

**RIVERSIDE COUNTY
CALIFORNIA**

(AMENDED)

**LAKEVIEW — NUEVO
AREA
DRAINAGE PLAN**

FEBRUARY 1981

RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA

(Amended)

LAKEVIEW-NUEVO
AREA DRAINAGE PLAN

Adopted February 17, 1981

Resolution No. 81-59

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

GENERAL STATEMENT

The watershed is located between Lake Perris and the City of San Jacinto in the Fifth Supervisorial District, and is bounded roughly by the San Jacinto River on the north and west, and the Lakeview Mountains to the south and east. The Lakeview-Nuevo Area is a rapidly developing section of Riverside County.

This Amended Area Drainage Plan for controlling flood and drainage problems in the Lakeview-Nuevo watershed, prepared by the Riverside County Flood Control and Water Conservation District, concludes that certain flood and drainage facilities are critically needed for an orderly and economic 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.

AMENDED LAKEVIEW-NUEVO AREA DRAINAGE PLAN

The Amended Lakeview-Nuevo Area Drainage Plan consists of a flood control/debris basin, and a system of open channels and storm drains that will safely intercept and convey storm runoff through the area to the San Jacinto River. The attached map shows the Area Plan boundary and the alignment and estimated costs of the various drainage facilities. The document entitled "Amended Report on Master Drainage Plan for the Lakeview-Nuevo Area" dated February 1981, prepared by the Riverside County Flood Control and Water Conservation District, including all maps and exhibits attached thereto, is adopted in its entirety, as part of this Amended Lakeview-Nuevo Area Drainage Plan.

Presently, during periods of runoff, floodwaters, silt and other debris impact a wide area of both agricultural land and the residential community, leaving roads and highways impassible. In order to avoid interruption of community services and decrease property damage, a means of collecting and controlling storm runoff is required.

The Amended Lakeview-Nuevo Area Drainage Plan presented herein provides an economically feasible method of collecting and conveying storm runoff through the area. The proposed

drainage structures will 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.

DRAINAGE FEES

The estimated total cost of constructing the drainage facilities required by the Amended Lakeview-Nuevo Area Drainage Plan is \$6,822,000 (January 1981). The required drainage fee, as a condition of approval of the filing of a final subdivision map or parcel map, or as a condition of the waiver of the filing of a final parcel map, and the time and method of payment are as follows:

a. Drainage Fee

<u>Area</u>	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$1,114

b. Land Division for which Drainage Fees are Required

1. For subdivisions into small lots (1 acre gross or less), the drainage fee will be computed by multiplying the gross acreage being divided times the fee per acre established herein.
2. For subdivisions into large lots (greater than 1 acre gross), the drainage fee will be computed by multiplying the number of large lots times the fee per acre established herein, except that on land zoned for commercial, industrial, or manufacturing use as defined by Riverside County Zoning Ordinance No. 348, the drainage fee shall always be computed on the basis of a small lot subdivision.

3. On land being divided into lots, some of which are small and others that are large, the fee shall be computed using a combination of the format set forth in items 1 and 2 herein.
- c. Time of Payment

All required drainage fees shall be paid to the Road Commissioner as a part of the processing of the final subdivision or parcel map. If the recording of a final parcel map is waived, the drainage fee shall be paid prior to final approval of the waiver of the parcel map.
- d. Subsequent Division of Parcels for which Fee Previously Paid

Drainage fees shall not be required to be paid as a condition to the division of any parcel of land for which a drainage fee has previously been paid as a small lot (1 acre gross or less) land division. Drainage fees shall be required to be paid as a condition to the division of any parcel of land, at rates set forth herein, even though a partial fee may have already been paid as the result of some previous large lot (greater than 1 acre gross) land division.

FINDINGS

The Board of Supervisors finds and determines that:

- (1) The subdivision and development of land within the Amended Lakeview-Nuevo 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 created by the proposed subdivision and development of all properties within the drainage area.

AMENDMENT NO. 4
TO
LAKEVIEW-NUEVO AREA DRAINAGE PLAN
Adopted April 6, 1993
Resolution No. 93-098

Updating Requirement - This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 81-59 "Adopting Lakeview-Nuevo 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."

Future Facilities - Design of the Lakeview Dam is 95% complete with construction anticipated to start in the Summer of 1993.

Facility Changes - No new changes have been made to the plan since Amendment No. 3 was adopted in January of 1988.

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 Lakeview-Nuevo Area Drainage Plan as last amended in January 1988. The District does recommend, however, that the Board revise the drainage fee from \$1,435 per acre to \$2,093 per acre to reflect the inflationary trends in construction costs. The increase in construction cost is based upon new costing quantities using 1992 unit prices. Right of way costs increases are based upon the recommendations of the County's Real Property Management Division.

AMENDMENT NO. 4

TABLE I

LAKEVIEW-NUEVO AREA DRAINAGE PLAN

COST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION COST *</u>	<u>RIGHT OF WAY</u>	<u>MASTER PLAN COST</u>
NUEVO CH.	\$ 842,752	\$ 303,200	\$1,145,952
LATERAL A	888,799	295,000	1,183,799
LATERAL A-1	308,237	108,000	416,237
LATERAL B	455,578	138,000	593,758
LATERAL B-1	107,530	33,000	140,530
LATERAL C	1,110,216	42,000	1,152,216
LATERAL D	1,345,827	- - -	1,345,827
LATERAL E	371,486	- - -	371,486
LINE F	1,088,991	176,000	1,264,991
LAKEVIEW DAM OUTLET DRAIN	317,675	- - -	317,675
TRAINING DIKE	125,724	30,000	155,724
LAKEVIEW DAM	3,106,522	1,621,992	4,728,514
TOTAL	\$10,069,579	\$2,747,192	\$12,816,709

* Includes 31% for engineering, administration and contingencies

ZS:pln
zsf0921a

**LAKEVIEW/NUEVO
AREA DRAINAGE PLAN
AMENDMENT NO. 4
REVISED DRAINAGE FEE**

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$2,093