

**RIVERSIDE COUNTY  
CALIFORNIA**

**SUNNYMEAD  
AREA  
DRAINAGE PLAN**

OCTOBER 1978

RIVERSIDE COUNTY  
RIVERSIDE, CALIFORNIA

SUNNYMEAD  
AREA DRAINAGE PLAN

Adopted 17 October 1978  
Resolution No. 78-381

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 a rapidly developing section of the County located east of the City of Riverside. The watershed is roughly bounded by Frederick Street on the west, March Air Force Base on the southwest, Lateral "A" of the Perris Valley Storm Drain on the south and Lassalle Street on the east. The northerly watershed boundary is a divide within the Box Springs Mountains. The watershed lies within the Fifth Supervisorial District.

This Area Drainage Plan for controlling flood and drainage problems in the Sunnymead 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 as a solution to the flooding and drainage problems in the watershed, as shown on the attached maps which depict the boundary of the Plan area and the location of the required facilities.

## SUNNYMEAD AREA DRAINAGE PLAN

The Sunnymead Area Drainage Plan consists of several retention basins, open channels and a network of underground storm drains. This proposed system will carry storm runoff through this rapidly developing area to an outlet at the upper terminus of the Perris Valley Storm Drain. The attached map shows the proposed alignment, size and estimated cost of the various drainage facilities.

There are several major drainage facilities existing within the Plan area. They are: (1) Pigeon Pass Dam, (2) Sunnymead Storm Channel, and (3) Pigeon Pass 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.

The Sunnymead Area Drainage Plan presented herein provides the most economical method of collecting and conveying storm runoff through the area to outlet into the Perris Valley Storm Drain. 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. It should be noted that only underground drains 36 inches or larger, as shown on the attached map, are included in the Sunnymead Area Drainage Plan. Drains smaller than 36 inches are to be considered and required as deemed necessary, as a part of the development of various projects.

DRAINAGE FEES

The estimated total cost of constructing the drainage facilities required by the Sunnymead Area Drainage Plan is \$28,491,000. 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	\$2575

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 Sunnymead 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. 7

TO

SUNNYMEAD AREA DRAINAGE PLAN

ADOPTED April 6, 1993

RESOLUTION NO. 93-104

Updating Requirements - This amendment is prepared in accordance with the Riverside County Board of Supervisors' Resolution No. 78-381 "Adopting Sunnymead 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 developed and drainage plans which will require changes in facility configuration cost estimates and drainage fees."

Facility Changes - No facility changes have been made since the adoption of Amendment No. 6 in January 1991.

New Facilities - Since the adoption of Amendment No. 6 Lines B-5, P-3, B-6 and a portion of Heacock Channel have been constructed.

Future Facilities - Lines H, H-1, M-16, M-4, B-7, F, F-6 and a portion of Lines H-7, M-11 and P-2 are in the design process and are scheduled for construction in the future.

Recommendations - It is the District's recommendation that the Board revise the drainage fee from \$6,091 per acres to \$6,133 per acres to reflect 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.

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adp4m

AMENDMENT NO. 7

TABLE I

SUNNYMEAD AREA DRAINAGE PLAN

COST SUMMARY

STORM DRAINS

LINE	COST	LINE	COST
A-1	\$ 613,499	H-11	\$ 422,944
A-3	305,754	H-12	414,484
B-1	391,127	L**	830,219
B-2	207,059	L-1	97,674
B-3	241,944	M-2	805,598
B-4	236,966	M-4	1,579,939
B-5**	395,843	M-5	213,884
B-6	114,808	M-6	241,184
B-7	491,368	M-8	129,061
B-8	885,219	M-9	146,065
B-9	167,759	M-10	265,485
B-13	1,101,121	M-11"A"	1,268,342
B-17	122,773	M-12	555,519
B-18	324,199	M-13	357,859
B-19	274,736	M-14	370,594
C-1	213,936	M-16	267,004
C-2	121,896	M-18	1,258,622
D-1	581,719	N**	521,039
E-2	1,358,470	N-1	135,716
F	421,925	N-2	828,811
F-1	135,480	N-3	134,503
F-2	466,753	N-4	233,874
F-5	74,153	N-5	141,113
F-6	61,072	P	901,461
F-9	457,282	P-1	139,188
F-10	99,272	P-2	1,018,708
F-11	56,906	P-3	221,023
F-12	110,066	P-6	116,249
G-1	1,101,631	Q-3	1,065,934
G-2	450,077	[Q-4]	933,776
H-1	808,571	R-1	964,455
H-3	85,661	R-2	85,045
H-4	360,040	S-2	331,574
H-5	204,308	T-1	1,651,538
H-6	632,756	[T-7]	167,334
H-7	1,115,806		
H-9	255,070		
H-10	2,170,978		
		TOTAL STORM DRAIN COST*	\$36,033,821

ZS:mcv  
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**AMENDMENT NO. 7**

**TABLE II  
SUNNYMEAD AREA DRAINAGE PLAN**

**COST SUMMARY**

**OPEN CHANNELS AND RETENTION BASINS**

**OPEN CHANNELS**

	LINE DESIGNATION	CONSTRUCTION COST*	RIGHT OF WAY	TOTAL COST
A	Perris Valley Storm Drain, Lat. A	\$3,493,007	- - -	\$ 3,493,007
B	Sunnymead Channel	3,183,377	\$2,210,000	5,393,377
B-5**	Old Town Channel	148,296	30,000	178,296
C	-	269,426	100,000	369,426
D	-	296,659	210,000	506,659
E	-	400,366	220,000	620,366
F**	Frederick St. Channel	5,127,019	560,000***	5,687,019
F-7	-	71,171	- - -	71,171
G	-	269,013	150,000	419,013
H	-	643,808	390,000	1,033,808
J	-	249,348	160,000	409,348
K	-	126,334	100,000	226,334
L**	-	125,898	87,000	212,898
M	Kitching St. Channel	3,463,108	420,000	3,883,108
N**	-	136,925	107,000	243,925
Q	-	1,021,325	630,000	1,651,325
R	-	312,519	20,000	332,519
S	-	1,049,121	630,000	1,679,121
T	-	477,603	270,000	747,603
T-1**	-	167,879	82,000	249,879
			TOTAL OPEN CHANNEL COSTS	\$27,408,202

**RETENTION BASINS**

		CONSTRUCTION COST	RIGHT OF WAY	TOTAL COST
Lasselle Street Ret. Basin		\$1,172,370	\$ 970,000	\$ 2,142,370
Indian Street Basin		612,771	1,300,000	1,912,771
Perris Basin		176,027	185,000	361,027
			TOTAL RETENTION BASIN COSTS	\$ 4,416,168
			TOTAL COST OF PLAN	\$67,858,191

- NOTE:**
- \* All construction costs include 31% for engineering, administration and contingencies.
  - \*\* Lines consist of both open channel and storm drain. The costs shown above pertains to the open channel reach. The storm drain cost is shown on the previous sheet.
  - \*\*\* Includes \$9,000 for inundation easement on upstream side of Highway 60.

**SUNNYMEAD**  
**AREA DRAINAGE PLAN**  
**AMENDMENT NO. 7**  
**REVISED DRAINAGE FEE**

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$6,133