

**RIVERSIDE COUNTY
CALIFORNIA**

**SOUTHWEST
RIVERSIDE
AREA
DRAINAGE PLAN**

FEBRUARY 1980

RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA

SOUTHWEST RIVERSIDE
AREA DRAINAGE PLAN

Adopted 8 April 1980
Resolution No. 80-176
By the Riverside County Board of Supervisors

Adopted 27 May 1980
Resolution No. 14066
By the Riverside City Council

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

and

Section 10.25, Riverside County Ordinance No. 460

and

Section 18.48.020 Riverside Municipal Code, Title 18

GENERAL STATEMENT

The watershed is a rapidly developing area located in the southwest area of the City of Riverside and the adjoining County area to the south. The watershed is roughly bounded by the Riverside Freeway (Route 91) on the northwest, Jackson Street on the northeast and Lake Mathews on the south, and includes the Harrison Dam watershed. The watershed lies within the First Supervisorial District.

This Area Drainage Plan for controlling flood and drainage problems in the Southwest Riverside watershed, prepared by the Riverside County Flood Control and Water Conservation District, concludes that certain flood and drainage facilities are critically needed for the protection of existing development and 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.

SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN

The Southwest Riverside Area Drainage Plan consists of a system of several open channels and a network of underground storm drains. This proposed system will carry storm runoff through this rapidly developing area to the existing upstream terminus of the Arlington Channel. The attached map shows the proposed alignment, size and estimated cost of the various drainage facilities. The document entitled "(Amended) Report on Master Drainage Plan for the City of Riverside (Southwest Area)" dated February 1980, prepared by Riverside County Flood Control and Water Conservation District, including all maps and exhibits attached thereto, is adopted in its entirety, as part of this Southwest Riverside Area Drainage Plan.

There are several major drainage facilities existing within the Plan area. They are: (1) Harrison Dam, (2) Channel E, Temescal Storm Drain and (3) Channel I, Freeway Channel. Minor drainage facilities have been constructed in conjunction with development and are incorporated into the Area Drainage Plan where possible. All existing facilities have provided tremendous benefits and relief within their area of influence. However, the vast majority of the Plan area is unprotected, and during periods of runoff flood waters, silt and other debris impact a wide area of both agricultural land and the residential community, leaving roads and highways impassable. In order to avoid interruption of community services and decrease property damage, a means of collecting and controlling storm runoff is required to protect existing development and provide for orderly future growth.

The Southwest Riverside Area Drainage Plan presented herein provides the most economical method of collecting and conveying storm runoff through the area to outlet into Arlington Channel. 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 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 inches in diameter or larger, as shown on the attached map, are included in the Southwest Riverside Area Drainage Plan. Drains smaller than 36 inches are to be required as deemed necessary, as a part of the improvements constructed by the developer.

DRAINAGE FEES

The estimated total cost of constructing the drainage facilities required by the Southwest Riverside Area Drainage Plan is \$12,380,000. 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	\$2,455

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/Riverside Municipal Code, Title 19, 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/City Public Works Director 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/Riverside City Council finds and determines that:

- (1) The subdivision and development of land within the Southwest Riverside 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. 4

SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN

ADOPTED April 6, 1993

RESOLUTION NO. 93-103

Updating Requirement - This amendment is prepared in accordance with Riverside County Board of Supervisor's Resolution NO. 80-176 "Adopting Southwest Riverside 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. 3 in January 1988, no new facility changes have been made.

Recommendations - The District recommends that the Board revise the drainage fee from \$3,697 per acre to \$4,147 per acre to reflect the inflationary trends of construction costs and increases in right of way costs since the plan was last amended. The new 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. 4

SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN

COST SUMMARY

Facility	Construction* Cost	Right of Way	Total
Arlington Ch.	\$5,604,719	\$1,079,774	\$6,684,493
Line A	283,066	0	283,066
Line B	673,315	5,875	679,190
Line B-1	260,507	0	260,507
Line B-2	156,702	0	156,702
Channel C	1,691,073	1,673,437	3,364,510
C-1	1,042,682	443,750	1,486,432
C-2	491,117	210,900	702,017
C-3	52,385	102,150	154,535
C-4	819,801	447,750	1,267,551
C-6	1,089,053	0	1,089,053
Line E-1	441,389	12,400	453,789
Line F-1	317,439	0	317,439
Line F-2	143,642	0	143,642
Line F-3	227,586	0	227,586
Line 6	2,301,271	9,500	2,310,771
Line 6-2	362,189	0	362,189
Line H	926,229	41,500	967,729
Total	16,884,165	4,027,036	20,911,201

*Includes 31% for Engineering, Administration and Contingencies

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SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN

AMENDMENT NO. 4

REVISED DRAINAGE FEE

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$4,147