

RIVERSIDE COUNTY
CALIFORNIA

SAN JACINTO REGIONAL
AREA
DRAINAGE PLAN

JAN. 1985

**RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA**

**SAN JACINTO REGIONAL
AREA DRAINAGE PLAN**

ADOPTED JANUARY 8, 1985

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

and

Section 10.15, Riverside County Ordinance No. 460

GENERAL STATEMENT

The greater San Jacinto area addressed by this plan is the area described in the San Jacinto, Little Lake, and Northwest Hemet Master Drainage Plans. The composite area is described as that area roughly bounded on the north and east by the San Jacinto River and Bautista Creek Channel, on the south by Florida Avenue, and on the west by Cawston Avenue. A portion of the northern section of the city of Hemet along with the entire city of San Jacinto is encompassed by the drainage plan boundary. The plan lies within the Third Supervisorial District.

This area drainage plan for controlling drainage problems and flooding in the Little Lake, San Jacinto, and Northwest Hemet areas, prepared by the Riverside County Flood Control and Water Conservation District, concludes that certain drainage and flood protection facilities are essential for the orderly and economical development of the area. The plan proposes the construction of the facilities shown on the enclosed map as a solution to drainage and flooding problems in the developed and developable areas of the watershed. The documents entitled, "Master Drainage Plan for the San Jacinto Area", dated January 1982; "Master Drainage Plan for the Little Lake Area", dated September 1978; and "Master Drainage Plan for the Northwest Hemet Area", dated January 1985, 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 San Jacinto Regional Area Drainage Plan.

SAN JACINTO REGIONAL AREA DRAINAGE PLAN

The San Jacinto Regional Area Drainage Plan consists of levees, retention basins, open channels and underground storm drains. This proposed system will convey storm runoff through this rapidly developing area to outlet into the San Jacinto River flood plain. The only existing major drainage facilities within the plan area are within the San Jacinto Master Drainage Plan. These are the Parkhill Retention Basin and outlet and an interim earth channel known as the San Jacinto Drain which follows the alignment of Line E between State Street and Seventh Street (see enclosed map). Three other facilities within the plan are currently budgeted (FY 84/85) for either design or construction. These are the Little Lake Retention Basin, Meridian Street Channel, and the Buena Vista Retention Basin.

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 San Jacinto Area Drainage Plan presented herein provides an economical means of collecting and conveying storm runoff through the study area. When completed, the facilities will provide the San Jacinto Valley with improved drainage and protection from the once in 100-year flood.

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 drains 36" and larger in diameter as shown on the enclosed map are included in the San Jacinto Regional Area Drainage Plan. Drains smaller than 36" are to be considered and required as deemed necessary as a part of the development of various projects.

MERGER OF LITTLE LAKE AND SAN JACINTO PLANS

The Little Lake Area Drainage Plan, adopted in September 1978, was instituted when it was seen that development in the Little Lake area was rapidly increasing and that the area had been experiencing severe flooding. The fee boundary was based almost entirely on the drainage area contributing to the flood problems. However, flows emanating from the Little Lake area currently impact portions of the San Jacinto Master Drainage Plan area. Although protection of these areas will be made possible by the construction of facilities proposed in the Little Lake Master Drainage Plan, the drainage boundaries are not naturally distinct as the master plan boundaries would indicate. Instead, the Little Lake, San Jacinto, and Northwest Hemet Master Drainage Plan areas are contiguous and together form a single watershed area draining to the north and west. With this fact in mind, along with the general knowledge that solutions to regional problems are more desirable than highly localized solutions, it is concluded that more efficient and expedient progress towards constructing master planned facilities can be brought about by expanding the participation base of the plan. This concept is supported by the cities of Hemet and San Jacinto as well as the County of Riverside. For these reasons, the San Jacinto Master Drainage Plan, the Little Lake Master Drainage Plan, and the Northwest Hemet Master Drainage Plan are combined to form the San Jacinto Regional Area Drainage Plan. The existing Little Lake Area Drainage Plan, having a fee of \$3,174/acre, will be discontinued. Fees collected to date in the Little Lake Area Drainage

Plan account will be credited to the San Jacinto Area Drainage Plan account and a new drainage fee of \$3,568/acre will be assessed for all future land divisions within the regional area. It should be noted that the existing Little Lake Area Drainage Plan drainage fee balance has been included in the Riverside County Flood Control and Water Conservation District's Fiscal Year 1984/85 Budget for the design and construction of the Little Lake Basin and the design of the Meridian Channel. Funds collected after adoption of the San Jacinto Regional Area Drainage Plan will be used for priority projects located anywhere within the plan.

DRAINAGE FEES

The estimated total cost of constructing the drainage facilities required by the San Jacinto Regional Area Drainage Plan is \$42,142,000. As a condition of approval for the filing of a final subdivision map or parcel map the required drainage fee and time and method of payment are as follows:

1. Drainage Fee

The current drainage fee for the entire drainage plan is \$3,568/acre.

2. 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 San Jacinto 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

SAN JACINTO REGIONAL AREA DRAINAGE PLANCOST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION *</u> <u>COST</u>	<u>RIGHT OF WAY</u>	<u>TOTAL</u>
S LINE A	1,408,000	72,000	1,480,000
S LINE A-1	155,000		155,000
S LINE A-2	180,000		180,000
S LINE A-3	119,000		119,000
S LINE B	633,000	27,000	660,000
S LINE B-1	320,000		320,000
S LINE C	1,396,000	277,000	1,673,000
S LINE C-1	571,000		571,000
S LINE C-2	102,000		102,000
S LINE C-4	629,000		629,000
S LINE D	1,003,000	55,000	1,058,000
S LINE D-1	135,000		135,000
S LINE D-2	144,000		144,000
S LINE D-3	56,000		56,000
S LINE D-4	204,000		204,000
S LINE E	1,670,000	44,000	1,714,000
S LINE E-1	35,000	23,000	58,000
S LINE E-2	1,119,000		1,119,000
S LINE E-2A	93,000		93,000
S LINE E-3	174,000	24,000	198,000
S LINE F	1,594,000		1,594,000
S LINE F-1	215,000		215,000
S LINE F-2	215,000	64,000	215,000
S LINE G	1,236,000		1,300,000
S LINE G-1	602,000		602,000
S LINE G-2	216,000		216,000
S LINE G-3	737,000	74,000	811,000
S LINE G-3A	346,000		346,000
S LINE H	826,000	168,000	994,000
S LINE H-1	198,000		198,000
S LINE J	1,123,000	288,000	1,411,000
S LINE J-1	105,000		105,000
S LINE J-2	231,000		231,000
S LINE J-3	251,000	55,000	306,000
S LINE K	160,000	25,000	185,000
S LINE L	134,000	450,000	584,000
S LINE M	188,000	330,000	518,000
S BUENA VISTA BASIN	91,000		91,000

* includes 31% for Engineering, Administration and Contingencies

NOTE: The letter preceding each line designation (S, L or N) refers to the appropriate Master Plan (San Jacinto, Little Lake or Northwest Hemet) where the preliminary plan and profile drawing can be found.

TABLE I (cont.)

SAN JACINTO REGIONAL AREA DRAINAGE PLANCOST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION *</u> <u>COST</u>	<u>RIGHT OF WAY</u>	<u>TOTAL</u>
L LINE A	802,000		802,000
L LINE B	1,808,000		1,808,000
L LINE B-1	460,000		460,000
L LINE B-2	177,000		177,000
L LINE B-3	187,000		187,000
L LINE C	431,000		431,000
L LINE D	564,000		564,000
L LINE E	312,000		312,000
L LINE F	690,000		690,000
L LINE G	786,000		786,000
L LINE H	169,000		169,000
L LINE J-2	151,000		151,000
L LINE L	380,000		380,000
L MERIDIAN ST. CH.	1,462,000	588,000	2,050,000
LITTLE LAKE BASIN	111,000	127,000	238,000
BAUTISTA WASH ESMT.		381,000	381,000
N LINE A-1	1,379,000		1,379,000
N LINE A-2	249,000		249,000
N LINE A-3	84,000		84,000
N LINE A-4	176,000		176,000
N LINE A-5	224,000		224,000
N LINE B-1	1,004,000		1,004,000
N LINE B-2	219,000		219,000
N LINE B-3	280,000		280,000
N LINE B-4	166,000		166,000
N LINE B-5	84,000		84,000
N LINE C	1,088,000	186,000	1,274,000
N LINE D	2,873,000	504,000	3,377,000
N LINE E	2,366,000	492,000	2,858,000
N LINE E-1	121,000	21,000	142,000
N LINE E-2	379,000	71,000	450,000
TOTAL SAN JACINTO REGIONAL ADP COSTS	<u>\$37,796,000</u>	<u>\$4,346,000</u>	<u>\$42,142,000</u>

* includes 31% for Engineering, Administration and Contingencies

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AMENDMENT NO. 3

TO

SAN JACINTO REGIONAL AREA DRAINAGE PLAN

ADOPTED April 6, 1993

RESOLUTION NO. 93-102

Updating Requirement - This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 85-40, "Adopting San Jacinto 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."

New Facilities - Since the adoption of Amendment No. 2 in July 1990 the following facilities have been constructed: S Line D from Hewitt Street to Buena Vista Basin, S Line D-2 from Shaver to Commonwealth, S Line C from Esplanade to Buena Vista Basin, S Line F from San Jacinto to S Line C and S Line C from Esplanade to Buena Vista Basin.

Facility Changes - No changes have been made to the San Jacinto Regional Area Drainage Plan since the adoption of Amendment No. 2 in July 1990.

Recommendations - It is the District's recommendation that the Board revise the drainage fee from \$4,976 per acre to \$5,402 per acre to reflect the inflationary trends in 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. 3

TABLE I

SAN JACINTO REGIONAL AREA DRAINAGE PLAN

COST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION*</u> <u>COST</u>	<u>RIGHT OF WAY</u>	<u>TOTAL</u>
S Line A	\$2,087,948	\$ 129,200	\$ 2,217,148
S Line A-1	221,102	0	221,102
S Line A-2	262,799	0	262,799
S Line A-3	165,794	0	165,794
S Line B	911,184	68,000	979,184
S Line B-1	463,976	0	463,976
S Line C	2,179,482	340,035	2,519,517
S Line C-4	861,993	0	861,993
S Line D	1,529,930	80,000	1,609,930
S Line D-2	345,709	0	345,709
S Line D-4	285,960	0	285,960
S Line E	2,126,838	99,000	2,225,838
S Line E-1	49,409	83,500	132,909
S Line E-2	1,435,275	0	1,435,275
S Line E-3	243,772	92,400	336,172
S Line F	569,798	0	569,798
S Line F-2	307,876	0	307,876
S Line G	2,159,776	396,500	2,556,276
S Line G-1	847,577	0	847,577
S Line G-2	295,431	0	295,431
S Line G-3	994,282	240,500	1,234,782
S Line G-3A	496,739	0	496,739
S Line H	1,157,091	435,500	1,592,591
S Line H-1	277,786	0	277,786
S Line J	1,554,859	919,506	2,474,365
S Line J-2	221,403	0	221,403
S Line J-3	339,993	143,000	482,993
S Line K	226,373	65,000	291,373
S Line L	254,994	1,183,000	1,437,994
S Line M	258,882	858,000	1,116,882
S Buena Vista Basin	1,446,190	0	1,446,190
L Line A	945,021	0	945,021
L Line A-4	987,455	4,725	992,180
L Line B	2,630,912	0	2,630,912
L Line B-1	656,847	0	656,847
L Line B-2	243,857	0	243,857
L Line B-3	260,834	0	260,834
L Line E	690,422	0	690,422
L Line F	972,405	0	972,405
L Line G	858,325	0	858,325
L Line H	1,815,807	0	1,815,807
L Line J-2	213,975	0	213,975
L Line L	644,363	0	644,363

AMENDMENT NO. 3

TABLE I

SAN JACINTO REGIONAL AREA DRAINAGE PLAN

COST SUMMARY (Cont.)

<u>FACILITY</u>	<u>CONSTRUCTION*</u> <u>COST</u>	<u>RIGHT OF WAY</u>	<u>TOTAL</u>
L Meridian St. Ch.	2,482,223	841,500	3,323,723
Lincoln & Soboba Crossing	121,773	0	121,773
Florida Avenue Crossing	73,710	0	73,710
Charlton Avenue Crossing	126,086	0	126,086
Hemet Street Crossing	108,731	0	108,731
Little Lake Basin	205,343	243,000	448,343
Bautista Wash Est. (from Acacia to Berkeley)	0	1,880,710	1,880,710
N Line A-1	1,998,562	0	1,998,562
N Line A-2	347,857	0	347,857
N Line A-3	113,420	0	113,420
N Line A-4	244,315	0	244,315
N Line A-5	319,142	0	319,142
N Line B-1	1,426,891	0	1,426,891
N Line B-2	312,068	0	312,068
N Line B-3	391,598	0	391,598
N Line B-4	229,709	0	229,709
N Line B-5	112,870	0	112,870
N Line C	1,582,389	608,505	2,190,894
N Line D	3,713,424	1,670,000	5,383,424
N Line E	3,102,807	1,640,000	4,742,807
N Line E-1	155,761	91,000	246,761
N Line E-2	559,029	235,000	794,029
Total San Jacinto Regional ADP costs	<u>\$53,228,152</u>	<u>\$12,347,581</u>	<u>\$65,575,733</u>

* Includes 31% for Engineering, Administration and Contingencies

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SAN JACINTO REGIONAL AREA DRAINAGE PLAN

AMENDMENT NO. 3

REVISED DRAINAGE FEE

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$5,402