

COMMUNITY ENHANCEMENT COMMITTEE REPORT

**SOLERA DIAMOND VALLEY
COMMUNITY ASSOCIATION
1645 PASEO DIAMANTE
HEMET, CALIFORNIA 92545**

September 12, 2018

This report is an accumulation of research conducted by the CEC to create a feasibility report concerning limiting access to our community.

FEASIBILITY STUDY

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1. PREFACE

In an ongoing effort to address member concerns raised in the 2017 Community Survey, the Solera Diamond Valley (SDV) residents, the SDV Homeowners Association (HOA) Board of Directors authorized an AD-HOC committee titled, Community Enhancement Committee (CEC). The CEC's challenge was to investigate and document additional new responsibilities of the HOA, should the community's access points be secured. Currently access points include 6 vehicle entry/exit access points, 14 pedestrian entry/exit access points, and 3 sets of locked double gates

This report represents the CEC's findings, but does not make any recommendations or conclusions, nor does it express any opinions. The CEC was not tasked with uncovering any costs associated with said efforts, whether it be for designing, installation or maintaining a secured gated entry system or public rights-of-way. However, it should be noted, during conversations with various City of Hemet/County of Riverside representatives, some historical cost information was shared with the CEC and is documented in various Appendices.

ALL COSTS ARE ESTIMATED BASED ON HISTORICAL INFORMATION RECEIVED FROM CITY OF HEMET AND COUNTY OF RIVERSIDE BY THEIR SUBJECT MATTER EXPERTS

2. THE DATA GATHERING PROCESS

The CEC members met with various City of Hemet Department Managers and County of Riverside subject matter experts, or their representatives, to learn which current City's/County responsibilities, and their policy and procedures, would be turned over to SDV HOA upon completion of gating the community.

In addition, the CEC members met with City of Hemet's Police and Fire Departments to learn what requirements these departments would impose on a gated community. City of Hemet's contracted Emergency Medical Services (EMS) was also interviewed to learn what their requirements would be on a gated community, as well as interview sessions with other area gated communities within Hemet City limits.

Appendix "A" for Historical Data (City of Hemet/County of Riverside provided for this Report)

Appendix "B" for Resources Used to Develop this Report

ALL COSTS ARE ESTIMATED BASED ON HISTORICAL INFORMATION RECEIVED FROM CITY OF HEMET AND COUNTY OF RIVERSIDE BY THEIR SUBJECT MATTER EXPERTS

3. NEW COMMUNITY RESPONSIBILITIES

- **ADDITIONAL FINANCIAL RESPONSIBILITIES**
- **ADDITIONAL INSURANCE LIABILITY/COSTS**
- **GATE-CONTROL LIABILITY**
 - **Vehicle Damage-** if gate hits and damages a vehicle
 - **Equipment Damage-** if a vehicle hits a gate or its

components

- **ONGOING GATE COMPONENTS MAINTENANCE**
- **PHYSICAL REDESIGN OF ACCESS POINTS THROUGHOUT THE COMMUNITY**
- **STREET MAINTENANCE AND PRESERVATION**
(See Appendix A, Street Repair and Maintenance for Historical Data)
 - **Black top maintenance (i.e., slurry, etc.)**
 - **Street sweeping services**
 - **Curbs and Gutters**
 - **Sewer maintenance:**
yearly clean out and repair of broken underground pipes
- **STREET LIGHTS: (See Appendix A, for Historical Data)**
 - **Street light poles**
 - **Wiring within street light equipment**
 - **Street light bulbs**
- **SIDEWALKS: (See Appendix A for Historical Data)**
 - **Crack repair**
 - **Ensure sidewalk continuity and smoothness**
 - **Maintenance of corner handicap access points**
 - **Liability if someone falls**
- **INCREASE IN ELECTRICAL MAINTENANCE COSTS**
- **INCREASE IN LANDSCAPE MAINTENANCE COSTS**

4. SUMMARY OF INVESTIGATION

The CEC interviewed representatives from the City of Hemet and County of Riverside, along with visiting other gated communities.

The CEC learned there are numerous preliminary city and county requirements that will need to be satisfied before any construction work can be started. The estimated cost of completing these requirements may be in excess of \$200,000.00 and the paperwork could take 2-3 years to be completed. The board could require a special assessment to cover these preliminary costs.

If SDV were to become a gated community, the homeowners would be responsible for everything inside the gates but allowing for a right-of-way for the utility companies.

If by a 66% majority vote to continue to a Phase II, the board would seek to learn costs associated with gating the community and preform a cost benefit analysis. At this point, potential assessments, budget costs and increased monthly HOA dues would be better understood.

- Formal Proposal Development/Approval from SDV HOA and City of Hemet**
- Any preliminary Supporting Documentation such as Traffic Study**
- Cost Analysis**
- Requirement Access-Police/Fire/EMS**
- Requirement Access-U.S. Mail/Federal Express/UPS**
- Requirement Access-Utility Companies-SCG/SCE/CR & R-DISPOSAL and Street Sweeping/Frontier Communications/Spectrum Communications/EMWD-Sewer and Water/Storm Drains**
- Requirement Access-Pest Control/News Paper Delivery/Gardeners/Contractors-Homeowner and HOA Projects**

- **Requirement Access-Street Repairs**
 - a) **Slurry Seal-Type I**
 - b) **Slurry Seal-Type II**
 - c) **Asphalt Overlay**
 - d) **Asphalt-Total Reconstruction**
 - e) **Asphalt Patching (Public Works)**
 - f) **Sidewalk Repair**
 - g) **Curb and Gutter Repair**
 - h) **Street Lights-internally (Tract area)**
 - i) **Street Lights-externally (Tract-Outside area)**
- **Requirement Access-Tree Trimming**
- **Requirement Access-Traffic Analysis**
- **Amended Environmental Impact Report**
- **Life Cycle of Asphalt-7-10 Years, Preventative Maintenance**
- **Life Cycle of Asphalt-18-20 Years, Overlay/Maintenance**
- **Pedestrian Access (Gate)**
- **Bike Lane (Within Roadway)**
- **Verify with Tom Carpenter and City of Hemet's Charles Russell-LMD questions and concerns on Prop 218-Taxing each District area (Lighting and Landscaping)**
- **Warrant from City of Hemet for Traffic Analysis, Traffic Count, Traffic Index, Stacking Requirements, Turnabout Requirement (minimum 50'), Acceleration/Deceleration Lane Requirement**

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APPENDIX “A” - HISTORICAL DATA

(Provided by City of Hemet/County of Riverside)

- **STREET REPAIRS - APPROXIMATE / STREET LENGTHS (24,300 FEET)**
 - a. Slurry Seal-Type I - \$130.00 PER TON
 - b. Slurry Seal-Type II - \$160.00 PER TON
 - c. Asphalt Cold Planning - \$1.25 PER SQUARE YARD
 - d. Hot Mix Asphalt - \$61.70 PER TON
 - e. Rubberized Hot Mix Asphalt-Total Reconstruction-\$73.60 / TON
 - f. Class 2 Aggregate Base - \$29.31 PER CUBIC YARD
 - g. Asphalt Patching (Public Works) - \$36.50 PER SQUARE YARD
 - h. Minor Concrete (Sidewalk) Repair - \$8.62 PER SQUARE FOOT
 - i. Minor Concrete (Curb and Gutter) Repair - \$ 37.48 LIN. FOOT
 - j. Minor Concrete (Driveway Approach-CRS 207) - \$15.29 PER SQ FOOT
 - k. Minor Concrete (Spandrel-CRS 209) - \$15.89 PER SQ FOOT
 - l. Minor Concrete (Cross Gutter-CRS 209) - \$15.29 PER SQUARE FOOT
 - m. Minor Concrete (Curb Ramp-CRS 403 - Case A)-\$4,225.00 EACH
 - n. Minor Concrete (Curb Ramp-CRS 403 - Case B)-\$4,225.00 EACH
 - o. Thermoplastic Traffic Striping - \$1.10 PER LIN. FOOT
 - p. Paint Traffic Stripe (2-Coats) - \$.80 PER LIN. FOOT
 - q. Asphalt Rejuvenating Emulsion (Scrub Seal) - \$550.00 PER TON
 - r. Street Lights Maintenance - Tract-Inside gates - \$650.00 EACH
 - s. Street Lights Maintenance - Tract-Outside gates - \$650.00 EACH
- **TREE TRIMMING - APPROXIMATELY \$450.00 PER TREE, PER CITY REQUIREMENTS**
- **TREE REMOVAL - APPROXIMATELY \$1800.00 PER TREE, PER CITY REQUIREMENTS**
- **OBTAIN CITY OF HEMET ENCROACHMENT PERMIT - \$8,200.00 PER GATE LOCATION**
- **TRAFFIC ANALYSIS - APPROXIMATELY \$12,000.00-\$16,000.00 PER ENTRANCE**
- **TRAFFIC SIGNAL INSTALLATION - \$25,000.00 EACH, IF APPLICABLE BASED ON TRAFFIC ANALYSIS**
- **CONTINGENCY MISCELLANEOUS WORK (AS DIRECTED)-\$15,000.00-25,000.00**
- **AMENDED ENVIRONMENTAL IMPACT REPORT - APPROXIMATELY \$40,000.00-\$60,000.00 AND APPROXIMATELY 6-9 MONTHS TO COMPLETE**
- **GATING ENTRANCE CONSTRUCTION/PERMITS/ENGINEERED PLANS AND ASSOCIATED EQUIPMENT - APPROXIMATELY \$666,500.00 EACH (6 TOTAL)**
- **PROVIDE COPY OF TRACT 31807 AND 31808 SITE PLAN/MAP**

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Appendix “B” - For Resources Used to Develop this Report

- **City of Hemet Planning Department - Carole Kendrick, Senior Planner: 1-951-765-2375**
- **City of Hemet Public Works Department - Charles Russell, Refuse Superintendent: 1-951-765-3807 and Greg Holyoak, Streets Supervisor – 1 951-765-3712**
- **City of Hemet Building and Safety Department - Sara Retmier-Building Official: 1-951-765-2480**
- **City of Hemet Engineering Department - Matthew Brudin-Principal, Engineering Technician: 1-951-837-7355 and Jamie Cruz, Senior Public Works Inspector: 1-951-765-2361**
- **City of Hemet Police Department - Lieutenant Eric Dickson, 1-951-765-3727**
- **City of Hemet Fire Department - Scott Brown, Fire Chief: 1-951-765-2450**
- **City of Hemet Contracted EMS (AMR) - Kathleen Henderson, EMS Supervisor: 1-951-765-2451**
- **County of Riverside Transportation Construction - Dennis Acuna-Senior, Engineering Associate: 1-951-955-6820**
- **County of Riverside Transportation Utilities - Jesse Mendoza, Principle Engineering Technician Inspector: 1-951-955-6856**
- **County of Riverside Transportation Construction - Justin Robbins, Senior Engineering Technician: 1-951-955-1851**
- **Southern California Gas Company-Zandra Marrero - Technical Services Manager: 1-909-335-7728**
- **Southern California Edison Company-M. Kenji Coleman-Transmission/Distribution Project Manager: 1-909-274-3176**
- **Eastern Municipal Water District-Armando Arroyo-Senior Civil Engineer: 1-951-928-3777**
- **Spectrum Cable-Steve Waters-Construction Supervisor: 1-951-393-3158**
- **Frontier Communications-Luis Becerra-Network Engineer: 1-909-798-4400**
- **U S Post Office-Customer Service:1-951-658-1323**
- **UPS-Customer Service:1-800-742-5877**
- **Federal Express-Customer Service:1-800-463-3339**
- **CR & R-Disposal-Customer Service:1-951-943-1991**
- **CR & R-Street Sweeping-Customer Service:1-800-755-8112**
- **News Paper Delivery-Press Enterprise:1-951-684-1200**
- **News Paper Delivery-Hemet Valley News:1-951-484-8261**