San Jacinto River

Project Alternatives

And

Interim Development Criteria

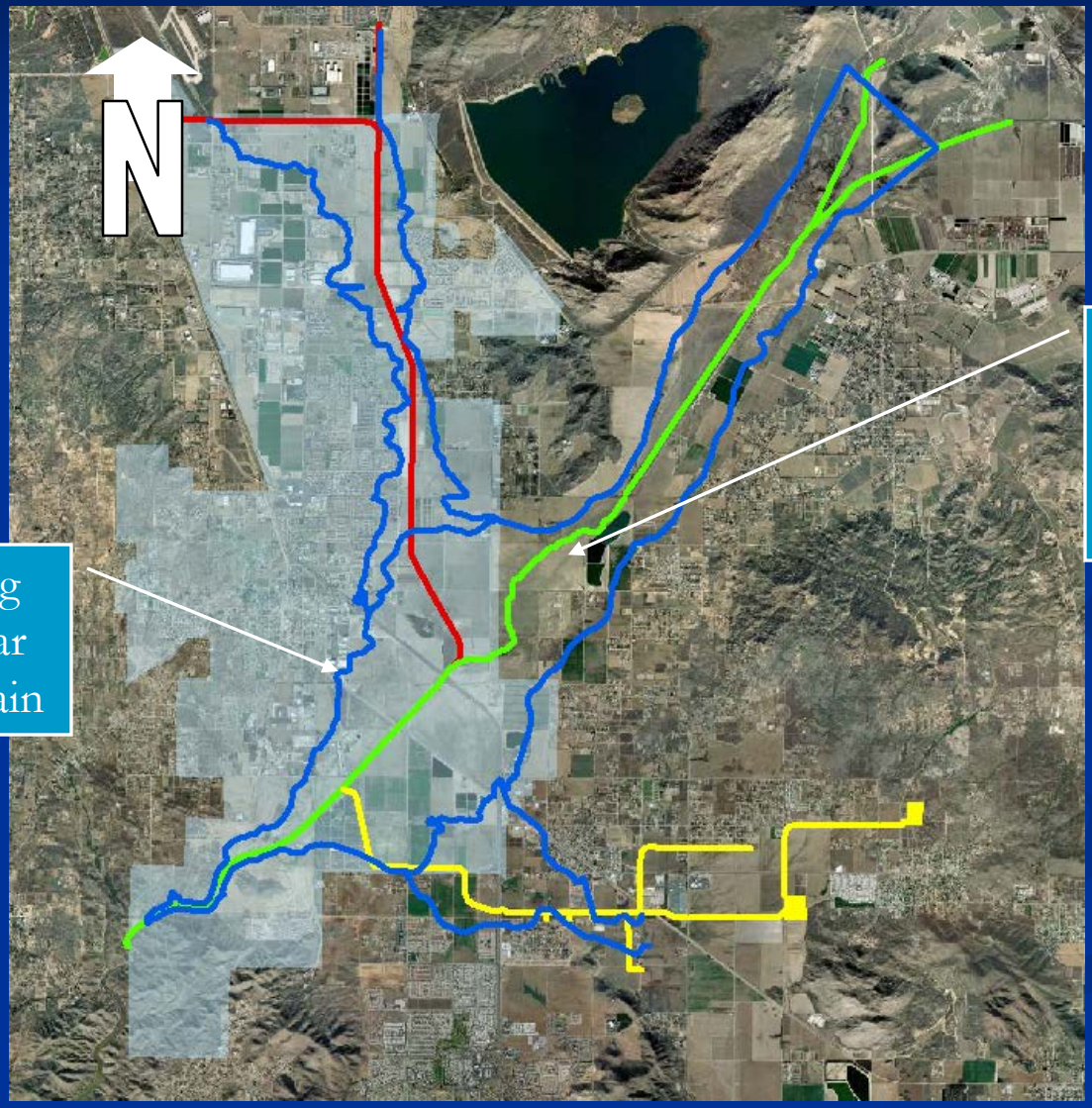
Scott Hildebrandt, P.E.

May 10, 2005

ALBERT A WEBB ASSOCIATES

60 YEARS 1945-2005

Flooding Impact



Approx 9,100 Acres In PVSD/SJR Floodplains

Existing 100-Year Floodplain

MOU

88937.1

444

SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FROM: General Manager-Chief Engineer

SUBMITTAL DATE: July 27, 2004

SUBJECT: Memorandum of Understanding
San Jacinto River Plan Project Permitting

RECOMMENDED MOTION: Approve the Memorandum of Understanding (MOU) between the District, County Of Riverside, City of Perris and the San Jacinto Property Owners Coalition; and authorize the Chairman to execute the agreement documents on behalf of the District.

BACKGROUND:

The MOU sets forth the parties' respective understandings and commitments regarding the approval and permitting of various components of the "San Jacinto River Plan".

Under the MOU, the San Jacinto Property Owners Coalition is responsible for all costs associated with the preparation, review and approval of all necessary studies, reports and documents.

County Counsel has approved the MOU as to legal form.

MHW:bj

WARREN D. WILLIAMS
General Manager-Chief Engineer

FINANCIAL DATA				
	Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net District Cost:	N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature

MINUTES OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT

On motion of Supervisor Venable, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Venable and Wilson
Noes: None
Absent: None
Date: July 27, 2004
xc: Flood
(Supervisor Ashley declared a Conflict of Interest)

Nancy Romero
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: **District:** 5th **Agenda Number:**

11 12

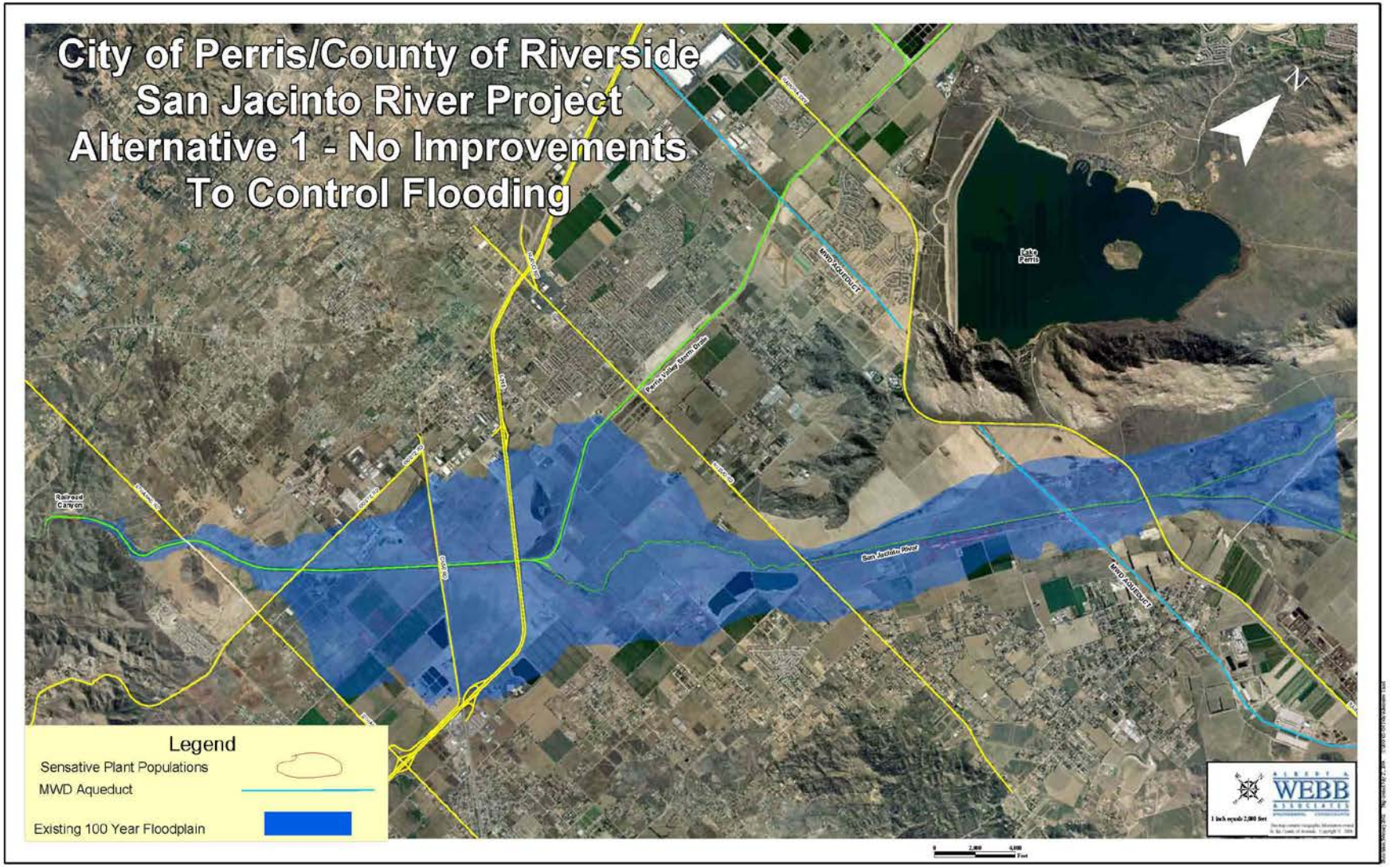
Departmental Concurrence

Exp'l Recomm.: ☐ Consent ☑ Policy
Exec. Ofc.: ☐ Consent ☑ Policy

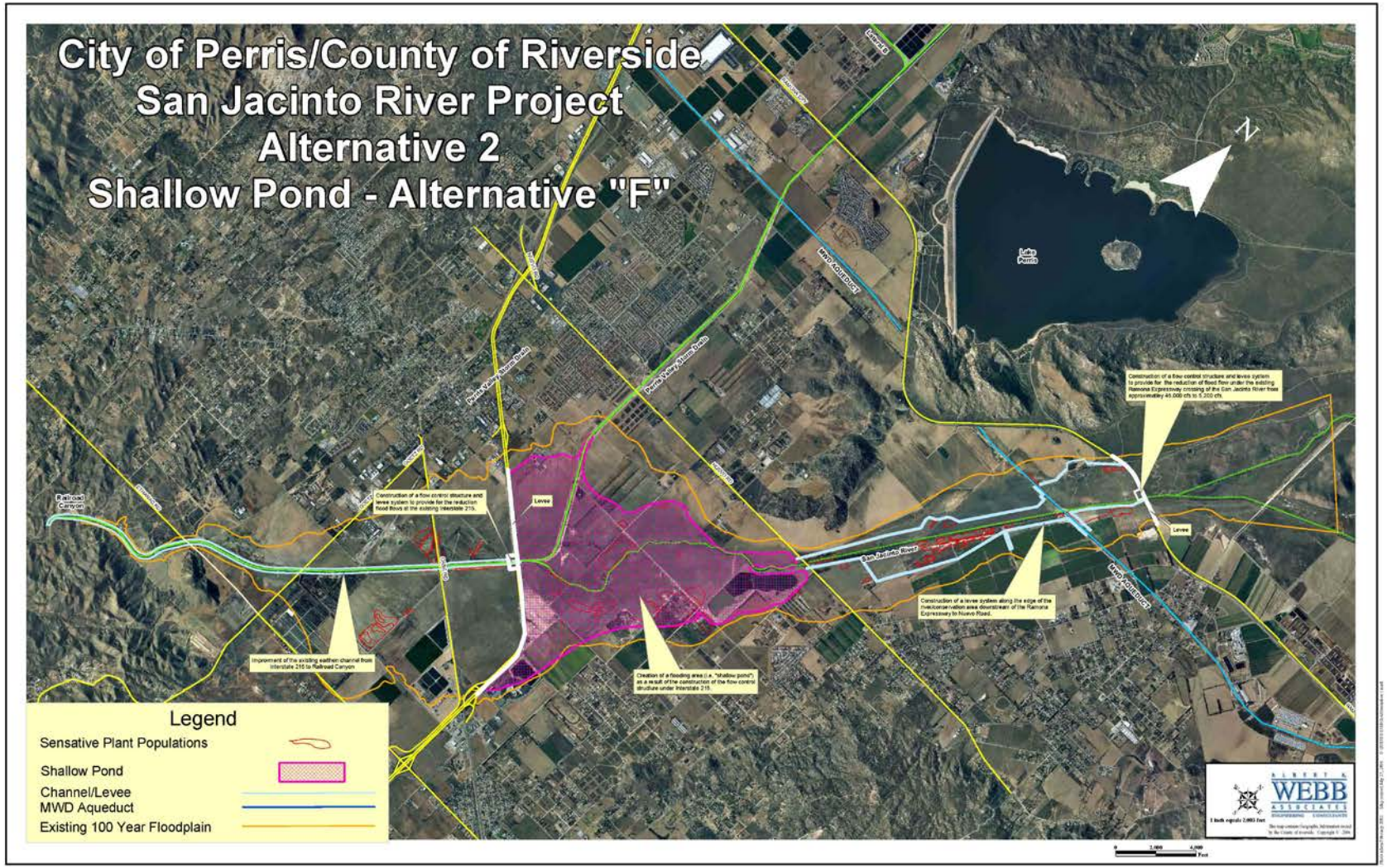
MOU – Key Points for Property Owners

- Property Owners Will Pay For And Provide All Necessary Studies/Documents That Are Needed For Environmental Review And Permitting
- Property Owners Are Responsible To Set Up The Contracts For All Studies/Reports
- Property Owners Are Responsible To Pay For All Review/Processing Fees

Alternative 1



Alternative 2



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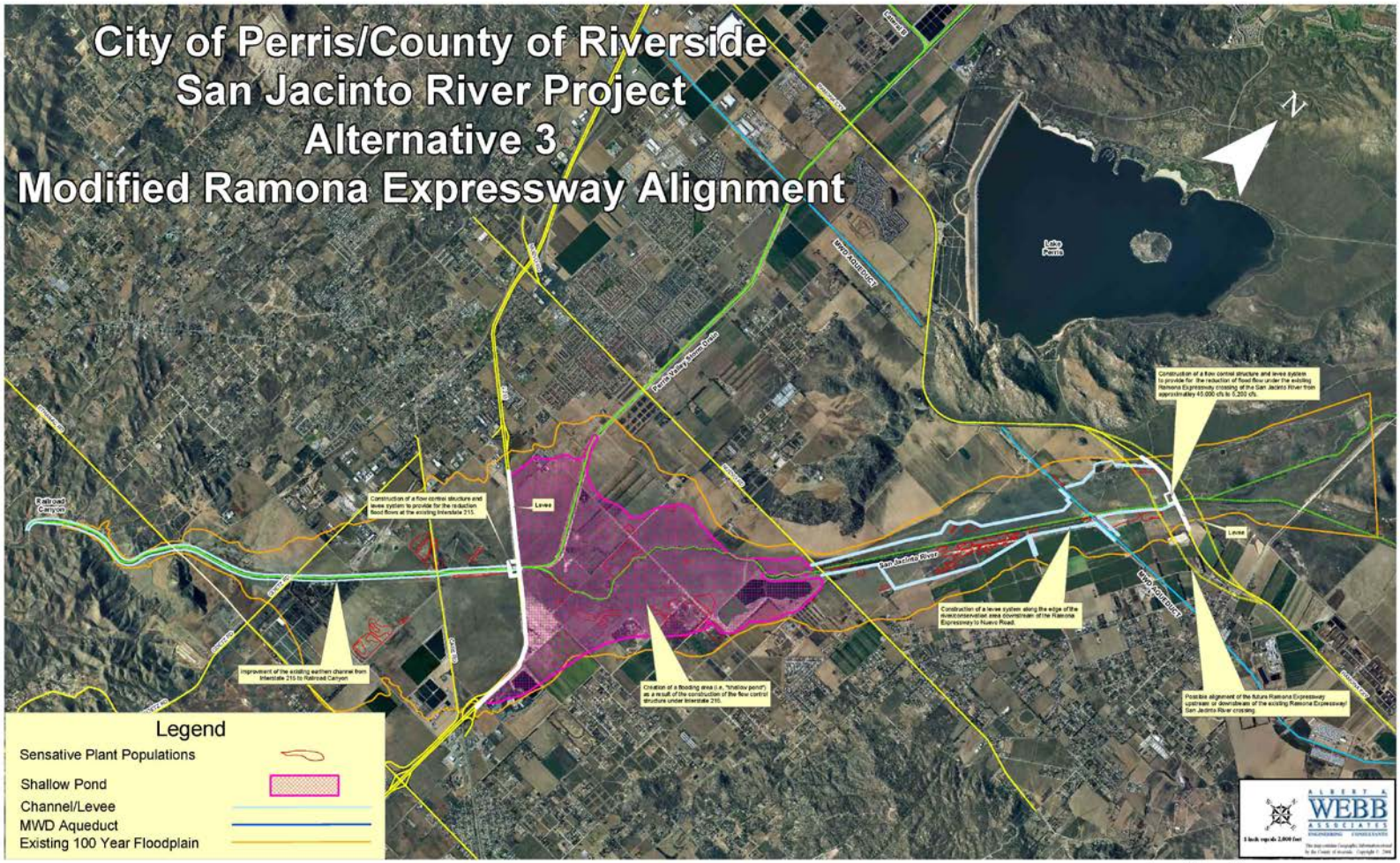

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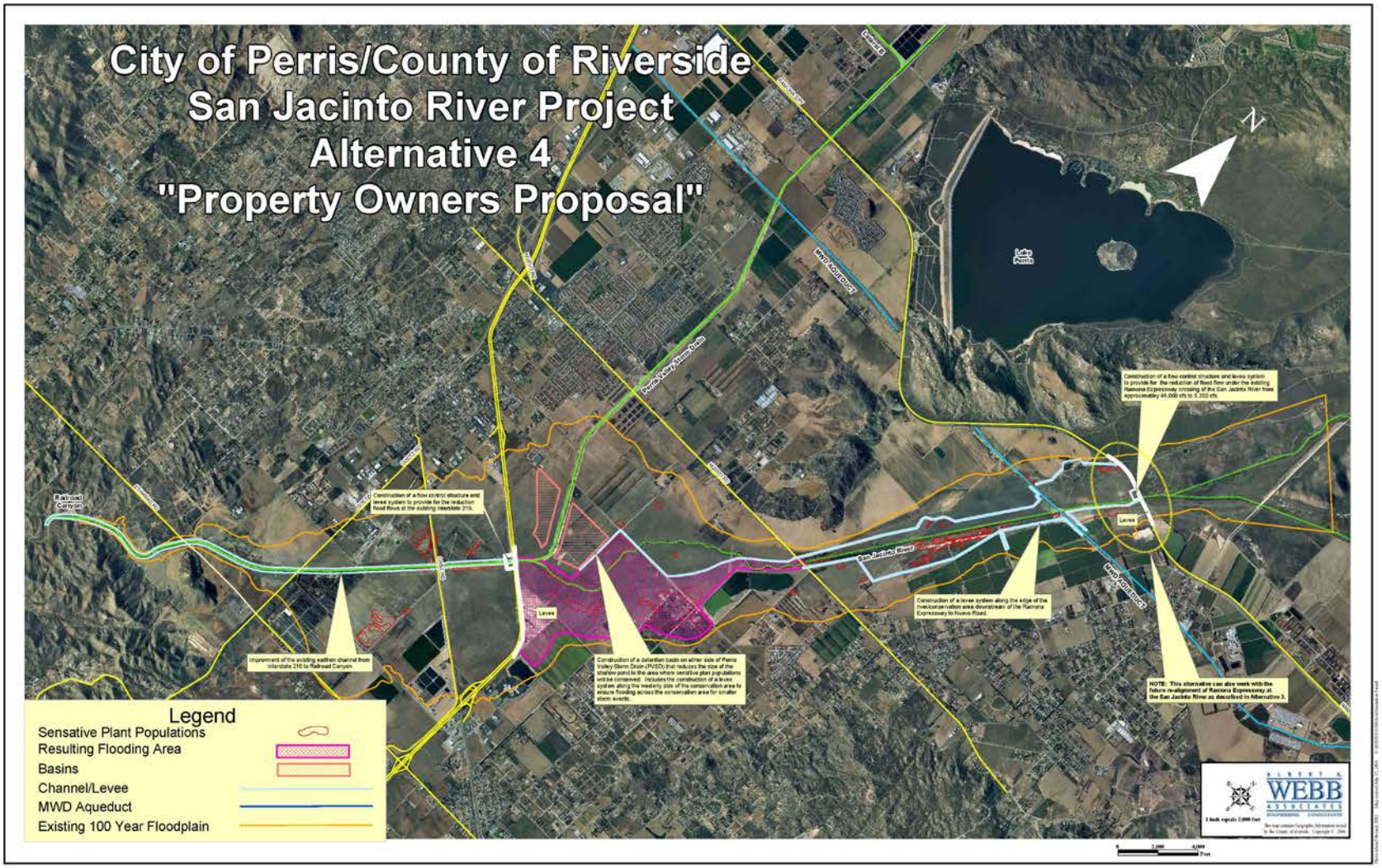
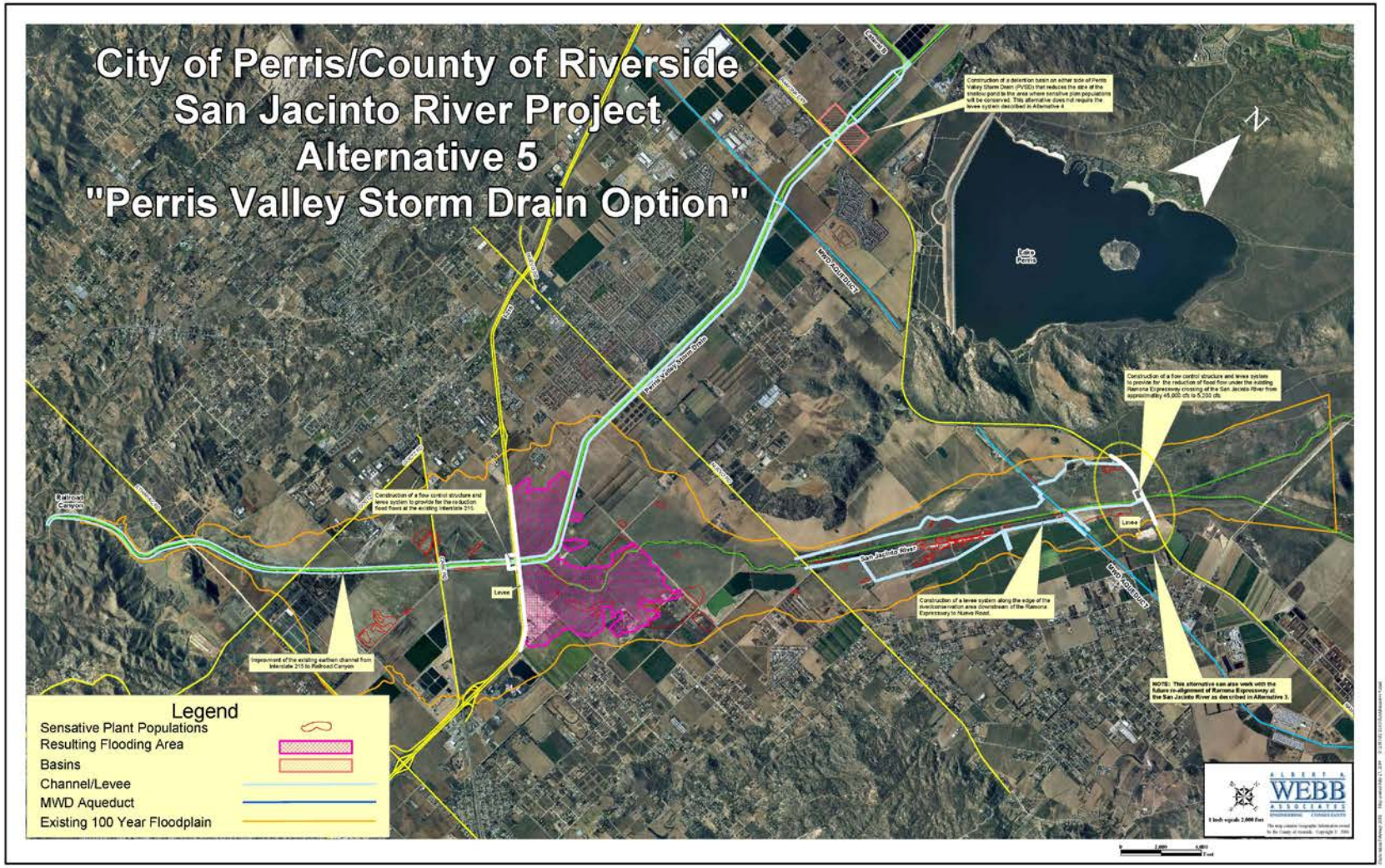
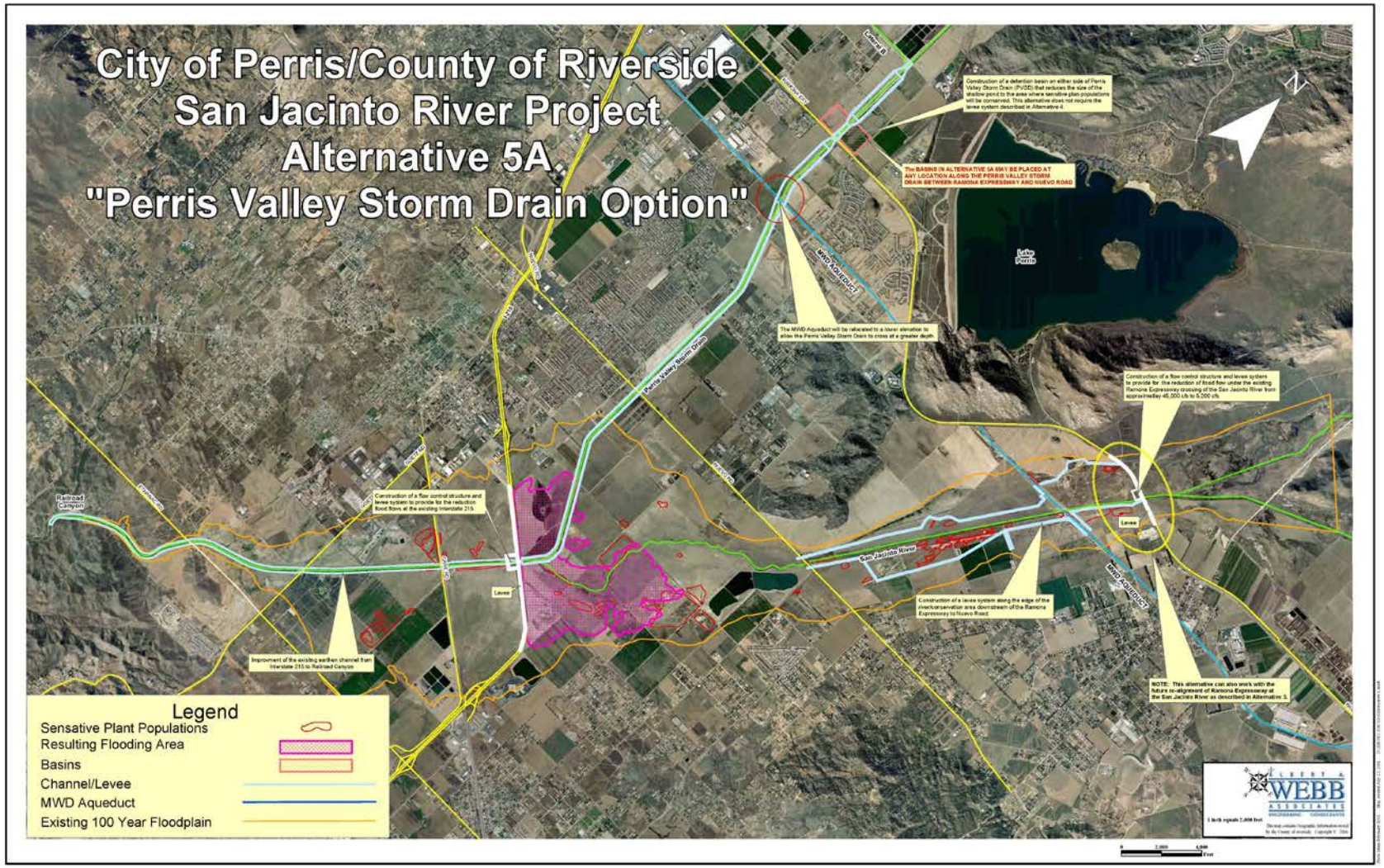


Alternative 5



Alternative 5A



Establish Interim Development Criteria

- Define Criteria That Will Allow Developers To Move Forward With Design (And Possibly Construction) Before River Plan Is Permitted
- Ensures That Overall Objectives Of The San Jacinto River Coalition Are Not Compromised
- Create Voluntary Conditions Of Approval That Allow Projects To Be Constructed While Still Providing Funding For The Project

Interim Development Criteria Point 1

- Floodplain Encroachment Only Permitted Except It Advances The Goals Of The Project
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Point 2

- Floodplain Development That Does Not Conflict With The Six Project Alternatives
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Point 3

- Floodplain Development That Does Not Conflict With Proposed Plant Conservation Areas
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Point 4

- Interim Development Proposals Shall Include Condition Of Approval That Developer Will Pay "Fair Share" Of Project Cost Based On Most Expensive Alternative
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Point 5

- "Fair Share" Cost Based Upon Amount Of Development Within Project Area
- Differs With Criteria Adopted By Riverside County (Gross Acreage Of Project Area)
- Proposed Amendment . . .
- "Fair Share" Cost Based Upon Amount Of Development Within Project Area, Or As Amended After The Area Benefit Study Is Approved

Interim Development Criteria Point 6

- Interim Development In "Shallow Pond" Shall Adhere To San Jacinto River ADP Guidelines
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Point 7

- Development In Floodplain Shall Be Consistent With FEMA Floodplain/Floodway Rules And Regulations And City Codes
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Point 8

- Road Improvements Will Not Interfere With Any Of The Alternatives
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Point 9

- Interim Development Will Be Consistent With MSHCP
- Consistent With Criteria Adopted By Riverside County

Interim Development Criteria Not Adopted By City Of Perris

- Tentative Maps Will Not Be Considered For Approval Until Final Draft Of Alternatives Study Is Submitted To The Flood Control District For Review

Questions?