

RIVERSIDE COUNTY
CALIFORNIA

HEMET REGIONAL
AREA
DRAINAGE PLAN

SEPT. 1984

RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA

HEMET REGIONAL
AREA DRAINAGE PLAN

Adopted September 11, 1984

Prepared and Adopted Pursuant to
Government Code Section 66483, et seq.
and
Section 10.15, Riverside County Ordinance No. 460

GENERAL STATEMENT

The greater Hemet area addressed by this Plan is the area described in the Hemet, West Hemet and Southwest Hemet Master Drainage Plans. The composite area is roughly bounded by the hills south of the city, the San Diego Aqueduct, Menlo Avenue, and Lake Street. The plan area lies entirely within the Third Supervisorial District.

This Area Drainage Plan for controlling flood and drainage problems in the greater Hemet area, prepared by the Riverside County Flood Control and Water Conservation District, concludes that certain flood and drainage facilities are critically needed for the orderly and economical development of the area. The Plan proposes the construction of the facilities shown on the attached map as a solution to the flooding and drainage problems in the watershed. The documents entitled "Master Drainage Plan for the Hemet Area," dated July 1969 (rev. July 1977); "Master Drainage Plan for the West Hemet Area", dated July 1982; and "Master Drainage Plan for the Southwest Hemet Area", dated October 1981, 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 Hemet Regional Area Drainage Plan.

HEMET REGIONAL AREA DRAINAGE PLAN

The Hemet Regional Area Drainage Plan consists of a retention basin and a network of open channels and underground storm drains. This proposed system will convey storm runoff through this rapidly developing area to outlet into Salt Creek. The only existing major drainage facilities in the area are portions of the Hemet Master Drainage Plan that have been completed since the adoption of that Plan in 1969 (See map in envelope at back of report). During periods of runoff, floodwaters, silt and other debris impact a wide area of prime agricultural land and the developing community, causing property damage and leaving roads and highways impassable. In order to avoid interruptions of community services and decrease property damage a means of collecting and controlling storm runoff is required.

The Hemet Regional Area Drainage Plan presented herein provides an economical method of collecting and conveying storm runoff through the study area. The proposed drainage structures will also provide an outlet for local drainage facilities built by developers and others as growth occurs in the area. When completed, the facilities will provide the area with improved drainage and protection from the once in 100 year flood.

Supporting data of all proposed facilities is available at the Riverside County Flood Control and Water Conservation District's office. It should be noted that only underground drains 48 inches or larger in diameter, as shown on the attached map,

are included in the Hemet Regional Area Drainage Plan. Drains smaller than 48 inches are to be considered and required as deemed necessary as a part of the development of various projects.

DRAINAGE FEES

The estimated total cost of constructing the drainage facilities required by the Hemet Regional Area Drainage Plan is \$27,408,000. The required drainage fee, as a condition of approval of the filing of a final subdivision map or parcel map, and the time and method of payment are as follows:

a. Drainage Fee

The current drainage fee for the entire Drainage Plan is \$3,425 per acre.

b. Time of Payment, Notice to Owners and Fee Calculations

The Board has adopted Rules and Regulations for Administration of Area Drainage Plans which set forth numerous administrative policies for implementing this and other Area Drainage Plans within the County.

Section IX of that document sets forth administrative provisions established by the Board to permit alternative times of payment of the drainage fees, define the required notices to owners, and to set forth the computation methods of calculating drainage fees for each lot. Provisions adopted in that document and its amendments are hereby made a part of this Area Drainage Plan.

FINDINGS

The Board of Supervisors finds and determines that:

- (1) The subdivision and development of land within the Hemet Regional Area Drainage Plan requires the construction of the facilities described in the Plan.
- (2) The required drainage fee is fairly apportioned within the described drainage 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 I
HEMET REGIONAL AREA DRAINAGE PLAN
COST SUMMARY

| <u>FACILITY</u> | <u>CONSTRUCTION*</u> <u>COST</u> | <u>RIGHT OF WAY</u> | <u>TOTAL</u> |
|---|-------------------------------------|---------------------|--------------|
| H LINE A-2 | 311,000 | | 311,000 |
| H LINE A-3, Reach I | 766,000 | 79,000 | 845,000 |
| H LINE A-3, Reach II | 471,000 | | 471,000 |
| H LINE A-3, Reach III | 206,000 | | 206,000 |
| H LINE B, Reach I (Portion) (State St. to Buena Vista) | 208,000 | | 208,000 |
| H LINE B, Reach II | 416,000 | | 416,000 |
| H LINE B, Reach III | 379,000 | | 379,000 |
| H LINE C, Reach I | 628,000 | | 628,000 |
| H LINE C, Reach II | 1,079,000 | | 1,079,000 |
| H LINE C, Reach III | 738,000 | | 738,000 |
| H LINE C, Reach IV | 189,000 | | 189,000 |
| H LINE D, Reach I | 161,000 | | 161,000 |
| H LINE D, Reach II | 1,357,000 | | 1,357,000 |
| H LINE D, Reach III | 1,208,000 | | 1,208,000 |
| H LINE D, Reach IV | 615,000 | | 615,000 |
| H LINE D, Reach V | 562,000 | | 562,000 |
| H LINE D-1 | 442,000 | | 442,000 |
| H LINE D-4 | 151,000 | | 151,000 |
| W LINE A | 1,087,000 | 288,000 | 1,375,000 |
| W LINE A-1 | 56,000 | | 56,000 |
| W LINE C | 1,423,000 | 214,000 | 1,637,000 |
| W LINE C-1 | 1,055,000 | | 1,055,000 |
| W LINE C-2 | 213,000 | | 213,000 |
| W LINE C-3 | 1,263,000 | | 1,263,000 |
| W LINE C-7 | 223,000 | | 223,000 |
| W LINE C-8 | 107,000 | 16,000 | 123,000 |
| W LINE D | 853,000 | 44,000 | 897,000 |
| W LINE E | 1,254,000 | 196,000 | 1,450,000 |
| W LINE E-1 | 332,000 | | 332,000 |
| DEVONSHIRE BASIN | 1,471,000 | 450,000 | 1,921,000 |
| SW LINE A | 748,000 | 71,000 | 819,000 |
| SW LINE A-1 | 164,000 | 23,000 | 187,000 |
| SW LINE A-2 | 33,000 | 5,000 | 38,000 |

* includes 31% for Engineering, Administration and Contingencies

NOTE: The letter designation preceding each line number (H, W, or SW) refers to the appropriate Master Plan (Hemet, West Hemet, or Southwest Hemet) where the preliminary plan and profile drawings can be found.

TABLE I (con't)
HEMET REGIONAL AREA DRAINAGE PLAN
COST SUMMARY

| <u>FACILITY</u> | <u>CONSTRUCTION*</u> <u>COST</u> | <u>RIGHT OF WAY</u> | <u>TOTAL</u> |
|----------------------------------|-------------------------------------|---------------------|-------------------|
| SW LINE A-3 | 51,000 | 6,000 | 57,000 |
| SW LINE A-4 | 50,000 | 6,000 | 56,000 |
| SW LINE B | 1,027,000 | 122,000 | 1,149,000 |
| SW LINE B-1 | 191,000 | 15,000 | 206,000 |
| SW LINE B-1A | 92,000 | 5,000 | 97,000 |
| SW LINE B-2 | 232,000 | 15,000 | 247,000 |
| SW LINE B-2A | 51,000 | 6,000 | 57,000 |
| SW LINE B-3 | 52,000 | 6,000 | 58,000 |
| SW LINE B-4 | 52,000 | 6,000 | 58,000 |
| SW LINE B-5 | 76,000 | 11,000 | 87,000 |
| SW LINE B-6 | 66,000 | 9,000 | 75,000 |
| SW LINE C | 347,000 | 29,000 | 376,000 |
| SW LINE D | 174,000 | 21,000 | 195,000 |
| SW LINE E | 113,000 | 5,000 | 118,000 |
| SW LINE F | 34,000 | 2,000 | 36,000 |
| SW LINE G | 5,000 | | 5,000 |
| SW LINE H | 51,000 | 3,000 | 54,000 |
| SW LINE I | 170,000 | 16,000 | 186,000 |
| SW LINE J | 64,000 | 5,000 | 69,000 |
| SW LINE K | 313,000 | 28,000 | 341,000 |
| SW LINE L | 447,000 | 41,000 | 488,000 |
| SW LINE M | 398,000 | 31,000 | 429,000 |
| SW LINE N | 191,000 | 20,000 | 211,000 |
| SW LINE O | 93,000 | 6,000 | 99,000 |
| SW LINE P | 393,000 | 29,000 | 422,000 |
| SW LINE P-1 | 50,000 | 5,000 | 55,000 |
| HEMET INTERIM CHANNEL | <u>622,000</u> | | <u>622,000</u> |
| | | | |
| TOTAL HEMET REGIONAL ADP COST | <u>25,574,000</u> | <u>1,834,000</u> | <u>27,408,000</u> |

* includes 31% for Engineering, Administration and Contingencies

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AMENDMENT NO. 2

TO

HEMET REGIONAL AREA DRAINAGE PLAN

Adopted April 6, 1993

Resolution No. 93-096

Updating Requirement - This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 84-421, "Adopting Hemet Regional 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."

Facility Changes - Since the adoption of Amendment No. 1 in October 1986 no facility changes have been made.

Future Facilities - Line A-3 is presently being designed and is scheduled for construction in the near future.

Recommendations - It is the opinion of the Riverside County Flood Control and Water Conservation District that there have been no significant problems or changes which would require any revisions to the construction program of the Hemet Regional Area Drainage Plan, adopted October 9, 1984. The District does recommend, however, that the Board revise the drainage fee from \$3,902 per acre to \$5,134 per acre to reflect the inflationary trends in both construction and right of way costs. The increase in the construction cost is based upon new costing quantities using 1992 unit prices. Right of way cost increases are based upon the recommendations of the County's Real Property Management Division.

AMENDMENT NO. 2

TABLE I

HEMET REGIONAL AREA DRAINAGE PLAN

COST SUMMARY

| <u>FACILITY</u> | <u>CONSTRUCTION*</u> <u>COST</u> | <u>RIGHT OF WAY</u> | <u>TOTAL</u> |
|---|-------------------------------------|---------------------|--------------|
| H Line A-2 | \$ 432,637 | 0 | \$ 432,637 |
| H Line A-3, Reach I | 1,081,114 | 280,000 | 1,361,114 |
| H Line A-3, Reach II | 710,630 | 0 | 710,630 |
| H Line A-3, Reach III | 283,696 | 0 | 283,696 |
| H Line B, Reach I (Portion) (State St. to Buena Vista) | 224,009 | 0 | 224,009 |
| H Line B, Reach II | 446,870 | 0 | 446,870 |
| H Line B, Reach III | 559,267 | 0 | 559,267 |
| H Line C, Reach I | 674,842 | 0 | 674,842 |
| H Line C, Reach II | 1,159,742 | 0 | 1,159,742 |
| H Line C, Reach III | 792,974 | 0 | 792,974 |
| H Line C, Reach IV | 257,656 | 0 | 257,656 |
| H Line D, Reach I | 173,196 | 0 | 173,196 |
| H Line D, Reach II | 1,858,151 | 0 | 1,858,151 |
| H Line D, Reach III | 1,752,509 | 0 | 1,752,509 |
| H Line D, Reach IV | 888,481 | 0 | 888,481 |
| H Line D, Reach V | 795,880 | 0 | 795,880 |
| H Line D-1 | 618,942 | 0 | 618,942 |
| H Line D-4 | 209,663 | 0 | 209,663 |
| W Line A | 1,431,718 | 1,074,100 | 2,505,818 |
| W Line A-1 | 74,508 | 0 | 74,508 |
| W Line C | 1,978,785 | 895,995 | 2,874,780 |
| W Line C-1 | 1,485,368 | 0 | 1,485,368 |
| W Line C-2 | 288,687 | 0 | 288,687 |
| W Line C-3 | 1,749,571 | 0 | 1,749,571 |
| W Line C-7 | 301,652 | 0 | 301,652 |
| W Line C-8 | 152,806 | 62,400 | 215,206 |
| W Line D | 1,171,141 | 174,000 | 1,345,141 |
| W Line E | 1,673,641 | 1,015,997 | 2,689,638 |
| W Line E-1 | 453,029 | 0 | 453,029 |
| Devonshire Basin | 1,793,892 | 1,800,000 | 3,593,892 |
| SW Line A | 1,020,303 | 211,500 | 1,231,803 |
| SW Line A-1 | 228,592 | 67,500 | 296,092 |
| SW Line A-2 | 44,321 | 13,500 | 57,821 |

* includes 31% for Engineering, Administrative and Contingencies

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AMENDMENT NO. 2

TABLE I (CON'T)

HEMET REGIONAL AREA DRAINAGE PLAN

COST SUMMARY

| <u>FACILITY</u> | <u>CONSTRUCTION*</u> <u>COST</u> | <u>RIGHT OF WAY</u> | <u>TOTAL</u> |
|-----------------------------------|-------------------------------------|---------------------|---------------------|
| SW Line A-3 | 69,475 | 18,000 | 87,475 |
| SW Line A-4 | 69,265 | 18,000 | 87,265 |
| SW Line B | 1,372,190 | 409,500 | 1,781,690 |
| SW Line B-1 | 256,000 | 54,000 | 310,000 |
| SW Line B-1A | 118,324 | 18,000 | 136,324 |
| SW Line B-2 | 302,885 | 54,000 | 356,885 |
| SW Line B-2A | 70,381 | 22,500 | 92,881 |
| SW Line B-3 | 71,609 | 22,500 | 94,109 |
| SW Line B-4 | 71,028 | 22,500 | 93,528 |
| SW Line B-5 | 103,275 | 31,500 | 134,775 |
| SW Line B-6 | 89,307 | 27,000 | 116,307 |
| SW Line C | 480,444 | 85,500 | 565,944 |
| SW Line D | 247,067 | 63,000 | 310,067 |
| SW Line E | 157,527 | 13,500 | 171,027 |
| SW Line F | 44,089 | 4,500 | 48,589 |
| SW Line G | 6,333 | 0 | 6,333 |
| SW Line H | 68,664 | 9,000 | 77,664 |
| SW Line I | 226,891 | 58,500 | 285,391 |
| SW Line J | 85,895 | 18,000 | 103,895 |
| SW Line K | 419,549 | 99,000 | 518,549 |
| SW Line L | 616,073 | 148,500 | 764,573 |
| SW Line M | 523,585 | 112,500 | 636,085 |
| SW Line N | 259,125 | 72,000 | 331,125 |
| SW Line O | 121,783 | 22,500 | 144,283 |
| SW Line P | 522,117 | 103,500 | 625,617 |
| SW Line P-1 | 69,136 | 18,000 | 87,136 |
| Hemet Interim Channel | <u>748,258</u> | <u>0</u> | <u>748,258</u> |
| Total Hemet Regional ADP Costs | <u>\$33,958,546</u> | <u>\$7,120,492</u> | <u>\$41,079,040</u> |

* includes 31% for Engineering, Administration and Contingencies

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**HEMET REGIONAL
AREA DRAINAGE PLAN
AMENDMENT NO. 2
REVISED DRAINAGE FEE**

| | <u>Per Acre Fee</u> |
|----------------------------------|----------------------------|
| Entire Drainage Plan Area | \$5,134 |