

**RIVERSIDE COUNTY
CALIFORNIA**

**PERRIS VALLEY
AREA
DRAINAGE PLAN**

JULY 1987
REVISED JUNE 1991

**RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA**

**PERRIS VALLEY
AREA DRAINAGE PLAN**

Adopted July 7, 1987

by the

Riverside County Board of Supervisors

Adopted _____

by the

Perris City Council

Adopted May 14, 1991

by the

Moreno Valley City Council

**Prepared and Adopted Pursuant to
Government Code Section 66483, et seq.**

and

Section 10.25, Riverside County Ordinance No. 460

GENERAL STATEMENT

The Perris Valley area addressed by this plan is generally the watershed area established by the drainage boundary for the Perris Valley Master Drainage Plan. The area is described as being bounded roughly by Cactus Avenue, Lake Perris, San Jacinto Avenue and Alexandria Street. The area plan boundary lies entirely within the Fifth Supervisorial District. A portion of the incorporated limits of the cities of Perris and Moreno Valley are encompassed by the drainage plan boundary.

This Area Drainage Plan for controlling flood and drainage problems in the Perris Valley area, prepared by the Riverside County Flood Control and Water Conservation District, concludes that certain flood control 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 map contained herein as a solution to the flooding and drainage problems in the watershed. The documents entitled "Lower Perris Valley Master Drainage Plan", dated June 1985 and "Perris Valley Master Drainage Plan", dated April 1987, 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 Perris Valley Area Drainage Plan, except as excluded on the map incorporated in this report entitled "Perris Valley Area Drainage Plan".

PERRIS VALLEY AREA DRAINAGE PLAN

The Perris Valley Area Drainage Plan consists of a retention basin and a system of open channels and underground drains. These drainage facilities will collect storm runoff and convey it through this rapidly developing area, outletting flows into either the Perris Valley Storm Drain or the San Jacinto River. The existing drainage facilities within the area are a series of culverts which convey stormwater under Interstate 215, Line J, an interim earth channel owned and maintained by the District which extends easterly from Perris Boulevard to the Perris Valley Storm Drain; Metz Detention Basin and Interim Outlet Channel and the Perris Valley Storm Drain constructed by the District in 1955. Line J and the Metz Channel are to be improved and extended as a part of this plan.

During periods of runoff, uncontrolled flood waters, silt and other debris impact a wide area of prime agricultural land and the developing community, causing damage to property and leaving roads and highways impassable. A means of collecting and controlling storm runoff is required to decrease property damage and to avoid interruptions of community services. Control of flood waters is also necessary to permit growth and development of the Perris Valley.

The Perris Valley Area Drainage Plan presented herein provides an economical method of collecting and conveying storm runoff through the study area. The proposed drainage facilities will also provide an outlet for local drainage systems built by developers and others as growth occurs in the area. When completed, the facilities will provide the plan area with improved drainage and protection for the once in 100 year flood. Supporting data for all facilities proposed in this study is available at the Riverside County Flood Control and Water Conservation District office.

It should be noted that only underground storm drains 48 inches in diameter or larger, as shown on the enclosed map, are included as a part of the Perris Valley Area Drainage Plan. Drains smaller than 48 inches are to be considered a part of the development of various projects and will be required as deemed necessary. Additionally, after discussions with the City Planning staff, it was decided that two of the bridges shown in the Lower Perris Valley Master Drainage Plan should be considered developer convenience facilities and not included in this Area Drainage Plan. Furthermore, a portion of both P Line B and P Line B-1 are provided chiefly for the benefits of March Air Force Base and are not included in this plan.

MERGER OF LOWER PERRIS VALLEY AND PERRIS VALLEY PLANS

Over the past several years development pressure has been rapidly increasing in the Perris Valley. Both the City of Perris and the District recognized that orderly growth was dependent upon the completion of a master plan of drainage for the area. However, the enormity of the Perris Valley dictated the preparation of an equally sized plan. A plan that would, no doubt, take many many months to prepare. A temporary solution was needed. Therefore, in 1985 the City and the District proceeded ahead with the preparation of the Lower Perris Valley Area Drainage Plan; a stopgap measure that provided a drainage plan for the most rapidly growing portion of the Valley and thus allowed development to continue while work proceeded on a plan for the balance of the Valley.

This Perris Valley Area Drainage Plan, which absorbs the previously adopted Lower Perris Valley Area Drainage Plan, provides a single drainage plan for the entire Valley. Along with this merger would be the implementation of a single, uniform drainage fee over those areas benefited and contained within the boundary shown on the enclosed map.

DRAINAGE FEES

The existing Lower Perris Valley Area Drainage Plan, having a current fee of \$4,202/acre, will be discontinued. Fees collected to date in the Lower Perris Valley Area Drainage Plan account will be credited to the new Perris Valley Area Drainage Plan account and a new drainage fee of \$5,083/acre

will be assessed for all future land divisions within the regional area.

The estimated total cost of constructing the drainage facilities required by the Perris Valley Area Drainage Plan is \$62,510,000. Table I is a cost summary for various elements of the drainage system. The filing of a final subdivision map or parcel map and the time and method of payments are as follows:

a. Drainage Fee

The current drainage fee for the entire drainage plan is \$5,083 per acre. 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.

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

The Riverside County Board of Supervisors has adopted "Rules and Regulations for Administration of Area Drainage Plans", a document which sets 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, defines the required notices to owners, and sets 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/Perris City Council/Moreno Valley City Council finds and determines that:

1. The subdivision and development of land within the Perris Valley 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.

AMENDMENT NO. 2
TO THE
PERRIS VALLEY AREA DRAINAGE PLAN
RESOLUTION NO. 91-261
ADOPTED JUNE 11, 1991

Updating Requirement - This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 87-160 "Adopting Perris Valley 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."

Fee Boundary Change - The area drainage plan boundary near the intersection of A Street and San Jacinto Avenue is revised slightly to reflect the current watershed boundary.

Facility Changes - A significant number of facilities have been added to the west side of the 215 freeway. Also, the planned drainage system at the east side of the Perris Valley Channel has been restructured. In addition, the Perris Valley Channel has been added to the plan which will eliminate the existing flood plain along the channel. The elimination of this flood plain requires additional facilities adjacent to the channel. The master drainage plan has also been amended to reflect the changes in land use as shown in the General Plan for the City of Perris. Wherever possible, open channels have been replaced by underground storm drains. Changes and additions are noted in Table I.

Drainage Fee Allocation - The proposed \$8875/acre drainage fee shall be distributed toward the construction of drainage facilities as follows. The amount of \$1070/acre shall be allocated for Perris Valley Channel and the remaining \$7805/acre for all other identified facilities.

Recommendations - It is the opinion of the Riverside County Flood Control and Water Conservation District that the above mentioned changes require a revision to the Perris Valley Area Drainage Plan as last amended in September 1987.

It is the District's recommendation that the Board revise the drainage fee from \$5083 per acre to \$8875 per acre to reflect not only the facility changes but inflationary trends in construction costs. The increase due to rising construction costs is based upon a complete cost re-evaluation of the plan, considering 1991 unit prices. Right of way cost increases are based on the recommendations of the County's Real Property Management Division.

ADP2H
MW:seb

AMENDMENT NO. 2
TABLE I
PERRIS VALLEY AREA DRAINAGE PLAN
COST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION COST</u>	<u>RIGHT OF WAY</u>	<u>AREA PLAN COST</u>
Line B	\$8,481,000	\$1,942,000	\$10,423,000
Lateral B-1	1,467,000	-0-	1,467,000
[Lateral B-1.1]	363,000	-0-	363,000
[Lateral B-2]	1,063,000	-0-	1,063,000
[Lateral B-2.2]	66,000	-0-	66,000
[Lateral B-3]	1,086,000	-0-	1,086,000
[Lateral B-3.1]	637,000	-0-	637,000
[Lateral B-3.2]	444,000	-0-	444,000
[Lateral B-3.3]	488,000	-0-	488,000
Lateral B-5	1,125,000	-0-	1,125,000
Lateral B-5.1	158,000	-0-	158,000
Lateral B-6	157,000	-0-	157,000
Lateral B-7	492,000	-0-	492,000
Lateral B-7.1	147,000	-0-	147,000
[Lateral B-8]	265,000	-0-	265,000
Line C	861,000	495,000	1,356,000
[Line D]	2,520,000	904,000	3,424,000
Lateral D-1	281,000	-0-	281,000
[Lateral D-2]	151,000	-0-	151,000
[Lateral D-3]	299,000	-0-	299,000
[Line E]	4,974,000	2,666,000	7,640,000
Lateral E-1	193,000	-0-	193,000
Lateral E-2	190,000	-0-	190,000
Lateral E-3	137,000	-0-	137,000
Lateral E-4	486,000	-0-	486,000
Lateral E-5	140,000	-0-	140,000
Lateral E-6	240,000	-0-	240,000
Lateral E-7	313,000	-0-	313,000
[Lateral E-8]	737,000	178,000	915,000
[Lateral E-9]	321,000	-0-	321,000
[Lateral E-10]	1,102,000	-0-	1,102,000
[Lateral E-11]	143,000	-0-	143,000
[Lateral E-12]	492,000	-0-	492,000
[Lateral E-13]	167,000	-0-	167,000
[Line F]	3,559,000	-0-	3,559,000
[Lateral F-1]	144,000	-0-	144,000
[Lateral F-3]	560,000	-0-	560,000
[Lateral F-4]	156,000	-0-	156,000
Line G	875,000	689,000	1,564,000
Lateral G-1	2,370,000	-0-	2,370,000
[Lateral G-2]	607,000	-0-	607,000
[Line H]	3,839,000	1,155,000	4,994,000

AMENDMENT NO. 2
 TABLE I
 PERRIS VALLEY AREA DRAINAGE PLAN
 COST SUMMARY

(Continued)

<u>FACILITY</u>	<u>CONSTRUCTION COST</u>	<u>RIGHT OF WAY</u>	<u>AREA PLAN COST</u>
Lateral H-1	701,000	-0-	701,000
Lateral H-5	718,000	-0-	718,000
Lateral H-8	516,000	-0-	516,000
[Lateral H-10]	280,000	-0-	280,000
[Lateral H-11]	715,000	-0-	715,000
[Lateral H-11.1]	367,000	-0-	367,000
[Lateral H-12]	2,488,000	-0-	2,488,000
[Line J]	3,010,000	227,000	3,237,000
Lateral J-1	1,361,000	-0-	1,361,000
Lateral J-6	586,000	-0-	586,000
[Lateral J-7]	585,000	-0-	585,000
[Lateral J-8]	127,000	-0-	127,000
[Lateral J-9]	1,818,000	-0-	1,818,000
Line K	2,314,000	736,000	3,050,000
Lateral K-3	192,000	-0-	192,000
Lateral K-6	818,000	-0-	818,000
Lateral K-13	79,000	-0-	79,000
Lateral K-14	953,000	-0-	953,000
[Lateral K-15]	227,000	-0-	227,000
[Lateral K-16]	17,000	-0-	17,000
Lateral K-19	44,000	-0-	44,000
[Lateral K-20]	442,000	-0-	442,000
[Lateral K-21]	66,000	-0-	66,000
Lateral K-22	430,000	-0-	430,000
[Lateral K-23]	84,000	-0-	84,000
[Line L]	447,000	-0-	447,000
[Line M]	911,000	32,000	943,000
[Line N]	1,294,000	-0-	1,294,000
[Line O]	873,000	-0-	873,000
Line P	231,000	-0-	231,000
Lateral P-1	69,000	-0-	69,000
Lateral P-2	201,000	-0-	201,000
Lateral P-3	362,000	-0-	362,000
Lateral P-4	508,000	-0-	508,000
Lateral P-5	310,000	-0-	310,000
Line Q	703,000	413,000	1,116,000
Lateral Q-2	281,000	-0-	281,000
[Lateral Q-3]	305,000	-0-	305,000
[Line R]	1,261,000	-0-	1,261,000
[Line S]	3,035,000	-0-	3,035,000
[Lateral S-3]	428,000	-0-	428,000
[Line T]	1,753,000	216,000	1,969,000

AMENDMENT NO. 2
 TABLE I
 PERRIS VALLEY AREA DRAINAGE PLAN
 COST SUMMARY

(Continued)

<u>FACILITY</u>	<u>CONSTRUCTION COST</u>	<u>RIGHT OF WAY</u>	<u>AREA PLAN COST</u>
[Lateral T-2]	600,000	-0-	600,000
[Lateral T-3]	582,000	-0-	582,000
[Line U]	1,670,000	834,000	2,504,000
[Lateral U-1]	278,000	-0-	278,000
[Lateral V-5]	15,000	-0-	15,000
[Line A-A]	686,000	-0-	686,000
[Line A-B]	911,000	-0-	911,000
[Line A-C]	442,000	-0-	442,000
[Line A-H]	532,000	-0-	532,000
[Line A-J]	2,212,000	-0-	2,212,000
[Line A-K]	888,000	-0-	888,000
[Line A-L]	452,000	-0-	452,000
[Line A-M]	407,000	-0-	407,000
[Line A-N]	1,829,000	-0-	1,829,000
[Line A-O]	1,029,000	-0-	1,029,000
[Line A-P]	510,000	-0-	510,000
[Line A-Q]	316,000	-0-	316,000
[Line A-R]	905,000	-0-	905,000
[Line A-S]	902,000	192,000	1,094,000
[Line A-T]	217,000	-0-	217,000
[Seaton Basin]	1,855,000	4,375,000	6,230,000
*[Perris Vly Ch.]	<u>24,994,000</u>	<u>11,035,000</u>	<u>36,029,000</u>
TOTAL COST	116,438,000	26,089,000	142,527,000

NOTE:

1. Facilities enclosed with []'s have been modified or added since Amendment No. 1.
 2. Construction cost includes 31% for engineering, administration and contingencies.
- * The drainage fee for Perris Valley Channel is based on the total cost of the facility spread over the entire tributary area including areas outside of the fee boundary.

MW:seb
 adp2i

**PERRIS VALLEY
AREA DRAINAGE PLAN
AMENDMENT NO. 2
REVISED DRAINAGE FEE**

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$8,875