

RIVERSIDE COUNTY
CALIFORNIA

WEST ELSINORE
AREA
DRAINAGE PLAN

APRIL 1986

RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA

WEST ELSINORE
AREA DRAINAGE PLAN

Adopted September 23, 1986
By the Riverside County Board of Supervisors

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

GENERAL STATEMENT

The West Elsinore area, addressed by this plan, is the watershed area established by the drainage boundary for the West Elsinore Master Drainage Plan. The area is generally described as being bounded by Lakeshore Drive, Riverside Drive, the Ortega Highway and the ridge line of the surrounding mountains. The area is located within the First Supervisorial District. Approximately one-fourth of the drainage plan area lies within the incorporated limits of the City of Lake Elsinore.

This area drainage plan for controlling flood and drainage problems in the West Elsinore area, prepared by the Riverside County Flood Control and Water Conservation District, concludes that certain flood 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 document entitled "Master Drainage Plan for the West Elsinore Area", dated April 1986, as approved by the Riverside County Flood Control and Water Conservation District's Board of Supervisors, including all maps and exhibits attached thereto is adopted in its entirety as part of this West Elsinore Area Drainage Plan.

WEST ELSINORE AREA DRAINAGE PLAN

The West Elsinore Area Drainage Plan consists of a debris basin and a system of open channels and underground storm drains. These drainage facilities will collect storm runoff from the base of the canyons and convey it safely through the rapidly developing and developed areas to an outlet at Lake Elsinore. The major existing drainage facilities within the area are the Leach Canyon Debris Dam, Leach Canyon and South Riverside Channels, the Laguna Storm Drain, and the Four Corners Storm Drain. With the exception of the Leach Canyon Debris Dam, which was constructed in 1955, these facilities have been built by the District over the past 15 years. These existing facilities have provided some relief and benefits within their area of influence. However, the vast majority of the plan area is left unprotected and during storm periods of relatively large magnitude, floodwaters, silt and other debris impact existing commercial and residential areas as well as the developing areas of the community, leaving roads and highways impassable. In order to protect existing development, provide for orderly growth in the future, and avoid interruption of community services, a flood control system is required.

The West Elsinore 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 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 36 inches or larger in diameter, as shown on the enclosed map, are included as a part of the West Elsinore Area Drainage Plan. Drains smaller than 36 inches are to be considered as a part of the development of various projects and will be required as deemed necessary.

DRAINAGE FEES

The estimated total cost of constructing the drainage facilities required by the West Elsinore Area Drainage Plan is \$9,054,000. Table I is a cost summary with a breakdown of costs for various elements of the drainage system. The required drainage fee, as a condition of approval for the filing of a final subdivision map or parcel map, and the time and method of payment are as follows:

a. Drainage Fee

The current drainage fee for the entire drainage plan is \$4,015 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

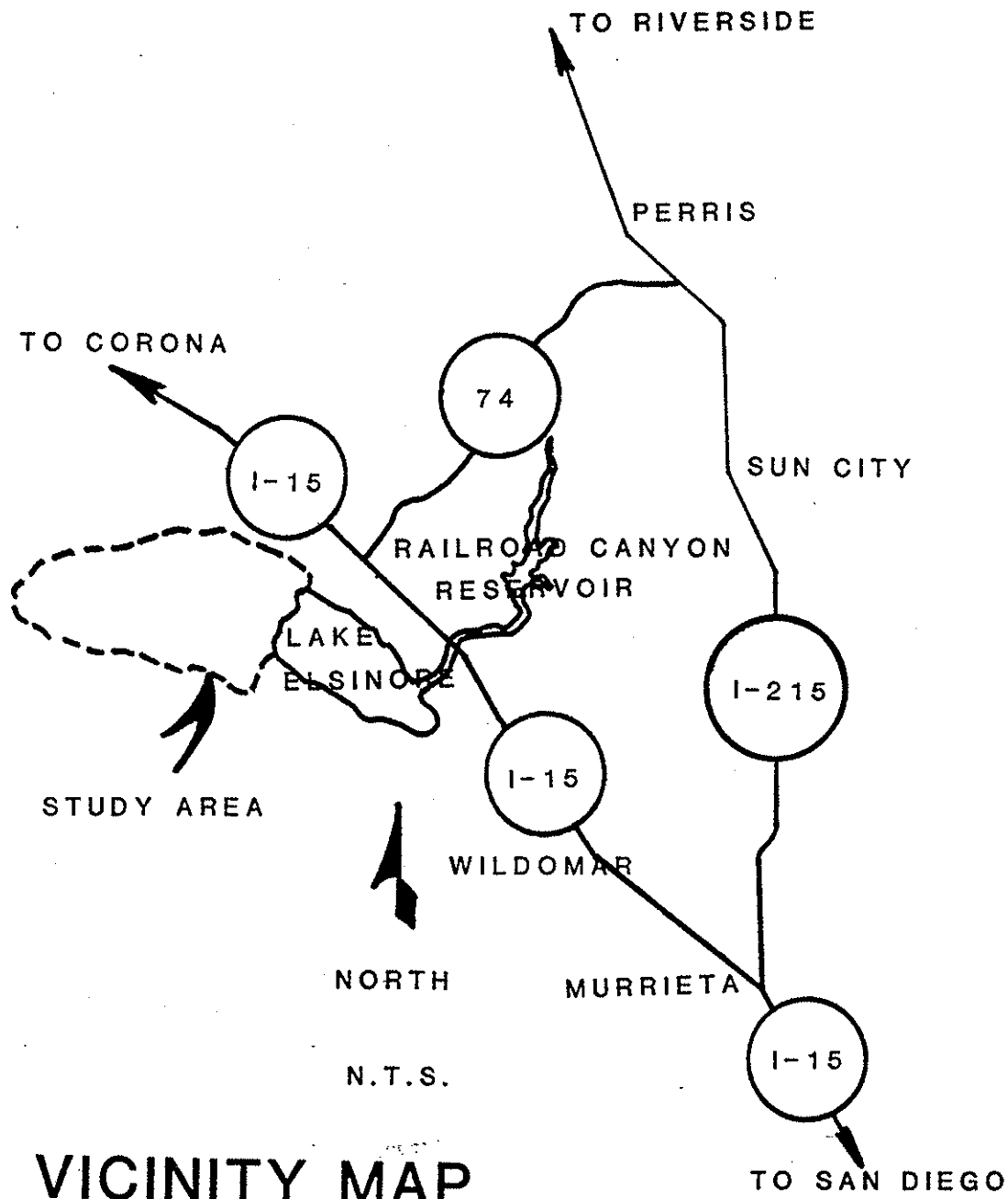
The Board of Supervisors/Lake Elsinore City Council finds and determines that:

1. The subdivision and development of land within the West Elsinore 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
WEST ELSINORE AREA DRAINAGE PLAN
COST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION*</u>	<u>RIGHT OF WAY</u>	<u>TOTAL COST</u>
Line A	\$ 649,000	\$ 151,000	\$ 800,000
A-1	416,000	3,000	419,000
A-2	217,000	0	217,000
A-4	91,000	0	91,000
Line B	453,000	92,000	545,000
B-1	872,000	302,000	1,174,000
B-2	346,000	2,000	348,000
B-3	354,000	0	354,000
Line C	2,067,000	255,000	2,322,000
C-1	145,000	44,000	189,000
Line D	882,000	0	882,000
D-1	100,000	0	100,000
D-2	64,000	0	64,000
D-5	88,000	2,000	90,000
McVicker Canyon Debris Basin	<u>1,112,000</u>	<u>347,000</u>	<u>1,459,000</u>
TOTAL	<u>\$ 7,856,000</u>	<u>\$ 1,198,000</u>	<u>\$ 9,054,000</u>

* includes 31% for engineering, administration and contingencies



AMENDMENT NO. 1

TO

WEST ELSINORE AREA DRAINAGE PLAN

ADOPTED April 6, 1993

Resolution No. 93-105

Updating Requirement - This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 86-286 "Adopting West Elsinore 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 - No changes have been made on the facilities since the adoption of the plan in September 1986.

New Facilities - Line C and Line C-1 have been fully constructed.

Recommendations - It is the District's recommendation that the Board revise the drainage fee from \$4,015 per acre to \$5,567 per acre to reflect inflationary trends in construction and right of way cost. 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. 1

TABLE I

WEST ELSINORE AREA DRAINAGE PLAN

COST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION*</u>	<u>RIGHT OF WAY</u>	<u>TOTAL COST</u>
Line A	\$ 879,691	\$ 449,600	\$1,329,291
A-1	457,518	101,509	559,027
A-2	291,100	0	291,100
A-4	122,393	0	122,393
Line B	608,487	184,000	792,487
B-1	1,091,487	712,000	1,803,487
B-2	461,290	6,400	467,690
B-3	479,329	0	479,329
Line C	2,066,928	254,852	2,321,762
C-1	145,014	43,600	188,854
Line D	1,192,912	0	1,192,912
D-1	134,511	0	134,511
D-2	85,229	0	85,229
D-5	112,281	4,800	117,081
McVicker Canyon Debris Basin	<u>1,282,093</u>	<u>1,387,200</u>	<u>2,669,293</u>
TOTAL	<u>\$9,410,263</u>	<u>\$3,143,961</u>	<u>\$12,554,446</u>

* Includes 31% for engineering, administration and contingencies

ZS:pln
zsf0917b

**WEST ELSINORE
AREA DRAINAGE PLAN
AMENDMENT NO. 1
REVISED DRAINAGE FEE**

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$5,567