

CITY OF PERRIS

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

Date of Meeting: 27 September 2005

Time of Meeting: 4:30 p.m.

Place of Meeting: City Council Chambers

1. **CALL TO ORDER:**

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

4:35 p.m. Called to Order

2. **ROLL CALL:**

Council Members Present: Rogers, Landers, Motte, Busch
(Councilmember Yarbrough arrived at 4:40 p.m.)

*4 Council Members present
(Councilmember Yarbrough
arrived at 4:40 p.m.)*

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Barnes, City Engineer Motlagh, Finance Director Carr, Public Works Director Ansari, Assistant to City Manager Madkin, Planning Manager Belmudez, Police Chief Kestell, and City Clerk Rey.

Staff Members Present

3. **WORK SESSION:**

A. Emergency Operations – Response to Imminent/Actual Dam Failure.

*Emergency Operations –
Response to Imminent/Actual
Dam Failure*

Introduced by: Darren Madkin, Assistant to the City Manager

Mr. Madkin stated that this item was being presented to provide an overview of the planned emergency response to an imminent or actual dam failure. A recent announcement by the State Department of Water Resources regarding the potential weakness of the Lake Perris Dam in the event of a 7.5 earthquake raised concern about the emergency preparedness to respond to a potential event. In light of that, the City invited Phil McCormick of the Riverside County Office of Emergency Services to make a brief presentation on the anticipated response to such an event. Also present were representatives from the County Sheriff's Department and the American Red Cross.

*Mr. Madkin stated that this
item would provide an
overview of the planned
emergency response to an
imminent or actual dam
failure.*

Mr. McCormick gave a slide presentation entitled "When Disaster Strikes." Regarding the level of the dam, he said the most important thing was that it was currently below the crest level, or the bridge level, that everyone had been concerned about capping over.

*Phil McCormick of the
Riverside County Office of
Emergency Services gave a
slide presentation, "When
Disaster Strikes."*

Mayor Busch asked Mr. McCormick to explain “capping over.” Mr. McCormick said that based on the studies that the Water Resources Board had done, they had determined that the area right at the top of the dam was susceptible to retrofraction, and in a major earthquake there was a potential for the cap of the dam to actually slide away, and the water level, if at its normal peak, to overflow and come down. It was not necessarily an indication that the dam itself would break free, but more a concern that the water level was such that the very tip of the dam potentially would slide down and the water behind it would then start to flow. And then there was a concern that with a high level of water flow, additional dam earth may give way and continue to flow. But he said that at that time the water level was such that there was no danger of overcapping.

Mayor Busch asked Mr. McCormick to explain “capping over”, which he did. He said that at that time the water level was such that there was no danger of overcapping.

Mr. McCormick presented two scenarios regarding the dam:

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- 1) If there was a 7.0 or greater earthquake, it would cause release of water from the dam.

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Regarding notification of the general public, it was believed that the earthquake alone would be enough to alert the general public of an event within the City of Perris as well as all of Western Riverside County.

2) A release of water could occur to a failure of the dam.

- 2) A release of water could occur due to a failure of the dam.

Under this scenario, County offices and services, Sheriff’s Department, Fire Department, etc., would be notified by the Department of Water Resources of an event at the dam, and then it would be the responsibility of OES to notify the affected cities and other entities, such as school districts.

Councilmember Rogers asked if the phone numbers listed were 24-hour numbers or if they operated during regular business hours. The response was that they were all 24-hour numbers.

Councilmember Rogers asked if the phone numbers were 24-hour lines.

Regarding resources that would be available to respond, it was stated that under the first scenario, resources would be very limited. Obviously law enforcement and fire resources would be taxed because they would have certain responsibilities within the entire west end of the County, as well as potentially other areas. Assistance would have to be requested from other counties as well. If it were just a dam event, resources from elsewhere in the County would be available and directed toward the dam event.

Under the first scenario, resources would be very limited.

Immediately following an earthquake, as well as a dam event, the County’s Emergency Operation Center would open. Local responders would begin to do a local assessment of critical

Response following an earthquake.

facilities as well as the dam. As far as a dam event is concerned, those cities directly impacted from the water flow would open their Emergency Operation Centers and provide information to the County. That communication would continue throughout the entire event.

Councilmember Rogers asked how many cities could possibly be impacted. The answer was that a total dam break would impact seven cities: Perris, Sun City, Canyon Lake, Moreno Valley, Lake Elsinore, the County area between Lake Elsinore and Corona, Corona, to Prado Dam.

For the first scenario, the EOC would try to determine the damage levels of all County agencies. If it were just the dam itself, attention would be given solely to the dam.

As soon as it was known there had been an earthquake, the EOC would put out Emergency Alert System broadcasts with regard to the earthquake. Part of the broadcasts would be recommendations to citizens living in Perris or directly downstream of the dam, to leave their homes and go to the west side of the 215 freeway and wait and listen for instructions. There would not be time to establish an evacuation center or time to evaluate the integrity of any of the locations that had been determined to be possible evacuation centers. Mr. McCormick reported that the County was in process of purchasing a reverse 911 system, a system where the EOC could plot an area, using computer graphics, and the system would call people and notify them there had been an earthquake and a potential dam release and advise them to leave their homes and go to the west of the I-215 and listen to their radios for further instructions. He said that the goal was to get people out of the area as quickly as possible.

Mayor Busch asked if it might be better for some of the people to go directly east. The response was that going east would put them directly into the water flow; it would be much safer to go west.

Mr. McCormick said that in Scenario 2, the Emergency Alert System would be used with regards to the dam, with intention to be very specific as to what the situation was at the dam. The DWR would tell them what the threat level was and what conditions were with regards to water flow. The evacuation routes would be coordinated and planned by the Sheriff and CHP through the County EOC.

Different protective actions would be taken with regards to the dam event: A timed evacuation (different time rates for water

Councilmember Rogers asked how many cities would be impacted. The answer was seven.

In the first scenario, the EOC would try to determine the damage levels of all County agencies. If the damage was just to the dam, attention would be given solely to that.

Emergency Alert System broadcasting and other means of notifying people of the danger.

Mayor Busch asked if it would be better to go east. The response was that going east would put them into the water flow. West would be much better.

In Scenario 2, the Emergency Alert System would be used with regards to the dam. Evacuation routes would be coordinated and planned by the Sheriff and CHP through the County EOC.

A timed evacuation would be used in the event of a dam failure. Shelters would be

flow, different time rates for evacuation). The goal would be to control that as best as possible. Shelters would be coordinated through the County, the cities' EOC's and the Red Cross. After it had been determined what buildings were safe and could be used as evacuation centers and shelters, they would coordinate with the Red Cross to house people based upon their need. They could also use shelter in place – telling people to stay where they were – in places that were not going to get a lot of water.

coordinated through the County, city EOC's and the Red Cross, based on people's needs.

Coordination of evacuation activities would be done through the County EOC, coordinating with the cities, schools, Health Department and Sheriff's Department. Rescue operations would be coordinated by the Fire Incident Commander and the County EOC. Traffic movement would be coordinated through the County EOC, among the Sheriff, local police and CHP. The CHP would be responsible for freeway traffic. Morgue activities would be coordinated through the County EOC, and the Sheriff. Activities would be coordinated through the local government agencies through the County EOC. The City would be responsible for the activities of the City in cooperation with the County. Specifics such as placing barricades would start at the city level, and when city resources had run out, it would become the County's responsibility to provide those resources.

Coordination of evacuation activities would be done through the County EOC, in cooperation with other agencies. Responsibility for various other operations was also designated.

Councilmember Rogers asked what type of mass regional communication systems would be available for coordinating activities in the event of an earthquake and loss of satellite communication. Mr. McCormick said that through the Emergency Alert System, they would have direct access to all AM and FM radio stations, TV stations, and soon the ability to call homes within the County on the reverse 911 system. Sheriff's helicopters, fire vehicles and other resources could also be used, as well as using volunteers going door to door to advise citizens.

Councilmember Rogers asked what type of mass regional communication systems would be available in the event of an earthquake. Mr. McCormick responded.

Mayor Busch asked if these procedures could be used in the event of any disaster. The answer was that the response would be basically the same for any type of disaster.

Mayor Busch asked if these procedures would apply to any disaster. Mr. McCormick said they would.

Mayor Pro Tem Motte asked if the water level was going to stay where it currently was. Mr. McCormick said that was the current plan.

Mayor Pro Tem Motte asked if the water level was going to stay where it was. Mr. McCormick said that was the current plan.

Councilmember Yarbrough said he had recently talked to the City Manager about agendizing this subject and establishing school sites as shelters and having a plan of action and a chain of command in place for potential emergencies.

Councilmember Yarbrough wanted to agendize this subject, establish school sites as shelters and have a plan of action and chain of command in place for emergencies.

Mr. McCormick commented that in June the County EOC had conducted a drill with the Perris EOC, going through the process of identifying the rules and responsibilities and what they would do in certain types of events. He said the City was well on its way through that training and planning process. In addition, he said the County and City were currently rewriting the Emergency Operations Plan. He said he felt fairly certain that if there were to be an immediate emergency, the City management and EOC would be able to operate. Additionally, it would be the County's obligation to assist the City in that event.

Mr. McCormick said that the County EOC had conducted a drill with the Perris EOC in June and that the City was well on its way through that training and planning process.

Mr. Yarbrough felt it was important to educate the community regarding emergency procedures in advance of an emergency.

Mr. Yarbrough felt it was important to educate the community in advance of an emergency.

A Red Cross representative said that there were annual surveys done to identify schools and churches that could be used as shelters.

A Red Cross representative said annual surveys were done to identify potential shelter sites.

Mr. Yarbrough said that the key was to take what the City has and define it and find a way to get it to the public. People also need to be prepared at home.

Mr. Yarbrough said it was important to define what the City has and get the information to the public so they can be prepared.

Mr. McCormick said the County would be more than happy to assist with any programs the City would like to see established.

Mr. McCormick offered the County's assistance in establishing programs for the City.

Councilmember Rogers asked if the City had a list of the shelters referenced by the Red Cross representative. The answer was that it did. Ms. Rogers asked Mr. Madkin if the Council could have copies of the list. He said they certainly could.

Councilmember Rogers asked if the City had a list of shelters referenced by the Red Cross representative. Mr. Madkin said he would give the Council a list.

Mayor Busch mentioned that it could take 5-7 years for the process to retrofit the dam. Mr. McCormick agreed that it could take at least that long.

Mayor Busch figured it could take 5-7 years for the process to retrofit the dam. Mr. McCormick agreed that it could take at least that long.

B. Economic Development Report by John Husing.

Economic Development Report by John Husing

Introduced by: Michael McDermott, Real Estate Services Manager

Mr. McDermott introduced Mr. Husing, stating that he had been asked to present a current economic picture of Perris and Riverside County.

Manager McDermott introduced Mr. Husing.

Mr. Husing said that what he had put together for Perris in a 70-page book was a look at every piece of information he could find dealing with demographics, housing, employment, retail sales, the industrial sector, the school system, police protection, as well as a

Mr. Husing said he had done very extensive research into conditions in Perris and intended to give a summary of

general chapter looking at the overall region. He said his intention at this meeting was to give a summary of what was in the document.

what was in his book.

Mr. Husing displayed a chart showing job creation in Southern California in 2004. Almost half the jobs created in the State last year occurred in the Inland Empire, with total income ahead of that of 22 states. He said that to understand Southern California, one needs to understand how dirt and the economy interact with one another. There are 3 stages in the growth process: 1) Residential developers need dirt on which to build homes that middle-class people can afford, so they migrate out to a place that up until then had not seen a lot of action, and then suddenly there is building taking place everywhere. He said that was where Perris was at this point. He continued that by stating that then there is a rise of population-serving jobs. The problem is that it is only about half the jobs needed. 2) The industrial projects show up, providing different kinds of jobs, jobs that have nothing to do with the fact that the population is here buying things. They are jobs that serve the state, national and international economy. 3) Very expensive homes are built, resulting in upper middle-class families migrating to the new developments, opening up the possibility of a high end to the economy that up to that point was not possible.

Mr. Husing talked about job creation and the three stages in the growth process.

Because of the first-stage population growth, 3.8 million people now live in the Inland Empire, larger than almost half of the U.S. states. It is estimated that 43 states will add fewer people than San Bernardino and Riverside in the two decades from 2000 to 2020.

The population of the Inland Empire is presently larger than that of almost half of the U.S. states.

Mr. Husing said that growth on the South I-215 Corridor, from Moreno Valley to Temecula, was virtually identical to what occurred on the I-15 from Rancho Cucamonga. Elements that contribute to this growth include: thousands of acres of flat land; a major airport in March Air Reserve Base, now with joint use; new home development, with population coming out of San Diego, L.A. and Orange County; DHL now setting up operations; and industrial firms starting their migration because the west end was running out of space.

Mr. Husing compared growth on the South I-215 Corridor to that of the South I-15 Corridor.

Mr. Husing stated that the City's public officials needed to be thinking about: Who lives here? Who's coming? What are their skill sets, both by group and by city? What are their training needs? What firms are coming? Why are they coming? (The firms are responding to economic forces.) What firms are not coming? Who needs to know about the changes in the region? (Location consultants, commercial brokers, the media.) Who needs to be working together? (Public officials in the areas along the South I-215 Corridor.)

Mr. Husing mentioned things the City's public officials needed to consider.

Regarding Perris' demographics, Mr. Husing pointed out that Perris had grown 28% in just five years, going from a city of 36,000 to a city of nearly 45,000. The area that Perris merchants had as a market was approximately 237,000 in 2005. The forecast was that by 2020 it would be 400,000, with 500,000 by 2030. This marketplace did not include Moreno Valley. It encompassed Perris, Hemet, San Jacinto and all of the incorporated contiguous land north of Murrieta and Temecula. Mr. Husing stated that the median income in Perris was currently \$41,942. However, to purchase a new home in this area required an income of about \$75,700, or about \$55,800 for an existing home. The current total income was half a billion dollars, with a marketplace of \$3.5 billion. He also mentioned that ethnically Perris is a very diverse city, with 60% being Hispanic, 18% White Anglo, 16.1% African American, and 3.2% Asian/Pacific Island.

Perris grew 28% in just five years, from 36,000 to nearly 45,000, with a marketplace of approximately 237,000 in 2005 (encompassing Perris, Hemet, San Jacinto and all of the incorporated contiguous land north of Murrieta and Temecula). He also mentioned the median income and the ethnic diversity.

Regarding housing, the market built up to a record in 2004, with 1163 homes closed and recorded. It was noted that prices had skyrocketed, although they were still very affordable compared to the west end. By migrating to Perris from San Diego, L.A. or Orange Counties, families could save between \$43,500 and \$342,000 compared to what was being paid in the coastal markets for new homes. For existing homes, they could save between \$191,000 and \$356,000. This is why so many people were showing up in this marketplace.

The housing market hit a record in 2004, with 1163 homes closed and recorded. Although local prices had skyrocketed, they were still considerably less expensive than San Diego, L.A. or Orange County, making this area desirable.

Mr. Husing said there was another issue: Was this a bubble? Yes. Was it about to burst? The answer was probably not, due to the fact that there was more demand than supply.

Was this a bubble? Was it about to burst?

Regarding employment in Perris, it was noted that there was a 56.7% increase in jobs located in Perris Zip Codes between 1997 and 2004, an increase of 5,000 jobs in the city. The employment base included blue collar: manufacturing and construction; then population-serving: retailing and education; and distribution. The average job in Perris was currently paying 3% better than seven years ago.

There was a 56.7% increase in jobs in the Perris area between 1997 and 2004, representing an increase of 5,000 jobs in the city.

Retail sales from 1990 to 2004 increased 181%, but inflation during that period was 42%, meaning that the volume of sales had gone up. Sales were at a modest per-capita level: \$10,582 (in comparison, Temecula is at \$31,000). Highest sales were non retail (non-stores, firms that have business-to-business sales or business-to-consumer sales).

Retail sales increased 181% from 1990 to 2004, but were still at a modest per-capita level.

Because of lack of available space for industrial growth in the west end, it was noted that industry was migrating to the Inland Empire and the High Desert.

Due to lack of available space in the west end, industry was migrating to the Inland Empire and the High Desert.

Mr. Husing also noted two other positive points about Perris: Favorable academic performance in the schools, and a 42.6%

Mr. Husing said there was favorable academic perform-

reduction in crime between 1993 and 2004.

ance in the schools and a large reduction in crime since 1993.

C. Industrial Guidelines Discussion

Industrial Guidelines Discussion

Due to a shortage of time, this item was not heard.

Item not heard – continued to a later meeting.

14. ADJOURNMENT:

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 6:15 p.m.

6:15 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned.

Respectfully Submitted,

Margaret Rey, City Clerk