

Hemet — District 5

A candidate questionnaire was sent to every qualified candidate in this race. The responses below reflect only those received from the candidates listed.

POSITION QUESTION	JAMES WELKER	JAMES "JIMMY" DEPASSE
1. Residential Development The City should approve new residential development at a pace that keeps up with projected growth demand, even when doing so requires higher densities than currently exist in surrounding neighborhoods.	Disagree	Disagree
2. Commercial Development The City should approve new commercial and retail development that meets existing zoning and code requirements, even when it adds traffic volume to surrounding streets.	Agree	Agree
3. Affordable Housing and RHNA Implementation When implementing its state mandated housing element, the City should prioritize preserving commercial and business land over converting underused commercial sites to housing.	Agree	Agree
4. Zoning and Mixed Use Development The City should adopt more flexible zoning to allow mixed use development in more areas of the city, including some currently single use zones.	Agree	Agree
5. Business Licensing and Permitting The City should adopt tools such as AI-assisted review to standardize routine elements of its permitting processes, including business licensing, building, and planning approvals, so staff time is concentrated on the more complex or unique aspects of each application.	Agree	Agree
6. Business Fees and Regulatory Burden The City should regularly look to reduce business fees and regulatory requirements on businesses.	Agree	Strongly Agree
7. Economic Development Incentives The City should offer targeted incentives to encourage development of vacant or underused properties, even if it means forgoing some general fund revenue in the short term.	Agree	Agree
8. Small Business Support If the City must choose where to direct limited economic development capacity, it should focus on reducing fees that apply to all businesses rather than funding small business grant or technical assistance programs.	Agree	Strongly Agree
9. Downtown and Corridor Revitalization The City should prioritize public investment in revitalizing its downtown or main commercial corridor ahead of other capital projects.	Disagree	Disagree
10. Traffic Congestion The City should prioritize improving City controlled roadways over waiting on regional or state freeway projects to relieve local congestion.	Strongly Agree	Strongly Agree

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11. Transportation Infrastructure The City should prioritize expanding and modernizing public transit options over expanding roadway capacity to address long term transportation needs.	Disagree	Agree
12. Parking Policy The City should prioritize building new parking capacity for businesses over reducing parking requirements to encourage other modes of transportation.	Agree	Agree
13. Public Safety Budget Priorities The City should prioritize increasing funding for police services over other general fund priorities.	Agree	Agree
14. Homelessness and Code Enforcement The City should prioritize stronger code enforcement and encampment removal over expanding City funded homeless services.	Agree	Strongly Agree
15. Public Private Partnerships The City should rely more on public private partnerships to fund development projects rather than funding them entirely with public dollars.	Agree	Agree
16. Water and Utility Rate Advocacy The City Council should formally advocate to independent water and utility agencies for rate changes to follow a predictable index, such as CPI, rather than periodic large adjustments.	Agree	Agree
17. Utility Infrastructure Investment The City should support increased investment in local utility infrastructure to accommodate business growth, even if it means higher near term rates for existing ratepayers.	Disagree	Agree
18. Renewable Energy Posture City elected officials should prioritize working closely with utility/private sector partners to adopt clean energy programs and services, like electric vehicle (EV) charger deployment, in alignment with the state's clean energy goals.	Agree	Disagree
19. Environmental Regulations The City should limit its local environmental requirements to those already imposed by state and federal law, rather than adopting stricter standards of its own.	Agree	Strongly Agree
20. Franchise Agreements and Local Contracts The City should prioritize the lowest possible cost to residents and businesses when negotiating franchise agreements, such as waste hauling or landscaping, over other contract terms.	Disagree	Strongly Agree
21. Local Hiring Practices The City should require open competition among all qualified contractors on City funded construction projects, rather than hiring mandates or preferences that favor unionized contractors.	Agree	Strongly Agree
22. Project Labor Agreements The City should not require a Project Labor Agreement (sometimes called a Community Benefit Agreement or Community Workforce Agreement) on City funded construction projects.	Agree	Strongly Agree

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23. Workforce Development The City should direct its workforce development efforts toward partnerships with individual employers rather than toward coordination with the county workforce development board and regional training providers.	Disagree	Agree
24. Local Business Tax and Fee Policy The City should keep local business license tax rates as low as possible to encourage business formation, even if it means less discretionary revenue for the City.	Agree	Strongly Agree
25. City and Business Community Collaboration The City government currently collaborates well with the local business community.	Disagree	Disagree
26. Budget Allocation Priorities The City's economic development budget should prioritize retaining and supporting existing local businesses over recruiting new outside businesses.	Agree	Agree