

AGENDA

REGULAR MEETING OF THE SAN JACINTO CITY COUNCIL

JUNE 5, 2008, 7:00 p.m.

2045 South San Jacinto Avenue
San Jacinto Unified School District Board Room, San Jacinto, CA 92583

1. ORGANIZATION

1.1 Call to Order

1.2 Roll Call

1.3 Invocation

1.4 Pledge of Allegiance

1.5 Special Presentations

1.5.1 Recognition of Randy Williams, Economic Development Specialist

2. PUBLIC COMMENTS:

Now is the time for the public to address the Council on any subject within the jurisdiction of the City Council not listed on the agenda. A limitation of three (3) minutes shall be set for each person desiring to address the City Council.

2.1 City Manager's Report on previous month's public comments

3. CONSENT CALENDAR

The matters listed under Consent Calendar are considered routine and will be enacted by one motion by City Council Members in the form listed. There will be no separate discussion on these items prior to the motion unless members of the City Council, staff or the public requests a specified item be removed and/or discussed. If an item is pulled, it will be heard at the end of number '5. Staff Reports.'

3.1 May 15, 2008 Minutes – Regular Meeting / **Approve** / City Clerk

3.2 Continuation of the Proclamation of the Local State of Emergency due to high and damaging winds / **Approve** / City Attorney

- 3.3 Ordinance No. 08-10 / An ordinance amending Chapter 8.08 of the San Jacinto Municipal Code / **Approve** second reading and **adopt** Ordinance No. 08-10; **and by further motion** read by title only:
- An Ordinance of the City Council of the City of San Jacinto, California, Amending Chapter 8.08 of the San Jacinto Municipal Code Relating to Alarm Systems
- 3.4 Treasurer's Report at April 30, 2008 / **Receive and File** / Interim Finance Director
- 3.5 Resolution No. ____ / A resolution establishing the appropriations limit from proceeds of taxes for fiscal year 2008-2009 / Approve and Adopt / Interim Finance Director
- 3.6 CNH Homes request for daytime closure of Main Street for up to three days between Camino los Banos and Ramona Expressway / **Approve** / City Engineer
- 3.7 WRCOG (Western Riverside Council of Governments) TUMF (Transportation Uniform Mitigation Fee) Reimbursement Agreement, Sanderson Avenue and Ramona Expressway Intersection Upgrade / **Approve and authorize** the city manager to execute said agreement / City Engineer
- 4. PUBLIC HEARING**
- 4.1 Planning Commission (PC) Zone Change 05-04, a zone change from R-1, R-2 (PUD), R-3 and C-2 to SP (Specific Plan); PC General Plan Amendment 05-04, an amendment to the San Jacinto General Plan from Low Density Residential (LDR), Medium Density Residential (MDR), Open Space-Recreation (OS-R), and Community Commercial (CC) to SP 1-04, The Villages at San Jacinto, a master planned community consisting of 475.11 acres that features 1657 dwelling units, including detached; single family units on lots ranging from 3,600 to 6,000 sq ft. The plan includes attached and detached cluster homes, duplexes, and town-homes within gated communities. Institutional uses consist of a high school, school administration center on 47.9 acres, and a 21.2 acre elementary school. Recreational uses include 40.8 acres of parks, 21.1 acres of greenbelts, a 3 acre clubhouse, and 18.3 acres of lakes. Commercial uses consist of 33.5 acres of retail commercial and 13.5 acres of business park. Tentative Tract Map 34081 will be heard concurrently to implement the specific plan, as well as, Development Agreement 4-06 per proposed Ord. No. 08-09 to

establish contractual certainties for implementation of the project between the developer and city over an extended period of time. The project area between Sanderson Avenue and Odell Avenue, south of the future alignment of Ramona Boulevard

- a) Resolution No. __ / a resolution certifying Final Environmental Impact Report and its associated Mitigation Monitoring and Reporting Program (Planning Commission Resolution No. 07-14) / **Approve and Adopt**
- b) Resolution No. __ / a resolution approving General Plan Amendment 05-04 / **Approve and Adopt**
- c) Ordinance No. 08-07 (Planning Commission Resolution No. 06-28) approving Zone Change 05-04, rezoning subject property / **Approve** introduction and first reading **and by further motion** read by title only:
 - An Ordinance of the City Council of the City of San Jacinto, California, Approving Change of Zone 5-04, A Zone Change from R-1, R-2 (PUD), R-3, and C-2 Zoning Districts to the S-P Zoning District for Property Located between Sanderson Avenue and Odell Avenue, South of Ramona Boulevard (Planning Commission Resolution 06-28)
- d) Ordinance No. 08-08 (Planning Commission Resolution No. 06-26) / an ordinance approving Specific Plan 01-04 / **Approve** introduction and first reading **and by further motion** read by title only:
 - An Ordinance of the City Council of the City of San Jacinto, California, Approving Specific Plan 1-04, A Specific Plan known as The Villages At San Jacinto (aka Tenaya) Specific Plan on Property Located Generally West of Sanderson Avenue, South of Ramona Boulevard, North of the EMWD Regional Wastewater Reclamation Plan and East of Odell Avenue (PC Resolution No. 06-26)
- e) Resolution No. __ / A resolution approving Tentative Tract 34081 / **Approve and Adopt**
- f) Ordinance No. 08-09 / an ordinance approving Development Agreement 08-01 (PC File No. 04-06) between the City of San Jacinto and Western Pacific Housing Inc (dba D.R. Horton) / **Approve** introduction and first reading **and by further motion** read by title only:
 - An Ordinance of the City Council of the City of San Jacinto, California, Approving Development agreement No. 08-01 for the Villages at San Jacinto (aka Tenaya) Specific Plan, a Development Proposed to be Developed on Approximately 475.11 Acres Located Generally West of Sanderson Avenue, South of Ramona Boulevard East of Odell Road, and North of the EMWD Wastewater Reclamation Facility (Planning File No. DA 04-06)

- 4.2 Public Hearing - Landscaping, Lighting, and Park District No. 2 (LLPD No. 2) Annexation No. 80 commonly known as Auto Zone Development Corporation APN 439-111-002-1 / City Attorney
- a) Resolution No. ___ / A Resolution initiating proceedings for the Annexation of property into LLPD No 2 – Annexation No. 80 / **Approve and Adopt**
 - b) Resolution No. ___ / A Resolution approving the Engineer’s Report for Annexation No. 80 into LLPD No. 2 / **Approve and Adopt**
 - c) Resolution No. ___ / A Resolution declaring intention to annex property into LLPD No. 2 – Annexation No. 80 / **Approve and Adopt**
 - d) Public Hearing / At the conclusion of the public hearing if the City determines that a majority protest does not exist, by motion approve the certification of the election results for adding certain property into LLPD No 2 known as Annexation No. 80 / **Approve and Adopt**
Resolution No. ___ / A Resolution ordering annexation of territory into LLPD No. 2 and levying assessments
- 4.3 Resolution No. ___ / A resolution certifying the results of an election and annexing property commonly known as Carolino Construction and Development Corporation APNs 437-300-016 into AD 2003-1 Annexation No. 30 / **Approve and Adopt** / Special Tax Consultant and City Attorney
- 4.4 Resolution No. ___ / A resolution confirming diagram and assessment including the Engineer’s Report for Landscaping, Lighting, and Park District No. 2 (LLPD No. 2) and levying the assessment for Fiscal Year 2008-2009 / **Approve and Adopt** / City Attorney and NBS District Consultant
- 4.5 (A) Public Hearing – Pursuant to Section 147(f) of the Internal Revenue Code of 1986, to hear, consider and approve the proposed issuance by the California Statewide Communities Development Authority (“CSCDA”) of multi-family housing revenue obligations in an aggregate principal amount not to exceed \$3,000,000 (the “Obligations”) for the purpose of financing the acquisition and rehabilitation of a multi-family residential senior housing facility located at 633 East Main Street in the City of San Jacinto; and
- (B) Resolution No. ___ / a resolution authorizing the City of San Jacinto to approve the issuance of the obligations by CSCDA / **Approve and Adopt** / City Attorney and Redevelopment Operations Manager

5. STAFF REPORTS

At the end of the scheduled City Department items, anyone wishing to discuss a consent calendar item should come forward upon invitation of the Mayor; state their name, address, and the consent calendar item number pulled. Speakers should limit comments to three (3) minutes.

5.1 Capital Improvement Projects (CIP) 2008-2009 / Receive and File /
City Engineer

5.2 Fiscal Year 2008-2009 Budget / Resolution No. ____ / A resolution
approving and adopting FY 2008-2009 Budget / **Approve and Adopt** /
City Manager

6. MAYOR / COUNCIL MEMBER REPORTS / DISCUSSIONS

7. CLOSED SESSION

7.1 CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representatives: City Manager and City Attorney

Employee Organizations: SEIU and Management/Confidential

Agency designated representative: City Attorney

Unrepresented employee: City Manager

Agency designated representative City Attorney

7.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to subdivision (c) of Section 54956.9: (one
(1) case)"

8. ADJOURNMENT

If you challenge any action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council (c/o the City Clerk) at, or prior to, the public hearing.

CHALLENGE TO LAND USE DECISIONS: Any person seeking to challenge a decision regarding land use made by the City Council as a result of a proceeding in which by law a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that action 90 days following the date on which the decision of the City Council becomes final as provided in Code of Civil Procedure Section 1094.6. Please refer to Code of Civil Procedure Section 1094.6 to determine how to calculate when a decision becomes final.

It is the intention of the City of San Jacinto to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will

need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact City Hall at (951) 537-6358, at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

I, Dorothy L. Chouinard, City Clerk of the City of San Jacinto, do hereby certify that I caused to be posted the foregoing agenda this 30th day of May, 2008, as required by law.

Dorothy L. Chouinard, City Clerk