

# ***CITY OF PERRIS***

***MINUTES:*** Work Session of the City Council,  
Redevelopment Agency, Perris Public  
Finance Authority & Perris Public  
Utilities Authority  
***Date of Meeting:*** 27 July 2004  
***Time of Meeting:*** 5:00 p.m.  
***Place of Meeting:*** City Council Chambers

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**1. *CALL TO ORDER:***

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

*5:06 p.m. Called to Order*

**2. *ROLL CALL:***

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

*All Council Members present.*

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

*Staff Members Present.*

**3. *WORK SESSION:***

- A. Discussion regarding the Proposed San Jacinto River/Perris Valley Storm Drain presented by the Riverside County Flood Control District.

*Discussion regarding the Proposed San Jacinto River/Perris Valley Storm Drain*

City Manager Apodaca introduced representatives from the Riverside County Flood Control and Water Conservation District: Dusty Williams, General Manager-Chief Engineer and Stuart McKibbin, Chief of Planning.

*City Manager Apodaca introduced Riverside County Flood Control and Water Conservation District representatives.*

Dusty Williams gave a PowerPoint presentation regarding the background of the San Jacinto River and what the Memorandum of Understanding regarding the San Jacinto River means to the City of Perris in preparation for the item being on the evening's City Council Meeting Agenda.

*Dusty Williams of the Riverside County Flood Control District gave a PowerPoint presentation regarding the background of the San Jacinto River.*

Mr. Williams showed a map of the area, drawing attention to the large flood plain called the San Jacinto River. He said it did occasionally get water in the area, and when it did, it could be very devastating. In 1974 the Flood Control District belonged to the City, and the County looked at the entire San Jacinto River and tried to decide what to do with it. Not a lot happened to it at that time because there wasn't a lot of development in the area to cause it to go ahead. In the mid-80's property owners became interested in developing the area, particularly downstream from the Expressway. Neither the City nor County had the money to develop it at that time. So the property owners, along with the County, put together an assessment district to help fund a project to channel the river. It was to be done in two stages: 1) bonds to be sold to finance the design of it, and 2) bonds to be sold to finance the construction, and it was planned to be completed by 1991. In 1988 bonds were issued, and they were the only ones ever issued. The money was used to start the design to narrow the channel. At that time the bottom fell out of the real estate market, and the property owners didn't think they could sell the bonds to finance the project, so it went dormant for 8 years. In 1996 a property owners group was founded and started working on the project again. By that time the environmental situation had changed and there were a lot more endangered species in the area. A study was done with the environmental agencies to determine where those plant areas were (no animal species) and they were localized.

*Mr. Williams showed a map of the area, drawing attention to the flood plain called the San Jacinto River, and gave a brief overview of what had occurred in that area.*

Mr. Williams said that through the years, various alternative plans have been developed, but nothing submitted to the City or County. But he said property owners were working toward other alternatives that would accomplish the ultimate end. He said there were presently five alternative plans being considered, the latest being Alternative F.

*Mr. Williams said there were various alternative plans for the flood plain.*

Mr. Williams explained that, going hand in hand with the alternative analysis that the property owners were doing was the 404 Permit, a permit under the Clean Water Act issued by the Army Corps of Engineers, one of several that would have to be obtained for this project, and probably the single most onerous one. The proposal for the MOU was to get the four major players (the City, the County, the Flood Control District, and the San Jacinto Property Owners Coalition) to agree to work together to process the 404. He said the 404 would no doubt have conditions and there would be changes and modifications made to any of the plans that would bring it into compliance with the 404 Permit. So he said that it was extremely necessary at this point to get the 404 Permit issue started in order to understand what the resource agencies, especially the Corps, were going to demand of the plan and to see if it was realistic to formulate another alternative that would actually accomplish that. The MOU itself would serve to bring together the players as a loose group, not acting individually but as a group to bring about a unified plan.

*Mr. Williams explained the importance of the 404 Permit and the MOU.*

Mr. Williams outlined the commitments of each of the four entities:

*Mr. Williams outlined the commitments of the four entities involved in the plan: The City, the County, the Flood*

- 1) City of Perris
  - Lead agency for CEQA
  - Lead agency for environmental permits
  - Lead agency for MSHCP compliance
  - Keep accurate track of costs
- 2) Riverside County
  - Responsible agency for CEQA
  - Review environmental permits
  - Process MSHCP compliance
  - Keep accurate track of costs
- 3) Flood Control District
  - Responsible agency for CEQA
  - Review environmental permits
  - Review MSHCP compliance documents
  - Keep accurate track of costs
- 4) Property Owners Coalition
  - Prepare all necessary documents
  - Prepare all supporting documentation
  - Pay all costs

In addition to these commitments, there are mutual commitments:

- Cooperate in good faith
- Provide staff support and attend meetings
- Discuss project financing alternative

In addition to the 404 Permit, the following permits are also required:

*Required permits.*

- ESA; Section 7 Consultation – USFWS
- CESA; Section 2081 – CDFG
- 1601 Streambed Alteration Agreement – CDFG
- Section 401 – Water Quality Certification

Mr. McKibbin then discussed the several flood control alternatives the property owners had explored to date. He said there were five plans they were currently considering. It would take them probably another six months to complete their studies on the full impacts of each of the alternatives:

*Mr. McKibbin discussed the various flood control alternatives the property owners had explored.*

- “Do nothing” alternative
- Alternative F – A Ramona Expressway levy to pond water on the upstream side, reduce the flow rates down; a levy system downstream; a shallow pond at the upstream side of the I-215 freeway; and another channel downstream of the I-215, down to Canyon Lake.
- Build a levy along the alignment of the Ramona Expressway, but relocate the Expressway itself. It could be upstream of the existing Ramona Expressway crossing of the flood plain, or it could be downstream.
- Large detention basins close to the junction of where Perris

Valley Storm Drain comes into the San Jacinto River, reducing the flow rates coming from the Perris Valley Storm Drain, which would help reduce flows downstream.

- Constructing detention basins even further upstream along the Perris Valley Storm Drain above where Metropolitan's aqueduct crosses on property now owned by Sheffield, reducing flow rates and thereby gaining more efficient cross sections downstream through the San Jacinto River.

It was stated that the names on the signature list for the MOU were Parkwest Associates, Perris Properties LLC, Green Valley Associations, River Park Investors, and KB Home.

*Signatories on MOU.*

Mr. Williams said there were considered to be three areas: The area below the freeway, the area between the freeway and Nuevo, and the area between Nuevo and the expressway. He said he didn't think this problem could realistically be attacked without looking at the whole at once, as the areas were all interrelated, and one area affected the others. To try to separate them would be nearly impossible. He said there was a lot of property that could not be developed in some areas in order to allow it to be developed in other areas. So the developers knew they had to work together. He made it clear that it might not be any one of the five alternatives that would be selected, as there could be other alternatives presented, and that the Flood Control district was not endorsing any of the five at that point.

*Mr. Williams explained the three areas in the flood plain.*

Mr. Williams said the Board of Supervisors of Riverside County and the Board of Supervisors of the Flood Control District had reviewed and approved the MOU, and that the 404 Permit was now the single most outstanding issue. That was necessary in order to know the requirements of the Corps of Engineers so that an alternative could be proposed that would accomplish the MSHCP goals, the City's goals of developing some of the flood plain, and the County transportation corridor goals.

*Mr. Williams reported the County and Flood Control District had approved the MOU and said the 404 Permit was currently the most outstanding issue.*

Mr. McKibbin outlined what developers would have to do to be entitled to develop areas within the flood plain until the plan had been approved:

*Mr. McKibbin outlined requirements for entitlement to develop areas within the flood plan until approval of the plan.*

- Whatever new development might occur in the flood plain, when someone got entitled, they would have to respect any of the alternatives currently on the table, not knowing what the final plan would be.
- Developers would have to agree to participate in a financing mechanism for the river plan. A map could not be recorded until a mechanism had been formulated so they could sign on the dotted line and be obligated to pay.
- It would have to be considered how to spread the cost among the property owners, Flood Control District, County and City.
- They would have to still respect the plan currently in force, the Flood Control's Master Drainage Plan for the San Jacinto River, which includes a shallow pond.

- Roads across the flood plain would also have to be addressed so they would not adversely impact the river plan.
- MSHCP criteria cells would govern until the plan was adopted. He said they were having a meeting the follow day to discuss this issue.

Mayor Busch thanked Mr. Williams and Mr. McKibbin for their presentation, and they offered to come back if the Council ever had further questions.

#### **4. ADJOURNMENT**

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 5:55 p.m.

*5:55 p.m. Work Session of the City Council, RDA, PPFA & PPUA Adjourned.*

Respectfully Submitted,

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Margaret Rey, City Clerk

