

CITY OF PERRIS

MINUTES: City Council Work Session
Date of Meeting: 27 May 2003
Time of Meeting: 5:00 p.m.
Place of Meeting: City Council Chamber – City of Perris

1. CALL TO ORDER:

The Honorable Mayor Busch called the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting to order.

5:00 p.m. Called to Order

2. ROLL CALL:

Council Member Present: Motte, Landers and Busch.

Three Councilmembers Present

Councilwoman Rogers arrived at 5:05pm and Councilman Yarbrough arrived at 5:17pm

Councilwoman Rogers arrived at 5:05, Councilmember Yarbrough arrived at 5:17

Staff Member Present: Interim City Manager Apodaca, City Attorney Dunn, Director of Community Development Gutierrez, Public Services Director Owens and City Clerk Rey.

3. PUBLIC COMMENT: *Public Comments on Agenda Items only. Public comment is limited to three (3) minutes. NONE*

No Public Comment

4. WORK SESSION:

- A. Presentation on Riverside County Integrated Project, an Overview and Update of the Multi Species Habitat Conservation Plan and an Overview of the Nexus Study for proposed Developer Mitigation Fee.

Presentation by Richard Lashbrook – Transportation and Land Management Agency Director

Three elements of the Project plus SAMP (Special Area Management Plan). Started 4 years ago in the western portion of the county – Pachello Valley, working with the Army Corp. Integrated Project – new General Plan; Multi Species Plan; Major study of new transportation corridor

Elements of the Project

The Board is expected within 2 to 3 weeks, to adopt the Multi Species and General Plan.

Basis of the Integrated Project

Multi Species is intended to be a joint City and County effort. Western County of MSHCP (Multi Species Habitat Conservation Plan) is a plan intended to conserve a very

The intent is to conserve a very large number of species

large number of species – as many as 146 species.

To create a reserve system that has approximately 500,000 acres including both existing publicly held lands and new conservation lands. Under the Plan, the intent is to conserve about 153,000 acres of new land to go with the 350,000 acres of existing public lands – thus the 500,000 acres Reserve System.

The goal is to create a reserve system containing approximately 500,000 acres

Dealing with the State and Federal Agencies especially as it relates to the Endangered Species Act and part of the goal is to put the process back at the local level. Each of the permittees, the county and each of the cities, would have the ability, under the Plan, to issue/take, i.e., to allow a Developer within the jurisdiction, to take species in return for complying with the Plan. This provides greater certainty that the development process gives local control, it gives assurance that projects, especially those outside of the criteria area, basically can move ahead by paying a fee and moving on through the process.

Why Multi Species Plan?

Creates a system of open space throughout the county; have a public use component – places for people to hike, to enjoy the outdoors and open space.

Majority of the conservation will occur in the unincorporated area.

Sign the IA (Implementation Agreement) – the contractual language that binds Transportation Land Management Agency and the State and Federal Agencies.

What is the City required to do? Asked to do?

Adopt a local Developer Mitigation Fee.

Participate in the Regional Conservation Authority – an entity created to manage the implementation of the MSHCP – a joint power authority between the cities and county.

To implement the other provisions of the Plan, i.e., reviewing projects as they come through the system.

The Board of Supervisors is close to the point of adopting this Plan. The target date is June 17, 2003. Begin working with the cities with the goal of the cities to approve the IA and adopt Developer Mitigation Fee by the end of August 2003, permits could be issued by September 2003.

Terms of the Schedule & Implementing the Agreement with a target date of June 17, 2003

Creating a system of reserve areas to core and linkage – “Blue Blob Map” - evolved to criteria based Plan, this is a hard line map that constrained particular parcels within boundaries.

Plan and moving towards implementing the Plan

The criteria approach gives a great deal of flexibility, it creates an area of about 300,000 acres that 153,000 acres of new conservation land would come from; each block of 160 acres with a set of criteria that defines what this conservation calls for in that cell (block).

Small amount of conservation majority would occur in the unincorporated area
Perris – 700-1400 acres, most along the San Jacinto River.

Cities

Covers all development, public and private. Outside the criteria area, pay a fee; perhaps do a survey; development, city streets, bridges, freeway, private development could move ahead.

Covered Activities

Within the criteria area: Single family home allowance, Existing agriculture area would be protected up to 10,000 acres, external corridors are San Bernardino and Orange counties. It would provide coverage for direct and indirect cumulative impacts for those species covered in the Plan.

State and Federal participation: 56,000 acres
Locally: 56,000 acres
Attempt to Conserve: 41,000 (a variety of incentives)
Total: 153,000 acres New Conservation

Another option: Mitigation for New Development
Conserving, 6,000 acres– CalTrans, State Parks
56,000 acres – Transportation and Land Management Agency
41,000 – with out direct acquisition
Total: 103,000 acres Mitigation local impact (1.2 million-acre study Area – all Riverside County for the next 25 years)
Anticipate local component to manage the lands and acquire the 56,000 acres cost – over \$1B for the next 25 years with 75 year cost of \$1.5B or more.

Cost

A fair share between Local, State and Federal – 56,000 acres.
New development must mitigate its impact, and submit development mitigation fee, also looking at a variety of funding sources, including the mitigation fee that the County Board of Supervisors committed to, \$90M from the out-of-county Waste Tipping Fees that goes into the El Sabrone Landfill.

Funding

Infrastructure Project: Measure A contained a component for the Habitat Conservation of approximately \$121M on the local side. Hope to use incentives to help conserve the 41,000 acres not able to do through development review process that could cause more acquisition cost.

Landfill Fee
Transportation
Mitigation
Developer for Mitigation Fee

Funding Break-out Source

Regional Conservation Authority – a joint effort between the Cities and County and the primary body that would direct the process.

Western Riverside Council of Governments & Riverside County Habitat Conservation Agency – both elected bodies to represent the Regional Authority.

Executive Director – day-to-day responsibilities. Private project, submit to the Regional Authority.

The Regional Authority would not take away the local land use authority, all local land use control would be kept on the local level.

David Towsic & Associates completed the Nexus Study to look at the legally allowed development mitigation fees that could be imposed and the basic justification for why the charges and the amount.

Fee

Mitigation Fee – one component of funding, primarily used for habitat acquisition. 56,000 acre cost \$900M with a small portion being administration costs. A Fee could be developed that would collect up to \$946M. Towsic's Analysis showed the Fee's to have 3 different options:

*Overview of the Nexus Study
for Proposed Developer
Mitigation Fee*

Gross Acreage
Equivalent Benefit Unit
Equivalent Dwelling Unit

\$270M applied to help reduce acquisition costs
\$676M Mitigation Fee (recovered)
\$7,000 residential per acreage (Gross Acreage)
\$1800 residential (EBU)
\$1600 per unit (EDU)
(The range would be \$1500 - \$2000)

Copies of the presentation were available

COMMENTS/QUESTIONS:

The revenue that would be loss could be great. The Perris

*Mayor Busch expressed
concern regarding the revenue
loss to Perris*

community is a developing community. How can this loss be recovered?

The most development would occur where the Mitigation Fees are collected

Response to Mayor Busch's question

How would the Agency address the apartheid areas? What about the recreation area within the 153,000 acres?

Mayor Busch questioned the apartheid area

No active uses

Response from Mr. Lashbrook

Councilwoman Rogers wanted the total estimate impact on Perris. What would Perris have to contribute, if adopted?

Councilwoman Rogers asked what the total estimate impact for Perris would be

The structure of the program is based on participation in the Regional Program not by jurisdiction. Approximately \$56M

Response by Mr. Lashbrook, with the assistance from Mr. Nelson Miller – Sr. Contract Planner

Lou Ochoa, with Barratt responded to questions and with final statements at the request of Councilmember Yarbrough

Final response by Lou Ochoa - Barratt

- 5.. **ADJOURNMENT:** By unanimous consent the City the City Council Work Session was adjourned at 6:00p.m.

5:45 p.m. City Council Work Session adjourned

Respectfully Submitted,

Margaret Rey, City Clerk