

**RIVERSIDE COUNTY
CALIFORNIA**

**DAY CREEK
AREA DRAINAGE PLAN**

Amendment No. 7

Adopted April 21, 1998

By the Riverside County Board of Supervisors

**Prepared and Adopted Pursuant to
Government Code Section 66483, et seq.
and
Section 10.25, Riverside County Ordinance No. 460**

General Statement

This plan addresses an 8.0 square miles drainage area generally located between Interstate 15 Freeway on the west; Marlatt Street on the east; Philadelphia Street on the north (county line); and 68th Street and Holmes Avenue on the south. The overall watershed covered by this plan is completely within the Second Supervisorial District of the Riverside County. It encompasses unincorporated lands of the County of Riverside.

This amended Area Drainage Plan for controlling flood and drainage problems in the Mira Loma area, prepared by the District, concludes that certain flood control and drainage facilities are critically needed for an orderly and economical development of the area. The plan proposes the construction of the facilities shown on the map contained herein as a solution to existing and anticipated flooding and drainage problems in the watershed. The facilities identified in the document entitled "Day Creek Master Drainage Plan", January 1998 Revision, as approved by the Riverside County Flood Control and Water Conservation District's Board of Supervisors, including all maps and exhibits attached thereto, are adopted in their entirety as part of this plan, except as excluded on the map incorporated as part of this report entitled "Day Creek Revised Area Drainage Plan, Amendment No. 7."

Updating Requirement

This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 77-346 "Adopting Day Creek Area Drainage Plan", which states in part:

"that the Riverside County Flood Control and Water Conservation District is directed to prepare an update of this plan at least every two years to reflect changed conditions, inflationary or deflationary trends, revised general or specific plans, and approved development and drainage plans which will require changes in facility configuration cost estimates and drainage fees."

Previous Amendment Chronology

The original Day Creek Master Drainage Plan and Area Drainage Plan adopted in 1977 provided for the main backbone facility (Day Creek channel) and a few large regional collector facilities (Laterals A through D). The total cost of the plan was \$5,756,400 and the fee per acre was \$1,382. In conformance with the above mentioned updating requirements, there have been six prior amendments to the Day Creek Area Drainage Plan since 1977 which can be synopsized as follows:

	<u>Total cost of plan / Fee</u>	<u>Basis</u>
Amendment No. 1	\$7,765,600 / \$1,864 per acre	Inflation
Amendment No. 2	\$8,641,200 / \$2,074 per acre	Inflation and a change in the method used to estimate Right-of-Way costs.
Amendment No. 3	\$9,484,000 / \$2,277 per acre	Inflation and the addition of a lateral storm drain.
Amendment No. 4	\$14,751,000 / \$3,594 per acre	Inflation and effects of changes in San Bernardino County Flood Control planning.
Amendment No. 5	\$20,503,000 / \$5,000 per acre	Inflation and changes to the cost of two bridges.
Amendment No. 6	\$22,793,043 / \$5,559 per acre	Inflation

Amendment No. 7 was created to address the increased need for drainage planning as the area develops rapidly. This 1998 revision calls for an expanded scope of drains and detention basins.

Day Creek Area Drainage Plan, Amendment No. 7

The Day Creek Area Drainage Plan, Amendment No. 7, consists of a system of underground storm drains, one major channel, and several detention basins. The attached map shows the proposed alignment and size of the various facilities.

The Day Creek Area Drainage Plan, Amendment No. 7, presented herein provides an economical means of conveying storm runoff through the studied area. When completed, the proposed facilities will provide protection from the 100-year frequency storm.

Supporting data for all proposed facilities is available at the Riverside County Flood Control and Water Conservation District's office.

It should be noted that only underground storm drains 36 inches in diameter or larger, as shown on the enclosed map, are included as part of the Day Creek Area Drainage Plan, Amendment No. 7 (with the exception of the upstream end of Line C which is added as an outlet to the proposed Watkins detention basin (PP 14480). Drains smaller than 36 inches are to be considered a part of the development of various projects and will be required as deemed necessary.

Revisions

1. Fee Boundary Change

The Day Creek Area Drainage Plan, Amendment No. 7 fee boundary has been changed slightly (from that shown in the Day Creek Area Drainage Plan, amendment No. 6) to reflect the latest available information regarding the watershed boundary.

2. New Facilities/Facility Changes

The expansion of the scope of the Day Creek Area Drainage Plan, Amendment No. 7 is extensive. For a detailed description of the existing and proposed facilities please refer to the Day Creek Master Drainage Plan, January 1998 Revision.

Drainage Fees

It is the District's recommendation that the Board revise the Drainage fee from \$5,559.00 per acre to \$9,262.00 per acre to reflect the changes in plan scope as well as the latest construction and right of way cost estimates. Construction costs are 1998 unit prices developed by staff using the latest information from public works projects administered by the District. Right of way cost estimates are based on the recommendation of County of Riverside GSA/Building Services.

The estimated total cost of constructing the drainage facilities required by the Day Creek Area Drainage Plan, Amendment No. 7 is \$38,699,961. The cost summary for each facility is shown in Table 1 at the end of this report.

As condition of approval for the filing of a final Subdivision Map, or Parcel Map, the required drainage fee and the time and method of payment are as follows:

1. **Drainage Fee**

The current drainage fee for the entire drainage plan is \$9,262 per acre. For subdivisions of lots greater than one acre in size, the fee shall be applied on a "per lot" basis, excepting however, for commercial, industrial and manufacturing lots, the fee shall nevertheless be applied on a "per acre" basis.

2. **Time of Payment, Notice to Owners and Fee Calculations**

The Riverside County Board of Supervisors has adopted the "Rules and Regulations for Administration of Area Drainage Plans", dated June 10, 1980, and as amended, formally setting forth numerous administrative policies for implementing this and other Area Drainage Plans within Riverside County. Among other provisions, the document defines the notification requirements to owners, and set forth the computation methods for calculating the drainage fee applied to each lot. Section IX of that document also determines the administrative provisions to permit alternative times of payment of the drainage fees. Said "Rules and Regulations for Administration of Area Drainage Plans", dated June 10, 1980, and as amended, is hereby made a part of this Day Creek Area Drainage Plan, Amendment No. 7.

Findings

The Board of Supervisors finds and determines that:

1. The purpose of the drainage fee is to provide a fund for flood control facilities identified within the Day Creek Area Drainage Plan, Amendment No. 7.
2. The drainage fee will be used to finance the design and construction of those flood control facilities, which are part of Day Creek Area Drainage Plan, Amendment No. 7.
3. The subdivision and development of land within the Day Creek Area Drainage Plan, Amendment No. 7 requires the construction of the facilities described in the plan.
4. The required drainage fee is fairly apportioned within the described area, both on the basis of benefits conferred on properties that are proposed for subdivision and on the need for drainage facilities that is created by the proposed subdivision and development of all properties within the drainage area.

TABLE 1
DAY CREEK AREA DRAINAGE PLAN
COST SUMMARY

PROPOSED FACILITIES

<u>FACILITY</u>	<u>CONSTRUCTION*</u>	<u>RIGHT OF WAY</u>	<u>TOTAL COST</u>
Lateral A-1	\$ 1,577,000	6,000	1,583,000
A-1.1	289,000		289,000
A-2	465,000	26,000	491,000
Lateral B	948,000	51,000	999,000
Lateral B-1	103,000	18,000	121,000
Line C	1,946,000		1,946,000
Lateral C-1	210,000		210,000
C-2	239,000		239,000
C-3	261,000	15,000	276,000
C-5	108,000		108,000
C-7	115,000		115,000
Line D	736,000	20,000	756,000
Lateral D-1	465,000		465,000
D-2	1,559,000		1,559,000
D-3	432,000		432,000
Line E	399,000		399,000
Lateral E-1	504,000		504,000
Line F	1,303,000	84,000	1,387,000
Lateral F-1	245,000	25,000	270,000
F-2	138,000	13,000	151,000
F-3	102,000	20,000	122,000
F-5	65,000	15,000	80,000
Line G	252,000		252,000
Line H	727,000		727,000
Line I	418,000		418,000
Lateral I-1	171,000		171,000
Line J	3,910,000		3,910,000

TABLE 1
DAY CREEK AREA DRAINAGE PLAN
COST SUMMARY
(Continued)
PROPOSED FACILITIES

<u>FACILITY</u>	<u>CONSTRUCTION*</u>	<u>RIGHT OF WAY</u>	<u>TOTAL COST</u>
Lateral J-1	\$ 166,000		\$ 166,000
J-2	188,000		188,000
J-7	190,000		190,000
J-8	399,000		399,000
Line K	537,000	7,000	544,000
Line L	138,000		138,000
Line N	586,000		586,000
Line O	507,000		507,000
Line P	590,000		590,000
Lateral P-1	522,000		522,000
Day Creek Ch. Stage 6	814,000		814,000
DETENTION BASINS:			
Bellegrave (SP 266)	1,230,000	850,000	2,080,000
Turner (PM 25317)	342,000	350,000	692,000
Watkins (PP 14480)	110,000	100,000	210,000

EXISTING FACILITIES

<u>FACILITY</u>	<u>CONSTRUCTION**</u>	<u>RIGHT OF WAY</u>	<u>TOTAL COST</u>
Day Creek Ch. Stage 1	1,109,310		1,109,310
Day Creek Ch. Stage 2	1,718,600		1,718,600
Day Creek Ch. Stage 3	46,750	600	47,350
Day Creek Ch. Stage 4	2,985,240	864,829	3,850,069
Day Creek Ch. Stage 5	6,360,100	8,532	6,368,632
TOTALS	\$36,226,000	\$2,473,961	\$ 38,699,961

* Includes 31% for Engineering, Administration and Contingencies.

** Includes 19% for Engineering only.

**DAY CREEK
AREA DRAINAGE PLAN
AMENDMENT NO. 7
REVISED DRAINAGE FEE**

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$9,262