

**RIVERSIDE COUNTY
CALIFORNIA**

**ANZA
AREA
DRAINAGE PLAN**

MAY 1988

RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA

ANZA
AREA DRAINAGE PLAN

Adopted May 24, 1988
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 area addressed by this plan is generally the watershed area established by the drainage boundary for the Anza Master Drainage Plan. The area is described as being bounded roughly by Thomas Mountain to the north, State Highway 371 to the south, Table Mountain to the east and the Cahuilla Creek watershed to the west.

This Area Drainage Plan for controlling flood and drainage problems in the Anza area, prepared by the Riverside County Flood Control and Water Conservation District, concludes that certain flood control and drainage facilities are critically needed to allow 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 Anza and Wilson Creek Areas", dated May 1988, 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 Anza Area Drainage Plan, except as excluded on the map incorporated in this report entitled, "Anza Area Drainage Plan".

Anza Area Drainage Plan

The Anza Area Drainage Plan consists of collection levees, open channels and underground storm drains. This proposed system will convey major storm runoff, which presently impacts the community to outlet south of Johnson Road.

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 impassable. In order to avoid interruptions of community services and decrease property damage, a means of collection and controlling storm runoff is required.

The Anza 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 Anza 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 office located at 1995 Market Street, Riverside, California.

Drainage Fees

The estimated total cost of constructing the drainage facilities required by the Anza Area Drainage Plan is \$8,844,000. Table I is a cost summary of the elements in the drainage system.

As a condition of approval for the filing of a final subdivision map or parcel map the required drainage fee and the time and method of payment are as follows:

1. Drainage Fee

The current drainage fee for the entire drainage plan is \$1480 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.

2. 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 finds and determines that:

1. The subdivision and development of land within the Anza 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

ANZA AREA DRAINAGE PLAN

COST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION COST *</u>	<u>RIGHT OF WAY</u>	<u>MASTER PLAN COST</u>
Anza Creek Channel	\$2,025,000	\$303,000	\$2,328,000
Line A	473,000	56,000	529,000
Hamilton Creek Channel	5,421,000	566,000	5,987,000
<u>TOTAL</u>	<u>\$7,919,000</u>	<u>\$925,000</u>	<u>\$8,844,000</u>

* Includes 31% for engineering, administration, and contingencies

**AMENDMENT NO. 2
TO
ANZA AREA DRAINAGE PLAN**

ADOPTED JANUARY 13, 2004

RESOLUTION NO. 2004-002

UPDATING REQUIREMENT:

This amendment is prepared in accordance with Riverside County Board of Supervisors Resolution No. 88-164, "Adopting Anza 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."

CONSTRUCTED FACILITIES:

Since the adoption of Amendment No. 1 in April of 1993, the following facility has been constructed: Anza Creek Channel Line A, Stage 1.

NEW FACILITIES: None

FACILITY CHANGES:

No changes have occurred to the Anza Area Drainage Plan facilities since the adoption of Amendment No. 1 in April 1993.

RECOMMENDATIONS:

It is the District's recommendation that the Board revise the drainage fee from \$1,810 per acre to \$2,198 per acre to reflect inflationary trends in construction and right-of-way costs. Estimated construction costs are based on 2003 unit prices developed by staff using the latest information from public works projects administered by the District. Estimated right-of-way costs are based on recent property sales records for the Anza area.

AMENDMENT NO. 2

TABLE 1

ANZA AREA DRAINAGE PLAN
COST SUMMARY

<u>FACILITY</u>	<u>CONSTRUCTION*</u> <u>COST</u>	<u>RIGHT OF WAY</u>	<u>TOTAL</u>
Anza Creek Channel/Line A Stage 1	\$606,000	\$286,000	\$892,000
Anza Creek Channel	\$2,424,000	\$665,000	\$3,089,000
Anza Line A	\$440,000	\$0	\$440,000
<u>Hamilton Creek Channel</u>	<u>\$7,768,000</u>	<u>\$945,000</u>	<u>\$8,713,000</u>
Total Anza ADP Costs	\$11,238,000	\$1,896,000	\$13,134,000

Developable Acreage: 5,976

Area Drainage Plan Fee per Acre: \$2,198

* Includes 31% for Engineering, Administration and Contingencies

BEC:slj

ANZA
AREA DRAINAGE PLAN
AMENDMENT NO. 2
REVISED DRAINAGE FEE

	<u>Per Acre Fee</u>
Entire Drainage Plan Area	\$2,198