

# ***CITY OF PERRIS***

*MINUTES:* Joint Work Session of the City Council,  
Redevelopment Agency,  
Perris Public Finance Authority &  
Perris Public Utilities Authority

*Date of Meeting:* 11 April 2006

*Time of Meeting:* 5:00 p.m.

*Place of Meeting:* City Council Chambers

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**1. CALL TO ORDER:**

The Honorable Mayor Pro Tem Yarbrough called the Joint Work Session of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority to order.

*5:10 p.m. Called to Order*

**2. ROLL CALL:**

Council Members Present: Motte, Rogers, Yarbrough, Landers  
Mayor Busch arrived at 5:35 p.m.

*4 Council Members present  
Mayor Busch arrived at 5:35  
p.m.*

Staff Members Present: City Manager Apodaca, City Attorney Dunn, City Engineer Motlagh, Finance Director Carr, Public Works Director Ansari, Interim Director of Development Services Belmudez, Assistant to City Manager Madkin, and City Clerk Rey.

*Staff Members Present*

**3. WORK SESSION:**

A. Green Valley Specific Plan Amendment (06-0048), consisting of approximately 1,106 acres that will be divided into four villages within the Specific Plan area: Mixed-Use Village, School Village, Active Adult Village and Lake Village. (Applicant: The Garrett Group, LLC)

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Amendment (06-0048),  
consisting of approximately  
1,106 acres that will be divided  
into four villages within the  
Specific Plan area: Mixed-Use  
Village, School Village, Active  
Adult Village and Lake  
Village. (Applicant: The  
Garret Group, LLC)*

Introduced by: Richard Belmudez, Interim Director of Development Services

Interim Director Belmudez gave a brief background on the Green Valley Specific Plan Amendment and introduced Jack Diamond of The Garrett Group to make a presentation regarding the proposal.

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Green Valley Specific Plan  
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Jack Diamond of The Garrett  
Group to make a presentation  
regarding the proposal.*

Mr. Diamond stated that his company had predominantly been an entitler of land and a pre-developer. The acquisition of Green Valley, as well as their continuing acquisition of some 1,400 acres located in the unincorporated area of the County in the Nuevo/Lakeview area, was a culmination of a goal and dream of Paul Garrett, to be intimately involved with the creation of a totally new community - a community designed around the goal of achieving a composite lifestyle experience with various types of housing, community facilities, great transportation and recreation for all of its subsequent inhabitants. To that end, this property, with its original Specific Plan and their intent to create a new and vibrantly updated Specific Plan, was a great adjunct to Mr. Garrett's efforts. The old plan was out of date, probably expired, and the maps that had been issued in the early 1990's and the Development Agreement that substantiated those, had all expired in 2005.

*Mr. Diamond presented background information on his company and the Green Valley project, a community designed around the goal of achieving a composite lifestyle experience with various types of housing, community facilities, great transportation and recreation for all of its subsequent inhabitants.*

The Garrett Group was now starting with the ability to create, from a blank sheet of paper, a new community that was designed to be contemporary in its nature and hopefully would bring that kind of contemporary community to the City of Perris. Mr. Diamond emphasized that they had respected many of the constraints that had existed since the original plan, including the total number of units within the community (just over 4,200 units), the existing parcel lines as much as possible, the transportation elements, and the airport.

*The Garrett Group was proposing to create a new community designed to be contemporary in its nature that would hopefully bring that kind of contemporary community to the City of Perris.*

Mr. Diamond commented that The Garrett Group had under its control and management two very large projects which were affected by, and which would hopefully contribute to, the solution of the river problems: River Park, located at the very upper end of the river project, bounded on the north by the Ramona Expressway and extending southward to Nuevo Road.; and the Green Valley Project. Among the group of five landowners funding the efforts to carry this project to fruition, The Garrett Group represented 40%. And Mr. Diamond emphasized that the City of Perris, as a lead agency in this effort, continued to be an integral and vital part of their efforts to reach the goal of enabling the river to be controlled to a level which would not impact either the Expressway or the I-215 freeway during significant flood events and which would enable the implementation of the City's General Plan and the implementation of the RCIP in the County to take place. One of the stated purposes behind the effort in the coalition and within the confines of the MOU between the City and the Flood Control District and TLMA and the County was the enablement of the development of private lands adjacent to the river. Without the City taking on the lead agency role, the enabling of private development by the Flood Control District would not be able to take place under their charter, and they all thanked the City for that.

*The Garrett Group had under its control and management two very large projects affected by, and which would hopefully contribute to, the solution of the San Jacinto River problems: River Park and Green Valley. Mr. Diamond emphasized the City's value as lead agency in this effort.*

Mr. Diamond communicated that The Garrett Group had achieved approval by the Corps of Engineers of a jurisdictional delineation which had reduced the Corps' jurisdiction from the limits of the 100 Year Floodplain to a specified limitation centered around the ordinary high-water mark in those areas of specific inundation during major flood

*The Garrett Group's approval by the Corps of Engineers of a jurisdictional delineation regarding the floodplain.*

events. They had presented to the County Environmental Programs Department an MSHCP Consistency Determination encompassing biological and engineering studies that provided for a corridor of 1,000 feet minimum dimension for a distance of almost 11 miles, providing for the goal of 2,700 acres or more of conserved lands. Together with those two goals was the other major goal of the MSHCP, the preservation of plants and those rare animals which do exist in the area, together with the assurance of the hydrology providing for the enhancement and survivability of those plants.

Mr. Diamond introduced two associates from The Planning Center, Dr. Rachel Straglia and Sean Warner. Mr. Warner discussed the project background, stating that it was located in the southern area of the City of Perris, encompassing approximately 1,100 acres, surrounded by either existing or proposed residential. The Specific Plan area was bounded by the I-215 to the east, Ethanac Road to the south, Goetz Road to the west, and Case Road to the north. As the majority of the site lies within the 100 Year Floodplain, in order to eventually move it out of the floodplain, they had proposed a floodway. He said the San Jacinto River ran northwest through the project, and the Romoland Channel would provide drainage for the site as well as for properties to the east and south of the project. Mr. Warner mentioned that there were some very significant neighbors to the project: Perris Crossing Retail Center to the east, EMWD Water Treatment Facility to the northeast, and the Perris Valley Airport. Mr. Warner read their vision statement: "Our vision is to create a quality, vibrant community where residential neighborhoods are fully integrated with parks, trails, open space, community centers, schools and commercial services."

*Mr. Diamond introduced two associates from The Planning Center, Dr. Rachel Straglia and Sean Warner. Mr. Warner discussed the project background, details concerning the floodplain, significant neighbors to the project, the project's vision statement.*

Mr. Warner pointed out the project's four guiding principles:

- ◆ Creating an efficient land use pattern
- ◆ Neighborhood diversity
- ◆ Place
- ◆ Economic development and prosperity

*Their four guiding principles*

Regarding the structure of the plan, Mr. Warner noted that in the Open Space areas, about 20% of the site was in conservation area alone, adjacent to the San Jacinto River. He said they wanted to create a system of trails connecting all the parks and residential areas to each other. Three schools were proposed within different villages within the community. There would be two primary community entries: one along Ethanac and Murrieta, and the other north of the project at Case and Murrieta. A neighborhood commercial area would be located along the intersection of Goetz and Ethanac, and an office/light industrial area north of the river. About 16% of the residential would be low-medium, 12% medium, and 7.6% medium-high. The project would be in two phases, with about 383 acres, 2,000 units and 331,000 sq. ft. of commercial space in Phase I. The community would be divided into four villages: School Village, Mixed-Use Village (the heart of Green Valley), Active Adult Village, and Lake Village. Phase II would consist

*Mr. Warner discussed the structure of the plan.*

of about 270 acres, 2,100 units and 430 acres of open space (the conservation area), a 44-acre lake with trails around it, a linear park, an elementary school, and neighborhood park. In total, this 1,100-acre site would provide 4,187 dwelling units and more than 500,000 sq. ft. of commercial.

Mr. Warner enumerated the benefits they believed this project would provide for the community: A vibrant village center for the southern area of the City of Perris; a sense of community with a general landscape typical of the Perris area; a regional trails network connecting the project to proposed future trails within the City; an area set aside for a fire station; diverse housing choices; open space; and completion of infrastructure including Murrieta and the rights-of-way of Ethanac, Goetz and Case Roads. This would be a self-sustaining community.

*Benefits of the project to the City of Perris.*

The Mayor arrived at 5:35.

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#### COUNCIL QUESTIONS AND DISCUSSION:

#### *Council Questions/Discussion*

Councilmember Motte asked if part of the open space along the San Jacinto River could be used for a regional park. Mr. Diamond said he hoped the City would take an active role in trying to convince EPD and the County that there are compatible uses within the 2,700 acres of open space.

*Councilmember Motte asked if part of the open space along the San Jacinto River could be used for a regional park. Mr. Diamond said he hoped the City would take an active role in trying to convince EPD and the County that there are compatible uses within the open space.*

Mr. Belmudez stated that the City had agreed to take the lead on the River Plan so would be proceeding with that, hoping to be able to decide how much of the area would be able to be used for such purposes.

*Mr. Belmudez said the City would be taking the lead on the River Plan and would be proceeding with that.*

Councilmember Landers asked about the 1,100 usable acres. Mr. Diamond responded that of the 1,100 acres within the entire Specific Plan, there were about 300 acres that could be developed as Phase I if the modification to the existing floodway were approved by FEMA and the other agencies. Mr. Landers asked how many acres of lakes there would be in total. The answer was a little over 70 acres. Mr. Landers asked if the lakes would be open to the public. Mr. Diamond said there was a question of how the lakes would be maintained; who would own them from a standpoint of maintenance and liability. However, he said it would be virtually impossible to restrict the enjoyment of those lakes to the residents of the community, because of the public streets running by them, so they would be recreational amenities to the entire City of Perris.

*Councilmember Landers asked about the 1,100 usable acres. Mr. Diamond responded. Mr. Landers asked how many acres of lakes there would be. The answer was a little over 70 acres in total. Mr. Landers asked about public access to the lakes. Mr. Diamond responded.*

Mr. Landers asked what types of schools would be there. Mr. Diamond said that two of the schools in the School Village were designed to be K-8, with an associated park next to it, and the future school in Lake Village in Phase was also designed to be K-8. However, the Superintendent of School had suggested that the school site located within the village center perhaps be an academy; a specialized junior high school of multi stories.

*Mr. Landers asked about the schools. Mr. Diamond responded.*

Mr. Landers thought their plans for a fire station would fit in well with the City's future plans for a fire station in the south part of the City. He asked Mr. Belmudez how far they were in the planning process of this project. Mr. Belmudez responded that they had just initiated the EIR process and had already gone through the scoping session and sent the initial project description out to surrounding cities and agencies, and had received some feedback. They now intended to take that feedback and start doing the actual technical studies. They anticipated coming back to Council with a draft sometime late spring, with public hearings in the summer.

*Mr. Lander thought their plans for a fire station would fit in well with the City's future plans. He asked Mr. Belmudez how far they were in the planning process. Mr. Belmudez responded.*

Councilmember Landers asked if they had any information yet on the size of houses and lots in the senior village. Mr. Belmudez said the Specific Plan was the initial zoning; the actual maps with that information would come later. Mr. Landers said he thought this was a very good plan and was excited about it.

*Councilmember Landers asked about the senior housing. Mr. Belmudez said the maps with that information would come later. Mr. Landers expressed his pleasure with this project.*

Councilmember Rogers asked if there would be a raised bridge area on Green Valley Parkway where it crosses over the Romoland Channel. Mr. Diamond said the crossing of Green Valley parkway at the Channel would be at street level, and the Channel itself would be accommodated underneath in a series of culverts, as it also would at Murrieta and at the location where it crosses Ethanac. He said that plan was being produced by the Flood Control District in conjunction with the developer east of the freeway.

*Councilmember Rogers asked about the crossing of Green Valley Parkway over the Romoland Channel. Mr. Diamond responded.*

Mayor Busch said he and Mr. Diamond had had an opportunity to briefly discuss this project recently. Mr. Busch asked if the lakes would be first on the list to be built, in order to provide the dirt needed for the project. Mr. Diamond said they would be, but there was also a great deal of infrastructure that would have to be built, as well as the community facilities, such as the parks.

*Mayor Busch asked if the lakes would be built first, in order to provide the necessary dirt. Mr. Diamond said they would be, along with infrastructure and community facilities.*

Councilmember Motte suggested that perhaps the City shouldn't go ahead with its paving of Murrieta Road. Mr. Diamond was asked how long it would be before they made changes to Murrieta Road. He said it would probably be about 21 months.

*Councilmember Motte suggested that perhaps the City shouldn't go ahead with its paving of Murrieta Road. Mr. Diamond responded.*

Mr. Yarbrough said it was critical to have the approval of the Airport, in light of this facility's uniqueness to the nation. He said he would like to see an ad hoc committee established to review the project and the design as it moves ahead. He also said that developing the access to the conservation areas would also be extremely important. Regarding Murrieta Road, he felt that it should be closed for the time being, rather than wasting the public's money for repairs that would be destroyed in a short time.

*Mr. Yarbrough said it was critical to have the approval of the Airport. He said he would like to see an ad hoc committee set up to review the project and design as the project progressed. He also felt that developing the access to the conservation areas was extremely important. Regarding Murrieta Rd., he thought it should be closed until this project rebuilds the road.*

Mr. Dunn pointed out that there were two maps that had been distributed and asked which one was the correct one. Mr. Diamond said there were a couple of differences that had been necessitated by refinements to the conservation area, causing a ripple effect, which they were in the process of modifying via a formal letter which would submit the exact nature of any differences between the map which had been distributed and the proposed map. He said it was opinion of their counsel that the changes were very slight and did not add to the impacts created by the development; if anything, they probably reduced some of the impacts.

*Mr. Dunn pointed out that there were two maps distributed and asked which one was correct. Mr. Diamond responded.*

Mr. Motte thought there needed to be some kind of plan for the 2,700 acres so it would turn out to be a nice addition. Mr. Belmudez said that some of the outstanding issues that still needed to be addressed would be defined in the Development Agreement.

*Mr. Motte thought there needed to be some kind of plan for the 2,700 acres. Mr. Belmudez responded.*

**4. ADJOURNMENT:**

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 6:00 p.m.

*6:00 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned.*

Respectfully Submitted,

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Margaret Rey, City Clerk