-type: none"> • Pending: Develop a program that will establish methods and strategies to facilitate parceling at appropriate sizes, prioritize funding and assist applicants with entitlements by October 2024, and implement April, 2025.



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

Program H-4a	Provide Rehabilitation Loans and Senior Grant Repair Grants	<p>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.</p> <ul style="list-style-type: none"> • Pending/Ongoing: Provide grants and loans and implement programs that assist with housing rehabilitation and home repairs.
Program H-4b	Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations	<p>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.</p> <ul style="list-style-type: none"> • Ongoing: Maintain partnerships and seek new opportunities with agencies and organizations to operate home repair and housing rehabilitation programs.
Program H-4c	Use Tax Exemptions to Encourage Maintenance of Rental Housing	<p>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.</p> <ul style="list-style-type: none"> • Pending: Adopt procedures to guide enforcement of the California Revenue and Tax Code.
Program H-4d	Health and Safety Inspections of Mobile Home Parks	<p>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.</p> <ul style="list-style-type: none"> • Ongoing: Proactively survey and inspect mobile home parks to prevent deterioration and provide assistance where necessary.
Program H-4e	Neighborhood Preservation	<p>Ongoing: The City will continue comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public</p>



		<p>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.</p> <ul style="list-style-type: none"> • Continue implementing comprehensive neighborhood improvement and preservation efforts. • Maintain a ROCS hotline and online presence, as well as an advisory committee.
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Goal H-5: Preserve affordable housing opportunities

<p>Program H-5a</p>	<p>Improve Residential Energy Efficiency</p>	<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. 5. Advertise federal, State, and utility energy conservation incentive and education programs via the City’s website and public counter brochures.
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Program H-5b	Preserve Existing Assisted Units	<p>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.</p> <ul style="list-style-type: none"> • Monitor assisted units and coordinate with the owners and management of assisted units at risk of converting to market-rate.
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	<p>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.</p> <ul style="list-style-type: none"> • Ongoing: Annually review development impacts fees.
Program H-5e	Mobile Home Rent Review Commission	<p>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</p>



		<p>Commission) regarding rent increases at mobile home parks. Maintain the City's provisions regarding mobile home park rent increases.</p> <ul style="list-style-type: none">• Ongoing: Maintain the City's provisions regarding mobile home park rent increases.
Program H-5f	Preservation and Improvement of Mobile Homes	<p>Ongoing: The City will seek to preserve and facilitate improvements to existing mobile home parks, as well as seek funding opportunities.</p> <ul style="list-style-type: none">• Preserve and facilitate improvements to existing mobile home parks.• 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 2024			
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	<p>On August 13, 2024 the City approved Fiscal Year 2024-2025 through Fiscal Year 2028-2029 Capital Improvement Program for the City of Hemet and Direct the Finance Director to Establish Total Project Appropriations.</p> <p>On May 14, 2024 the City approved the City of Hemet's Five-Year Measure “A” Local Streets and Roads Capital Improvement Plan (CIP) for Fiscal Year 2024-2025 through Fiscal Year 2028-2029 for the Riverside County Transportation Commission (RCTC) Measure “A” Local Funds Program.</p> <p>On May 28, 2024 the City adopted a resolution to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA) created by SB 1.</p>
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	On-going	Provisions included in SP16-001 Downtown Hemet Specific Plan



Table 10 General Plan Implementation Program: Completed, In-Progress , On-going April 2012 through December 2024			
	should be provided to create an attractive pedestrian environment.		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 14, 2024 the City approved the City of Hemet's Five-Year Measure "A" Local Streets and Roads Capital Improvement Plan (CIP) for Fiscal Year 2024-2025 through Fiscal Year 2028-2029 for the Riverside County Transportation Commission (RCTC) Measure "A" Local Funds Program.
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).
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	Completed	The City processed 36 different zone ordinance amendments from January 2012 to April 2020 for consistency zoning.



Table 10
General Plan Implementation Program: Completed, In-Progress , On-going
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	General Plan within a 2-year time period after approval of the General Plan.		
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 for potential businesses, developers, and real estate professionals to access.	Completed On-going	In progress: With the hiring of the Economic Development Manager, exploration of underutilized properties are ongoing.
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	Completed	Included in the Downtown Hemet Specific Plan (SP16-001) was adopted by the City Council on 5/9/2017 (Ord. No. 1928)



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	revitalization, to promote infill development on vacant sites consistent with surrounding uses, and to adjust zoning districts to reduce or eliminate inconsistencies.		
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.
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.	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.



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	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.		
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. https://hemetpd.com/
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.
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	Completed	



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	conservation standards during project review.		
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. On September 24, 2024 the City Council adopted an Update to Chapter 6 (Public Safety Element) of the General Plan, which included a Climate Vulnerability Assessment.
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. On September 24, 2024 the City Council adopted an Update to Chapter 6 (Public Safety Element) of the General Plan, which included a Climate Vulnerability Assessment. The assessment included an analysis of Air Quality within the South Coast Air Basin.
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.



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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. On May 28, 2024 the City Council adopted a Resolution approve a funding/cooperative agreement between the City of Hemet and Riverside County Flood Control and Water Conservation District for the Design and Construction of the West Hemet Master Drainage



<p style="text-align: center;">Table 10 General Plan Implementation Program: Completed, In-Progress , On-going April 2012 through December 2024</p>			
			Plan C, Stage 3, Storm Drain Facility.
Public Safety PS-P-13	Airport Safety and Land Use Restrictions. Evaluate land use restrictions outlined in the most recent adopted Hemet-Ryan Airport Land Use Compatibility Plan, California Airport Land Use Planning Handbook, and Federal Aviation Administration notice responses for applicability to development projects, and evaluate the appropriateness of subject discretionary development projects.	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
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/ n Progress	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. Hemet is also a “Submitting Jurisdiction” within the Riverside Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP). 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 In 2022, the City approved the movement of Code Enforcement and Building & Safety under a newly established Department



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			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.
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</p>



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			notifications to residents and businesses within the City.
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	Completed. In-Progress	Provisions included in SP16-001 Downtown Hemet Specific Plan. Funding sought for implementation through grant programs.



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	Center, Hemet Valley Medical Center, Weston Park, and the proposed metrolink station.		
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 government entities and partnering with community organizations.	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 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	In Progress	The prototype was completed for the Sanderson Avenue Sun Edison project. A formal



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	<p>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.</p>		<p>amendment will be processed when funded.</p>
<p>Community Design CD-P-15</p>	<p>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.</p>	<p>In Progress</p>	<p>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.</p> <p>On August 23, 2024 the City received a conditional award commitment letter (attached) for the Affordable Housing and Sustainable Communities (AHSC) Notice of Funding, Fiscal Year 2023/2024, Round 8 Palm Communities, City of Hemet, and Kingdom Development, Inc.-Palm Villas at State from the California Department of Housing and Community Development (HCD).</p> <p>The funding includes a regional mobility hub to be constructed by Riverside County Transportation Agency (RTA) in the City of Hemet on a 2-acre, city-owned parcel located east of the Rail right of way, south of East Date Street, west of North Juanita Street, and north of East Devonshire Avenue. The Mobility Hub is projected to include 10 bus bays, shelters/canopies, parking spaces, storage, restrooms, and security structure. This Hub will facilitate timed transfer connections, accommodate future growth, and will be utilized by RTA Routes 28, 44, 74, 79, and GoMicro, the new</p>



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			on-demand microtransit service in Hemet-San Jacinto.
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. Ongoing coordination with Flood Control.
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	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.



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	coordinated development footprint.		
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.
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	On-going	Coordination by Engineering with the regional agencies.



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	transportation system improvement projects. Projects that could benefit from coordination with other 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
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	On-going	Implemented through the project review process.



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	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.		
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, transportation funds, CDBG, federal and state grants, Redevelopment, and other programs to revitalize and upgrade infrastructure within the City.	On-going	The most recent example is the CFD for the McSweeny Farms Specific Plan to complete the infrastructure improvements.



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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	On-going	The city hosts regular meetings in-person and online with community groups and other stakeholders. The city conducts community workshops on



Table 10
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	an open and transparent governmental process.		projects that are of particular interest to the community.
Land Use LU-P-15	Fiscal Impact Analysis. Require a fiscal impact analysis for any development project requesting public funding, revenue sharing, or infrastructure participation, and for major new developments and annexations.	On-going	Implemented through the project review process.
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	On-going	Implemented through the project review process.



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	include dedication of conservation, open space, and scenic easements; transfer of development rights; and impact fees/mitigation banking.		
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, historic and landmark trees, and other natural features for both the project location and neighboring properties.	On-going	Implemented through the project review process.
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,	On-going	Implemented through the project review process.



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	regional and local jurisdictions to control fugitive dust from stationary, mobile, and area sources.		
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.
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



Table 10
General Plan Implementation Program: Completed, In-Progress , On-going
April 2012 through December 2024

			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.
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	On-going	Implemented through the project review process.



Table 10
General Plan Implementation Program: Completed, In-Progress , On-going
April 2012 through December 2024

<p>Public Safety PS-P-26 Continued</p>		<p>occurred at the October 10, 2023 City Council meeting.</p> <p>https://www.bscc.ca.gov/organized-retail-theft-grant-program/</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 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>The primary objective of the Storefront Vandalism Relief Program is to provide financial</p>
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Table 10
General Plan Implementation Program: Completed, In-Progress , On-going
April 2012 through December 2024

			<p>support to those who have suffered due to acts of vandalism. Eligible expenses covered by the program include repair costs associated with broken windows, damaged doors, locks, graffiti, and other related vandalism-related repair expenses not covered by insurance. Additionally, the program will reimburse insurance deductibles related to repair damages caused by vandalism.</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	On-going	Implemented through the project review process.



Table 10
General Plan Implementation Program: Completed, In-Progress , On-going
April 2012 through December 202 4

	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.		
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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 2024-2025.

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

Element Program Number	Description	Comments
Program H-1a	Implement Fair Housing Laws	Work with Riverside County Housing Authority to provide information on the First Time Homebuyer Program (FTHB) through workshop or Webinar. Reach atleast 100 residents.
Program H-1b	Shelters and Homeless Facilities	Continue to actively participate in the County of Riverside Continuum of Care (CoC) to assess homeless needs and implement strategies to address those needs both locally and regionally.
Program H-2h	Inclusionary Housing Ordinance	Adopt Inclusionary Housing Ordinance FY 25/26.Funding required to hire consultant to prepare



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

Element Program Number	Description	Comments
		<p>nexus study and ordinance.</p> <ul style="list-style-type: none"> • Explore and evaluate inclusionary options • Conduct an economic study to examine market rate household spending • Conduct commercial/housing nexus study • Adopt an inclusionary ordinance if feasible
Circulation C-P-1	<p>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.</p>	Ongoing; Recommended as funding is available.
Circulation C-P-2	<p>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:</p> <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. 	Ongoing; Recommended as funding is available.



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

Element Program Number	Description	Comments
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.	Ongoing
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.
Recreation RC-P-8	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.	High priority identified by the Planning Commission.
Recreation RC-P-9	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.	
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.	In the City Council adopted Fiscal Year 2023-24 Strategic Plan, policy direction was provided to create a comprehensive Economic Strategy to further accelerate local business investment as the community enters a new phase of growth opportunity. On August 2024 the City Council adopted a Resolution to approve the Hemet RISES (Resurgent Investment Strategy for Economic Success).



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

Element Program Number	Description	Comments
		Ongoing: Implement Hemet RISES Programs.
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 with the Chamber of Commerce, real estate professionals, and industry organizations to understand and address the business needs in the community and support entrepreneurial efforts that expand the wealth and job opportunities within the community.	The City created an Economic Development Manager position. In February of 2024, the City hired an Economic Development Manager. Ongoing
Land Use LU-P-13	Marketing Plan. Develop a marketing plan and Economic Development Profile to promote the advantages of new business and industry locating in Hemet. Develop and implement a branding campaign to promote a new identity and image for the City, including the potential for an updated city logo.	As funding becomes available
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.	Update to the Landscape Design Standards & Zoning Code.
Circulation C-P-3	Development Impact Fees. Update Development Impact Fees to include full costs of improvements related to circulation, bike paths, and signalization.	Recommended as funding is available.
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 government entities and partnering with community organizations.	Recommended as funding is available. Resolution No. 2023-159. The City approved Bicycle and Pedestrian Facilities Program



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

Element Program Number	Description	Comments
Circulation C-P-13	<p>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</p>	<p>provided by the Transportation Development Act funded by the Local Transportation Fund (LTF) and the State Transit Assistance (STA).</p> <p>Ongoing. Stay notified on the development of the Salt Creek Trail Hemet Segment. Reach out and partner with our stakeholders, such as Metropolitan Water District and Diamond Valley east recreational area working group for opportunities.</p> <p>On August 23, 2024 the City received a conditional award commitment letter (attached) for the Affordable Housing and Sustainable Communities (AHSC) Notice of Funding, Fiscal Year 2023/2024, Round 8 Palm Communities, City of Hemet, and Kingdom Development, Inc.-Palm Villas at State from the California Department of Housing and Community Development (HCD).</p> <p>The Sustainable Transportation Improvements include Bike and Pedestrian Paths, and Sidewalk Improvements.</p>
Recreation and Trails RC-P-2	<p>Quimby Fees. Review Quimby Act fees on an annual basis to ensure that the in-lieu fees are appropriately determined and applied.</p>	<p>Pending: Review of Parks Fee through DIF study,</p> <p>Adoption of Quimby Fee</p>



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

Element Program Number	Description	Comments
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.