

CITY OF PERRIS

MINUTES: City Council, Redevelopment Agency,
Perris Public Finance Authority &
Perris Public Utilities Authority
Date of Meeting: 13 April 2004
Time of Meeting: 6:00 p.m.
Place of Meeting: City Council Chambers

1. CALL TO ORDER

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

6:05 p.m. Called to Order

2. ROLL CALL:

Council Members Present: Motte, Rogers, Yarbrough, Landers and Busch

Councilmembers present.

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Gutierrez, City Engineer Motlagh, Interim Finance Director Fructuoso, and City Clerk Rey.

Staff Members Present.

3. INVOCATION:

Sue Fuller
Baha'I Group of Perris
P.O. Box 303
Perris, CA

Sue Fuller of the Baha'I Group of Perris led the invocation.

4. PLEDGE OF ALLEGIANCE:

Councilmember Motte led the Pledge of Allegiance.

Councilmember Motte led the Pledge.

5. PRESENTATIONS/ANNOUNCEMENTS:

Damaris Perez, President of Rebuilding Together Perris Valley to give a presentation regarding Rebuilding Together.

Ms. Perez, explained the projects that had been completed by Rebuilding Together Perris and announced that Rebuilding Day would be on April 24, 2004.

Damaris Perez, President of Rebuilding Together Perris Valley, explained the projects that had been completed and announced that Rebuilding Day would be April 24, 2004.

6. APPROVAL OF MINUTES:

Approval of the minutes of the Joint Work Session of the City Council, Redevelopment Agency, PPFA and PPUA held March 30, 2004 and approval of the Minutes of the Joint Meeting of the City Council, Redevelopment Agency, PPFA and PPUA held March 30, 2004

M/S/C: (Rogers/Yarbrough) to approve the minutes of the Worksession and Joint Meeting of the City Council, Redevelopment Agency, PPFA and PPUA of March 30, 2004.

*Approval of the Worksession and Joint Meeting of the City Council, Redevelopment Agency, PPFA and PPUA of March 30, 2004.
Approved: 5-0*

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

7. CONSENT CALENDAR:

PUBLIC COMMENT: None

No Public Comment.

City Attorney, Eric Dunn requested that Item 7A be continued to the next meeting.

City Attorney Dunn requested that Item 7A be continued.

- A. To approve proposed Resolution Numbers (next in order), Resolutions of Intention for a Community Facilities District for Monument Ranch (Classic Pacific).

*Approval of Resolutions of Intention for a Community Facilities District for Monument Ranch (Classic Pacific)
Continued to April 27, 2004.*

The proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO INCUR BONDED INDEBTEDNESS IN THE AMOUNT OF NOT TO EXCEED \$_____ WITHIN PROPOSED IMPROVEMENT AREA NO. 1 AND \$_____ WITHIN PROPOSED IMPROVEMENT AREA NO. 2 OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2004-3 (MONUMENT RANCH) OF THE CITY OF PERRIS

A Resolution of Intention to incur Bonded Indebtedness within proposed Improvement Areas 1 and 2 of proposed Community Facilities District No. 2004-3 (Monument Ranch)

The proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2004-3 (MONUMENT RANCH) OF THE CITY OF PERRIS AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2004-3 (MONUMENT RANCH) OF THE CITY OF PERRIS.

A Resolution of Intention to establish Community Facilities District No. 2004-3 (Monument Ranch) and to authorize the levy of a Special Tax.

- B. To approve the second reading of proposed Ordinance Number 1128 entitled:

Approval of Second Reading of Ordinance Number 1128.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2004-1 (AMBER OAKS) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT.

Ordinance Number 1128, authorizing the levy of a Special Tax within Community Facilities District No. 2004-1.

- C. To approve the second reading of proposed Ordinance Number 1129 entitled: *Approval of Second Reading of Ordinance Number 1129.*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2004-2 (CLC) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT.

Ordinance 1129, authorizing the levy of a Special Tax within Community Facilities District Number 2004-2 (CLC)

- D. To adopt proposed Resolution Number 3213 for the annexation of Assessor Parcel Numbers 305-020-004 and 012 to the City's Maintenance Districts. (Mike's Welding, Inc.) *Adoption of proposed Resolution Number 3213.*

The proposed Resolution Number 3213 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO LANDSCAPE MAINTENANCE DISTRICT NO. 1 AND MAINTENANCE DISTRICT NO. 84-1 (ASSESSOR PARCEL NUMBERS 305-020-004 AND 012)

Resolution Number 3213, ordering the annexation of certain territory to Landscape Maintenance District No. 1 and Maintenance District No. 84-1 (Assessor Parcel Numbers 305-020-004 and 012)

- E. To adopt proposed Resolution Number 3216 for the annexation of DPR 03-0059 to the City's Maintenance District No. 84-1. (Dr. Bond). *Adoption of Resolution Number 3214.*

The proposed Resolution Number 3214 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO MAINTENANCE DISTRICT NO. 84-1 (DPR 03-0059)

Resolution Number 3214 ordering the annexation of certain territory to Maintenance District No. 84-1 (DPR 03-0059)

- F. To adopt Resolution Number 3215 approving the Engineer's Report for Maintenance District No. 84-1 (FY 2004- 2005) and to adopt Resolution Number 3216, a Resolution of Intention to Levy and Collect Annual Assessments under MD 84-1 and setting a public hearing date of June 8, 2004. *Adoption of Resolution Numbers 3215 and 3216 approving the Engineer's Report and Intention to levy and collect Annual Assessments under MD 84-1 and setting a public hearing date of June 8, 2004.*

The proposed Resolution Number 3215 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ENGINEER'S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2004-2005 FOR CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 3215 approving Engineer's Report for levy of annual assessments for Fiscal Year 2004-2005 for Maintenance District Number 84-1.

The proposed Resolution Number 3216 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2004-2005 IN CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO.

Resolution Number 3216 declaring intention to levy and collect assessments for Fiscal Year 2004-2005 in Maintenance District Number 84-1 and offering a time and place for hearing objections thereto.

- G. To approve the Annual Engineer's Report for Flood Control Maintenance District No. 1 (FY 2004-2005) and to adopt Resolution Number 3217, a Resolution of Intention to Levy and Collect Annual Assessments under Flood Control Maintenance District No. 1 and setting a public hearing date of June 8, 2004.

Approval of Annual Engineer's Report for Flood Control Maintenance District No. 1 (FY 2004-2005) and adoption of Resolution 3217, Intention to levy and collect annual assessments under Flood Control Maintenance District No. 1 and setting a public hearing date of June 8, 2004.

The proposed Resolution Number 3217 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2004-2005 IN CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO.

Resolution Number 3217 declaring intention to levy and collect assessments for fiscal year 2004-2005 in Flood Control Maintenance District Number 1 and offering a time and place for hearing objections thereto.

- H. To adopt Resolution Number 3218 approving the Engineer's Report for Landscape Maintenance District No. 1 (FY 2004/2005) and adopt Resolution Number 3219, a Resolution of Intention to Levy and Collect Annual Assessments Under LMD 1 and setting a public hearing date of June 8, 2004.

Adoption of Resolution Number 3218 approving the Engineer's Report for Landscape Maintenance District No. 1 (FY 2004-2005) and Resolution Number 3219 Intention to levy and collect annual assessments under LMD 1 and setting a public hearing date of June 8, 2004.

The Resolution Number 3218 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ENGINEER'S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2004-2005 FOR CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 3218 approving Engineer's Report for levy of annual assessments for Fiscal Year 2004-2005 for LMD Number 1.

The Resolution Number 3219 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENT FOR FISCAL YEAR 2004-2005 IN CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO.

Resolution Number 3219 declaring intention to levy and collect assessment for Fiscal Year 2004-2005 in Maintenance District Number 1 and offering a time and place for hearing objections thereto.

- I. Approval of Warrants.

Approval of Warrants.

M/S/C: (Yarbrough/Landers) to continue Item 7A and approve the balance of the Consent Calendar as presented.

Continuation of Item 7A and approval of the Consent Calendar as presented.

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

Approved: 5-0

8. **PUBLIC HEARINGS:**

- A. Consideration and discussion regarding the annexation of SB Engineering Tract 31578; Corman Leigh Communities Tract 31214 into the Public Safety Community Facilities District; the City Council to take the following actions:

Annexation of SB Engineering Tract 31578, Corman Leigh Communities Tract 31214 into the Public Safety Community Facilities District.

City Attorney Dunn explained that this was the third in a series of annexations into the North Perris Public Safety Community Facilities District. The Resolution of Intention had been approved setting the date for the public hearing. The actions described would be approved and ballots from Corman Leigh and SB Engineering would be read. The first action would be to open the public hearing.

1. Conduct the scheduled public hearing on Annexation No. 3 to Community Facilities District No. 2001-3.

Conduct scheduled Public Hearing on Annexation No. 3.

Mayor Busch opened the public hearing and asked for any public comments.

Mayor Busch opened the Public Hearing.

PUBLIC COMMENT: None

No Public Comment.

Mayor Busch closed the Public Hearing.

Mayor Busch closed the Public Hearing.

2. Adopt a Resolution of the City Council of the City of Perris acting in its capacity as the Legislative Body of Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, calling a Special Election to submit to the qualified electors within Proposed Annexation No. 3 the question of annexing such territory and levying of a Special Tax within Proposed Annexation No. 3.

Adoption of the Resolution.

The proposed Resolution No. 3220 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 3 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN PROPOSED ANNEXATION NO. 3.

Resolution 3220 calling a Special Election and levying of a Special Tax within proposed Annexation No. 3.

M/S/C: (Rogers/Motte) to adopt Resolution Number 3220 calling a Special Election and levying of a Special Tax within proposed Annexation No. 3.

*Adoption of Resolution Number 3220.
Approved: 5-0*

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

3. Conduct the Special Election relating to Annexation No. 3.

Conduct the Special Election.

City Clerk Rey opened and read the ballots from SB Engineering and Corman Leigh Communities regarding the annexation into

City Clerk Rey opened and read the ballots from SB Engineering

Community Facilities District Number 2001-3 (North Perris Public Safety) of the City of Perris and the levying of a Special Tax within Annexation Number 3. Both ballots indicated yes.

and Corman Leigh Communities. Both ballots indicated yes.

4. Adopt a Resolution of the City Council of the City of Perris, acting in its capacity as the Legislative Body of the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, declaring the results of a Special Election relating to Annexation No. 3 and ordering the Annexation of such territory, the levying of a Special Tax within Annexation No. 3 and directing the recording of a Notice of Special Tax Lien.

Adoption of the Resolution.

The proposed Resolution Number 3221 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2003-1 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 3 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN ANNEXATION NO. 3 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN.

Resolution Number 3221 declaring the results of a Special Election relating to Annexation Number 3 and ordering the annexation of such territory, the levying of a Special Tax and directing the recording of a Notice of Special Tax Lien.

M/S/C: (Rogers/Landers) to approve the Resolution as read.

Adoption of Resolution Number 3221.

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

Approved: 5-0

City Attorney Dunn stated that that concluded the proceedings.

City Attorney Dunn concluded the proceedings.

- B. Consideration and discussion to adopt Resolution Number 3222 and approve Mitigated Negative Declaration No. 2138 and Tentative Tract Map 31201 (Case No. TTM 03-0322), a proposal to subdivide 14.3 acres into 95 single-family residential lots within the R14 land use designation (14 dwelling units to the acre) of the Downtown Specific Plan. The average lot size proposed is 4,007 square feet, and the project will have an overall density of 6.6 Dwelling Units per Acre (10.2 Dwelling Units per Acre). The project is located north of Ellis Avenue and south of Midway Avenue, west of Perris Blvd. Applicant: John Reichel of Sunwest Enterprises.

Adoption of Resolution Number 3222 and approval of Mitigated Negative Declaration No. 2138 and Tentative Tract Map 31201, a proposal to subdivide 14.3 acres into 95 single-family residential lots within the R14 land use designation of the Downtown Specific Plan.

Applicant: John Reichel of Sunwest Enterprises.

The proposed Resolution Number 3222 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION 2138 AND TENTATIVE TRACT MAP 31201 (03-0322) TO SUBDIVIDE 14.3 ACRES OF LAND ON THE NORTH SIDE OF ELLIS AVENUE, SOUTH OF MIDWAY AVENUE, BETWEEN THE RAILROAD RIGHT OF WAY AND PERRIS BOULEVARD INTO 95 SINGLE FAMILY LOTS AND ONE DETENTION BASIN LOT ON APPLICATION OF SUNWEST ENTERPRISES, BASED UPON FINDINGS IN SUPPORT THEREOF.

Resolution Number 3222 approving Negative Declaration Number 2138 and Tentative Tract Map 31201 (03-0322) to subdivide 14.3 acres of land into 95 single family lots on application of Sunwest Enterprises, based upon findings in support thereof.

Introduced by: Olivia Gutierrez, Community Development Director

Community Development Director Gutierrez explained that the project site consisted of 14.3 acres of vacant land on the north side of Ellis Avenue, south of Midway Avenue, between the railroad right-of-way and Perris Boulevard. The standards for R14 regarding single family development would be applied to the project from the Title 19 of the Municipal Code since the R14 zoning standards for the Downtown Specific Plan only applied to multi-family development. There would be 95 single-family residential lots and the average lot size would be 4,007 square feet. There was a provision for a retention basin with perimeter block walls throughout with a conceptual landscape plan. There was also a provision for the improvements on Ellis Avenue to be coordinated with the adjacent development. She indicated that the Planning Commission had made some changes in which the City Engineer did not concur and that he would like to present his case.

Community Development Director Gutierrez explained the project and the provisions. She indicated that the Planning Commission had made changes that the City Engineer did not concur.

City Engineer Motlagh explained that Condition Number 3 was for the applicant to match the existing improvements on Ellis Avenue which included 43 feet of pavement plus 9 feet of additional pavement to construct a median at a future date. The applicant asked the Planning Commission to require only the 43 feet thereby minimizing the 9 feet of additional pavement. Condition Number 7 required that the applicant provide water and sewer facilities to the development and comply with City, EMWD, Fire Department and Health Department requirements. A 12" waterline along the entire project frontage on Ellis Avenue and connected to the existing 12" waterline was required. Condition Number 15 required the developer to grade to drain the existing channel to mitigate the impact of nuisance runoff on Ellis Avenue east of Goetz Road. The developer had requested the Commission to put a cap of \$5000.00 on the condition, but he believed the developer should do whatever it would take to mitigate the impact. The last condition, Number 16, was a requirement to clean the existing underground drainage pipe and catch basin at Ellis Avenue and Goetz Road.

City Engineer Motlagh explained why he did not concur with each of the conditions that were changed by the Planning Commission.

PUBLIC COMMENT:

John Reichel, developer of the project, addressed the changes to the Conditions of Approval. He explained that in Condition Number 3, a 43-foot wide street would be built to the center line of the street, which would handle all the traffic in the neighborhood. He felt that the only time a developer should pay for pavement over the center line was when the section on their side of the street was not adequate to service the project and that the condition for another 9 feet of additional pavement should not be imposed on them. The next condition was the water line that would come in on Ellis Avenue and extend to Midway Avenue. He felt that an 8" line was adequate to provide fire-flow to service the project and that the beneficiary of a 12" line would be the City, not the project. Lastly, by putting the

John Reichel, developer of the project, addressed the changes to the Conditions of Approval.

detention basin on the site, the amount of water that would get to the downhill site had been reduced. They were willing to do the clean-up and re-grade the drain line so that the water would be able to flow but the reason they had asked for a cap of \$5000.00 was because depending on what needed to be done, this could be defined as a \$50,000 or \$100,000 job.

City Engineer Motlagh responded that the City was not asking the developer to replace the drain pipe but to make sure that it was clean and could accept their site's flow. The requirement of a retention basin was a Federal mandate that every project would have to comply with. As far as the street and water line, the City's connection fees were low and the larger size pipes were necessary to deliver the quality and quantity of water needed on this project.

City Engineer Motlagh responded to Mr. Reichel's comments.

Mayor Busch asked about the right-of-way.

Mayor Busch asked about the right-of-way.

City Engineer Motlagh replied that he did not know who the owners were and whether they would be willing to dedicate the land but that reimbursement would be in order for any improvements made on that property.

City Engineer Motlagh responded that the owners of the land would be required to reimburse for any improvements made to the property.

Mr. Reichel responded that the threshold for needing a wider street did not exist and that it had been his experience that reimbursement agreements were not collectable. As far as the water fees went, he still felt that the ultimate user would be the City.

Mr. Reichel responded that it had been his experience that reimbursement agreements were not collectable.

COUNCIL QUESTIONS AND DISCUSSION:

Councilmember Motte asked if the wall on the railroad right-of-way would be high enough to alleviate the noise made by the trains.

Councilmember Motte asked if the railroad wall would be high enough to alleviate the noise.

Community Development Director Gutierrez explained that an acoustical study that would identify the mitigation measures would be done and that the noise level was taken into account.

Community Development Director Gutierrez explained that that had been taken into account.

Mayor Pro Tem Landers commented that he did not have a problem with Condition 3 regarding the 43 feet of pavement, but thought that the developer should use the 12" pipes required in Condition 7. He asked the developer what the problem was with Conditions 15 and 16 if only clean-up was required.

Mayor Pro Tem Landers commented on Conditions 3 and 7 and asked the developer to explain the problem with Conditions 15 and 16.

Mr. Reichel responded that he agreed with Mayor Pro Tem Landers regarding Condition 3. Regarding the water line, he felt that it was beyond the threshold of what other Cities required but he would agree to do it if the City gave them the choice of doing that or the clean-up. The problem with the clean-up was that there was no way of knowing what the scope of work was. They would be willing to do the clean-up but would like to have a cap of \$5000.00.

Mr. Reichel responded on the Conditions.

Mayor Pro Tem Landers asked the City Engineer to respond to Mr. Reichel's comments and asked if a "happy medium" could be reached.

Mayor Pro Tem Landers asked if a "happy medium" could be reached.

City Engineer Motlagh recommended that the item be continued until he had a chance to meet with Mr. Reichel and City Manager Apodaca to go over the issues and come back to the Council with a recommendation. He felt that it should not be more than \$10,000.00 to complete the clean-up.

City Engineer Motlagh recommended that the item be continued and felt that the work should not be more than \$10,000.00.

Mr. Reichel responded that he did not want a continuance and would be willing to raise the cap to \$10,000.00 to resolve the issue now.

Mr. Reichel did not want a continuance and was willing to raise the cap to \$10,000.00

Mayor Pro Tem Landers asked what insurance Mr. Reichel had as far as reimbursement.

Mayor Pro Tem Landers asked about reimbursement for Mr. Reichel.

City Engineer Motlagh replied that reimbursement usually lasts about ten years and can be extended by the request of the owner.

City Engineer Motlagh replied that reimbursement usually last ten years.

Mayor Pro Tem Landers inquired as to how much money that would be .

Mayor Pro Tem Landers asked how much money that would be.

Mr. Reichel stated that it would be about \$21,500.00 for the water line. The main point for the street was that going to the center line would meet all the projected traffic needs for their tract and if there would be more demand on the street, it would be because there would be other projects on the south side and, at that point, they would be widening the street.

Mr. Reichel stated that it would be about \$21,500.00 for the water line but that regarding the street he felt that going to the center line would meet all the projected traffic needs for their project.

Mayor Pro Tem Landers thought that the developer, the City Engineer and the City Manager should meet and work these problems out.

Mayor Pro Tem Landers thought that the developer, City Engineer and City Manager should meet.

City Engineer Motlagh recommended that the condition be approved with the understanding that if the right-of-way could not be dedicated, at not cost to the City or the applicant, that that condition be revised to what the applicant asked for.

City Engineer Motlagh recommended that the condition be approved with an understanding that if the right-of-way could not be dedicated, the condition be revised to what the applicant asked for.

Mr. Reichel agreed to that.

Mr. Reichel agreed.

Councilmember Yarbrough thought that the reimbursement agreement with extensions at the developers request, would be appropriate and was comfortable with the cap on Items 15 and 16.

Councilmember Yarbrough concurred with the conditional changes.

Councilmember Rogers also concurred.

Councilmember Rogers concurred.

M/S/C: (Landers/Rogers) to adopt the Resolution and approve the conditions as amended by the City Council.

Adoption of the Resolution and approval of the conditions as amended by the City Council. Approved: 5-0

AYES: Motte, Rogers, Yarbrough, Landers, Busch

NOES:

- C. Consideration and discussion to adopt Resolution Number 3223 and approve Tentative Tract Map 30773 (Case No. TM 03-0223), a proposal to subdivide 19.5 acres into 89 single-family residential lots within the R-5,400 zoning designation of the May Ranch Specific Plan, Phase 4. An average lot size of 5,857 square feet is proposed, and the project density is 4.7 dwelling units per gross acre. The project is located at the southeast corner of Rider Street and Evans Road. An approximate 12-acre existing detention basin is located immediately south of the project and will be improved as a public park facility. Applicant: KB Home Coastal, Inc.

Adoption of Resolution Number 3223 and approval of Tentative Tract Map 30773, a proposal to subdivide 19.5 acres into 89 single-family residential lots within the R-5,400 zoning designation of the May Ranch Specific Plan, Phase 4. Applicant: KB Home Coastal, Inc.

The proposed Resolution Number 3223 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT MAP 30773 (03-0223) SUBDIVIDING 19.5 ACRES OF LAND AT THE SOUTHEAST CORNER OF RIDER STREET AND EVANS ROAD INTO 89 SINGLE FAMILY LOTS WITHIN THE R-5,400 ZONING DESIGNATION OF THE MAY RANCH SPECIFIC PLAN, AND A 12-ACRE DETENTION BASIN SOUTH OF THE PROJECT SITE, AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution Number 3223 approving Tentative Tract Map 30773, subdividing 19.5 acres of land at the southeast corner of Rider Street and Evans Road into 89 single family lots, a 12 acre detention basin south of the project site and making findings in support thereof.

Introduced by: Olivia Gutierrez, Community Development Director

Community Development Director Gutierrez requested that Items C and D be presented together and then approved separately. The proposal was for two tentative tract maps within the May Ranch Specific Plan, Phase 4. The two tracts would total 397 single-family lots within areas zoned R54 and R4. During this phase, approximately 5 acres of the 15-acre community park located in Planning Area 3 north of the project site would be developed. There was a change to Condition Number 19 of the Conditions of Approval, regarding the landscaping of the Perris Valley Storm Drain. A statement would be added that at the City's discretion the developer would deposit an amount equivalent to the value of the required improvements as determined by the approved plan. The applicant had concurred with that condition.

Community Development Director Gutierrez requested that Items C and D be presented together and approved separately. A change to one of the Conditions of Approval had been concurred by the developer.

PUBLIC COMMENT:

Chris Mounts from KB Home Coastal, thought that it was a good option to deposit the money with the City for the improvements to the Perris Valley Storm Drain Trail. There was also a condition that stated that in the event that the City implemented a new city-wide Maintenance District that the project would annex into that CFD. He asked that if that occurred, the City agree to amend the RMA and make adjustments to the Special Tax already established. He stated that they had agreed to build the full width of old Evans Road as part of their tract but that was the city-county line and they were not sure if there was enough right-of-way to be able to build the whole width. They would build whatever they could to get the park open and make the tract work and diligently pursue getting the right-of-way from the

Chris Mounts, from KB Home Coastal, discussed some of the Conditions of Approval for the project.

County. He also requested that the landscaping in the detention basin park be done after the park was built.

COUNCIL QUESTIONS AND COMMENTS:

Mayor Busch asked if the Parks Sub-committee had had an opportunity to see the plans and stated that the Council liked to see parks built as soon as possible.

Mayor Busch asked if the Parks Sub-committee had seen the plans.

Councilmember Motte responded that the sub-committee had talked about it and that it looked good.

Councilmember Motte responded that the plans looked good.

Community Development Director Gutierrez explained that City Staff had been working on a plan to consolidate park acreage between developers. Based on discussions with KB Home Coastal, a fixed schedule had been committed to, once the conceptional plans were submitted.

Community Development Director Gutierrez stated that a fixed schedule had been committed to once KB Home Coastal submitted the conceptional plans.

Councilmember Motte was happy to hear about the future street maintenance district and thought that it was good that KB said yes to that without knowing the specific amount.

Councilmember Motte was happy to hear about the future street maintenance district.

Councilmember Rogers inquired if the City had entered into a CFD for maintenance of the park.

Councilmember Rogers inquired about the CFD for park maintenance.

Mr. Reichel responded that all the parks in the May Ranch project have been budgeted for maintenance and would be annexed into the CFD as the projects continue.

Mr. Reichel responded that all the parks in the May Ranch project would be annexed into the CFD.

Mayor Pro Tem Landers commented that he looked forward to a partnership with KB Homes.

Mayor Pro Tem Landers commented that he looked forward to a partnership with KB Homes.

Councilmember Rogers asked about the timeframe for the park and stated that the City was in desperate need of park space.

Councilmember Rogers asked for the timeframe for the park.

Mr. Reichel responded that the actual Development Agreement stated that the park should be under construction within one year of the effective date of the amendment, which would be April 24, 2004. The work would actually start as soon as conceptional plans were completed.

Mr. Reichel responded that work on the park would start as soon as conceptional plans were completed.

City Attorney Dunn read the two Resolutions that needed to be approved by the Council.

City Attorney Dunn read the two Resolutions to be approved.

M/S/C: (Landers/Rogers) to approve Item C as read by City Attorney Dunn.

Adoption of Resolution Number 3223 and approval of Tentative Tract Map 30773, subdividing 19.5 acres of land at the southeast corner of Rider Street and Evans Road into 89 single-family lots, with a 12 acre detention basin.

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

- D. Consideration and discussion to adopt proposed Resolution Number 3224 and approve Tentative Tract Map 31416 (Case No. TTM 03-0225) a proposal to subdivide 78 acres into 308 single-family residential lots within the R-4000 and R-5400 zoning designations of the May Ranch Specific Plan, Phase 4. Minimum 4,000 square foot lots are proposed within Planning Area (PA) 25, and minimum 5,400 square foot lots are proposed within Planning Area (PA) 23. The overall project density is 3.7 dwelling units per gross acre. The project is located at the southwest corner of Rider Street and Evans Road. Applicant: KB Home Coastal, Inc.

Adoption of Resolution Number 3224 and approval of Tentative Tract Map 31416, a proposal to subdivide 78 acres into 308 single-family residential lots within the R-4000 and R-5400 zoning designations of the May Ranch Specific Plan, Phase 4.

The proposed Resolution Number 3224 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT MAP 31416 (03-0225) SUBDIVIDING 78 ACRES OF LAND AT THE SOUTHWEST CORNER OF RIDER STREET AND EVANS ROAD INTO 308 SINGLE FAMILY LOTS WITHIN THE R-4,000 AND R-5,400 ZONING DESIGNATION OF THE MAY RANCH SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution Number 3224 approving Tentative Tract Map 31416 subdividing 78 acres of land at the southwest corner of Rider Street and Evans Road into 308 single family lots and making findings in support thereof.

M/S/C: (Landers/Rogers) to approve Item D as read by City Attorney Dunn, including the conditions as approved by the Council.

Adoption of Resolution Number 3224 approving Tentative Tract Map 31416 subdividing 78 acres at the southwest corner of Rider Street and Evans Road into 308 single family lots.
Approved: 5-0

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

- E. Consideration and discussion to adopt proposed Resolution Number 3225 approving the combined report for abatement of weeds and waste matter and assessing the cost thereof pursuant to Chapter 7.08 of the Perris Municipal Code.

Adoption of Resolution Number 3225.

The proposed Resolution Number 3225 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE COMBINED REPORT FOR ABATEMENT OF WEEDS AND WASTE MATTER AND ASSESSING THE COST THEREOF PURSUANT TO CHAPTER 7.08 OF THE PERRIS MUNICIPAL CODE.

Resolution Number 3225 approving the combined report for abatement of weeds and waste matter and assessing the cost thereof pursuant to Chapter 7.08 of the Perris Municipal Code.

Introduced by: Olivia Gutierrez, Community Development Director

Community Development Director Gutierrez explained that the Resolution represented last season's weed abatement. Council would need to approve the Resolution so that the parcels not in compliance could be placed on the assessment roll. The list included parcel number 314-140-039 that was in the process of being transferred. The property owner had agreed to pay the lien that would be placed on the property within a week. The Resolution would be approved subject to the payment and would reflect the removal of that one parcel if it was paid.

Community Development Director Gutierrez explained that parcel number 314-140-039 was in the process of being transferred. The property owner had agreed to pay the lien before it would be placed on the assessment roll. The Resolution would reflect the removal of that parcel if it was paid within the week.

PUBLIC COMMENT: None

No Public Comment.

COUNCIL QUESTIONS AND DISCUSSION: None

No Council Questions or Discussion.

M/S/C: (Rogers/Motte) to adopt proposed Resolution Number 3225 approving the combined report for abatement of weeds and waste matter and assessing the cost thereof pursuant to Chapter 7.08 of the Perris Municipal Code. and that Parcel Number 314-140-039 be exempt from the assessment if it is paid by Monday, April 19, 2004.

*Adoption of Resolution Number 3225 approving the combined report for weed abatement and waste matter and assessing the cost thereof pursuant to Chapter 7.08 of the Perris Municipal Code and that Parcel Number 314-140-039 be exempt from the assessment if paid by Monday, April 19, 2004.
Approved: 5-0*

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

9. BUSINESS ITEMS: (not requiring a "Public Hearing"):

A. Consideration and discussion to approve the closure of Nuevo Road from Murrieta Road to Dunlap Road for 30 calendar days for a developer to install a sewer line and reconstruct the pavement and to approve the detour route.

Approval of the closure of Nuevo Road from Murrieta Road to Dunlap Road for 30 calendar days to install a sewer line and reconstruct the pavement and to approve a detour route.

Introduced by: Habib Motlagh, City Engineer

City Engineer Motlagh requested that this item be continued to the April 27, 2004 City Council meeting.

City Engineer Motlagh requested that this item be continued to April 27, 2004 Council meeting.

PUBLIC COMMENT: None

No Public Comment.

COUNCIL QUESTIONS AND DISCUSSION:

M/S/C: (Motte/Rogers) to continue this item to the April 27, 2004 City Council meeting.

*To continue this item to the April 27, 2004 City Council meeting.
Approved: 5-0*

AYES: Motte, Rogers, Yarbrough, Landers, Busch
NOES:

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

Dave Stuart, Operations Manager for the Perris Valley Chamber of Commerce, announced Chamber events.

Dave Stuart, Perris Valley Chamber of Commerce, announced Chamber events.

John Barnes, resident and business owner, announced that he was still trying to raise funds for the CRV (Community Response Vehicle) for the Sheriff's Department. This vehicle could be used for various purposes for the children of the community. He announced the address of where to send donations.

John Barnes announced that he was trying to raise funds for a Community Response Vehicle for the Sheriff's Department to be used for the children of the community.

Brian Vidal, a citizen of Perris, commented that many of the City's Zoning Maps had not been updated and that this caused problems when an owner tried to make improvements on his property.

Brian Vidal, a citizen of Perris, commented that many of the Cities Zoning Maps had not been updated.

Mary Allred, from the Riverside County Mental Health Advisory Board, asked about a Proclamation declaring May to be Mental Health month in the City of Perris.

Mary Allred, Riverside County Mental Health Advisory Board, asked about a Proclamation declaring May as Mental Health Month in the City of Perris.

Mayor Busch responded that a Proclamation was made and that it could either be mailed or presented at the next meeting.

Mayor Busch responded that the Proclamation was made and that it could be mailed or presented at the next meeting.

11. CITY COMMUNICATIONS: (Committee Reports, Agenda Items, Meeting Requests and Review, etc.

Mayor Pro Tem Landers announced that there had been 350 participants at the Relay for Life event for the American Cancer Society and that they had raised over \$70,000 for research. Every department in City Hall was represented at the event, including the office of the City Attorney and City Engineer. He thanked everyone for their participation.

Mayor Pro Tem Landers thanked everyone for their participation in the Relay for Life event for the American Cancer Society.

Councilmember Rogers announced that the Cops and Clergy group had met and that the group was growing nicely.

Councilmember Rogers announced that the Cops and Clergy group had met and that the group was growing.

Councilmember Yarbrough requested to agendize an item regarding a Council Calendar that would allow at least one Councilmember and one staff member to attend every function in the community. He had also requested that a flyer, regarding the Citizen's Patrol and the Neighborhood Watch, be developed in an effort to get the community involved in their safety. His third request involved traffic control at Avalon and Rider during school hours.

Councilmember Yarbrough requested that a Council Calendar be implemented, that fliers be sent to the community regarding the Citizen's Patrol and Neighborhood Watch and that the traffic on Avalon and Rider during school hours be looked at.

Councilmember Rogers stated that Mike McAlevy was at the Cops and Clergy meeting and had talked about the Citizen's on Patrol. He had handed out fliers to the Pastors and they would announce it at their churches to help with the marketing of that program in the community.

Councilmember Rogers stated that the Pastors that were involved with the Cops and Clergy would be marketing the Citizen's on Patrol program in the churches.

Mayor Busch commented that the Citizen's Patrol had helped to save a person's life recently. The person had been shot while driving on the freeway and the Citizen's Patrol found him in the wrecked car and were responsible for getting him to the hospital in time.

Mayor Busch commented that the Citizen's Patrol had helped save a person's life recently.

Community Development Director Gutierrez announced that Clean-Up Day would be on April 17, 2004. A crew would assemble at 7:00 a.m. and work for four or five hours. It would conclude at the American Legion with the Chili Cook-Off. She also extended an

Community Development Director Gutierrez announced Clean-Up Day and extended an invitation to the public regarding the General Plan Outreach.

invitation to the public for the General Plan Outreach on April 24, 2004. The primary focus would be to interact and answer any questions and receive any input the public may have had regarding the vision for the development of Perris over the next thirty years.

12. CITY MANAGERS REPORT:

City Manager Apodaca announced that there would be a grand opening for a small community park on Bradley and Avalon Parkway completed by Barratt American.

City Manager Apodaca announced that there would be a grand opening for a small community park.

13. CLOSED SESSION:

Conference with Legal Counsel – Anticipated Litigation
Government Code Section 54956.9(a) – one case

City Attorney Dunn announced that the report for this item was not ready and that there would be no need for a closed session at this time.

City Attorney Dunn announced that there would not be a closed session meeting.

14. ADJOURNMENT:

By unanimous consent the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 7:45 p.m.

7:45 p.m. Joint City Council, RDA, PPFA & PPUA Adjourned

Respectfully Submitted,

Margaret Rey, City Clerk

