

**RIVERSIDE COUNTY
CALIFORNIA**

**HOMELAND / ROMOLAND
AREA DRAINAGE PLAN**

Amendment No. 2

Adopted March 28, 2006

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**

HOMELAND / ROMOLAND AREA DRAINAGE PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
General Statement.....	1
Updating Requirement.....	1
Homeland/Romoland Area Drainage Plan, Amendment No. 2.....	2
Revisions.....	2
Fee boundary Change	
New Facilities/Facility changes	
Drainage Fees	3
Drainage Fee	
Notice to Owners, Fee Calculations and Time of Payment	
Findings	3

TABLE

Table 1 - Homeland/Romoland Area Drainage Plan Cost Summary	5
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MAP

Area Drainage Plan.....	Inside Back Cover
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GENERAL STATEMENT

This plan addresses a 17.7 square mile drainage area bounded by a divide in the Lake View Mountains to the east, Rouse Road and the Double Butte Mountains to the south, the San Jacinto River to the west, and Mapes Road to the north. The area covered by this plan is within the Third and Fifth Supervisorial District of the Riverside County. It encompasses unincorporated lands of the County of Riverside and portions of the City of Perris.

An Area Drainage Plan (ADP) is a financing mechanism used to offset taxpayer costs for proposed drainage facilities. The fees are imposed on new development within the plan area. The Subdivision Map Act requires that agencies imposing fees have a general drainage plan for the fee area, a special fund for the fees and an equitable distribution of the fees prior to implementation.

To ensure the equitable distribution of fees, the ADP boundaries are generally based on watersheds. The total costs of facilities within the watershed are first calculated. The watershed area is then adjusted to discount publicly owned lands and areas on steep slopes not likely to develop. Finally, the total facility cost is divided by the revised watershed area to determine a per acre fee for the plan area.

This revised Area Drainage Plan for controlling flood and drainage problems in the Homeland and Romoland areas, prepared by Albert A. Webb Associates and the Riverside County Flood Control and Water Conservation 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 two documents entitled "Homeland Master Drainage Plan, Revision No. 1" dated March 2006 and the "Romoland Master Drainage Plan, Revision No. 1" dated March 2006, 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 "Homeland/Romoland Area Drainage Plan, Amendment No. 2".

UPDATING REQUIREMENT

This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 88-108 "Adopting Homeland/Romoland 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."

HOMELAND/ROMOLAND AREA DRAINAGE PLAN, AMENDMENT NO. 2

The Homeland/Romoland Area Drainage Plan, Amendment No. 2 consists of a system of open channels, underground storm drains and detention basins. The attached map shows the proposed alignment and size of the various facilities proposed for the Homeland/Romoland area.

The Homeland/Romoland Area Drainage Plan, Amendment No. 2 presented herein provides an economical means of conveying storm runoff through the studied area. When completed, the proposed facilities will provide the Homeland/Romoland area with a flood control system that will provide improved drainage and 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 office.

It should be noted that underground storm drains less than 36 inches in diameter, as shown on the enclosed map, are excluded as part of the Homeland/Romoland Area Drainage Plan, Amendment No. 2 (with the exception of the 27 inch storm drain in the Line 2 system which serves as an outlet to the proposed Melba Basin). Drains that are smaller than 36 inches are considered local drainage facilities to be addressed by development as deemed necessary.

REVISIONS

1. Fee Boundary Change

The Homeland/Romoland Area Drainage Plan, Amendment No. 2 fee boundary has been changed slightly (from that shown in the Homeland/Romoland Area Drainage Plan, Amendment No. 1) to reflect the latest available information regarding the watershed boundary. The fee boundary has also been segmented so that only areas that benefit from the Romoland Line A and Homeland Line 1 mainlines systems contribute to these improvements (Line A Sub-Watershed).

2. New Facilities/Facility Changes

The expansion in scope of the Area Drainage Plan is extensive. Especially noteworthy is the addition of two detention basins. These detention basins will allow downstream facilities to be down-sized and permit staged construction of individual drains. For a detailed description of the proposed facilities please refer to the Homeland and Romoland Master Drainage Plans, Revision No. 1.

DRAINAGE FEES

It is the District's recommendation that the Board revise the drainage fee from \$5,911 per acre to \$12,636 per acre for the Line A Sub-Watershed and \$5,923 per acre for the Line B Sub-Watershed to reflect the changes in plan scope as well as the latest construction and right of way cost estimates. Construction costs are 2005 unit prices developed by staff using the latest information from public works projects administered by the District. Right of way cost estimates are based upon recent sales in the Homeland and Romoland area.

The estimated total cost of constructing the drainage facilities required by the Homeland/Romoland Area Drainage Plan, Amendment No. 2 is \$88,037,317. The cost summary for each facility is shown in Table 1 at the end of this report. Costs reflected in this report vary from the Homeland/Romoland Master Drainage Plan due to the exclusion of facilities below 36" in diameter and costing Line A, downstream of Ethanac Road as an interim channel with ultimate crossings.

As a 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 is \$12,636 per acre for Line A Sub-Watershed and \$5,923 per acre for Line B Sub-Watershed. For subdivisions of lots greater than one acre in size, the fee shall be applied on a "per lot" basis, except for commercial, industrial and manufacturing lots.

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

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 sets forth the computation methods for calculating the drainage fee applied to each lot. Section IX.3 of that document also determines the administrative provision to permit alternative time 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 the Homeland/Romoland Area Drainage Plan, Amendment No. 2.

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 Homeland/Romoland Area Drainage Plan.

2. The drainage fee will be used to finance the design and construction of those flood control facilities which are part of Homeland/Romoland Area Drainage Plan.
3. The subdivision and development of land within the Homeland/Romoland Area Drainage Plan 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
HOMELAND/ROMOLAND AREA DRAINAGE PLAN
AMENDMENT NO. 2
COST SUMMARY

<u>FACILITIES</u>	<u>CONSTRUCTION*</u>	<u>RIGHT OF WAY</u>	<u>TOTAL COST</u>
Line A	\$13,135,462.00	\$5,882,000.00	\$19,017,462.00
Line A-1	\$1,298,105.00	\$0.00	\$1,298,105.00
Line A-1a	\$615,815.00	\$0.00	\$615,815.00
Line A-2	\$1,320,432.00	\$530,000.00	\$1,850,432.00
Line A-3	\$5,025,634.00	\$670,000.00	\$5,695,634.00
Line A-3a	\$219,444.00	\$0.00	\$219,444.00
Line A-3d	\$765,793.00	\$0.00	\$765,793.00
Line A-4	\$1,788,334.00	\$610,000.00	\$2,398,334.00
Line A-5	\$849,750.00	\$30,000.00	\$879,750.00
Line A-7	\$503,457.00	\$0.00	\$503,457.00
Line A-8	\$969,682.00	\$335,000.00	\$1,304,682.00
Line A-9	\$223,508.00	\$0.00	\$223,508.00
Line A-10	\$556,660.00	\$0.00	\$556,660.00
Line A-11	\$580,602.00	\$160,000.00	\$740,602.00
Line A-11a	\$141,448.00	\$80,000.00	\$221,448.00
Line A-11b	\$143,968.00	\$100,000.00	\$243,968.00
Line A-12	\$1,959,678.00	\$0.00	\$1,959,678.00
Line A-14	\$533,581.00	\$151,000.00	\$684,581.00
Line A-14a	\$268,321.00	\$0.00	\$268,321.00
Line A-15	\$2,837,503.00	\$90,000.00	\$2,927,503.00
Line A-15a	\$185,825.00	\$0.00	\$185,825.00
Line A-16	\$112,153.00	\$0.00	\$112,153.00
Line A-17	\$134,011.00	\$0.00	\$134,011.00
Line A-18	\$160,334.00	\$0.00	\$160,334.00
Line B	\$4,551,070.00	\$2,310,000.00	\$6,861,070.00
Line B-1	\$2,295,139.00	\$330,000.00	\$2,625,139.00
Line B-2	\$623,727.00	\$240,000.00	\$863,727.00
Line B-4	\$591,130.00	\$240,000.00	\$831,130.00
Line B-5	\$481,453.00	\$80,000.00	\$561,453.00
Line B-6	\$254,200.00	\$130,000.00	\$384,200.00

TABLE 1
HOMELAND/ROMOLAND AREA DRAINAGE PLAN
AMENDMENT NO. 2
COST SUMMARY

<u>FACILITIES</u>	<u>CONSTRUCTION*</u>	<u>RIGHT OF WAY</u>	<u>TOTAL COST</u>
Line 1	\$6,979,110.00	\$595,000.00	\$7,574,110.00
Line 1-A	\$757,505.00	\$0.00	\$757,505.00
Line 1-B	\$245,549.00	\$120,000.00	\$365,549.00
Line 1-C	\$199,676.00	\$75,000.00	\$274,676.00
Line 2	\$3,828,169.00	\$101,000.00	\$3,929,169.00
Line 2-B	\$111,858.00	\$0.00	\$111,858.00
Line 2-C	\$653,100.00	\$0.00	\$653,100.00
Line 2-Ca	\$106,500.00	\$0.00	\$106,500.00
Line 2-D	\$82,774.00	\$0.00	\$82,774.00
Line 3	\$229,540.00	\$0.00	\$229,540.00
Line 4	\$612,012.00	\$420,000.00	\$1,032,012.00
DETENTION BASINS & LEVEE:			
Briggs Road Basin	\$4,297,734.00	\$4,000,000.00	\$8,297,734.00
Juniper Flats Basin	\$3,544,589.00	\$2,800,000.00	\$6,344,589.00
Melba Basin	\$265,136.00	\$220,000.00	\$485,136.00
Mapes Basin	\$520,154.00	\$2,100,000.00	\$2,620,154.00
Mapes Levee	\$33,692.00	\$45,000.00	\$78,692.00
TOTAL	\$65,593,317.00	\$22,444,000.00	\$88,037,317.00

* Includes 34% for Engineering, Administration, MSHCP fee and Contingencies.

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HOMELAND/ROMOLAND AREA DRAINAGE PLAN

AMENDMENT NO. 2

REVISED DRAINAGE FEE

	<u>Per Acre Fee</u>
Line A Sub-Watershed	\$12,636
Line B Sub-Watershed	\$5,923