



REPORT TO CITY COUNCIL

To: Honorable Mayor or Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Remon Habib, City Engineer

Date: April 25, 2023

Subject: **Updated Master Drainage Plan and Fee Schedule**

Recommendation

Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING AN UPDATED MASTER DRAINAGE PLAN AND FEE SCHEDULE.

Background

On September 14, 2021, City Council approved the Professional Services Agreement with Albert A. Webb Associates to update and finalize the Master Drainage Plan. This update will provide necessary Master Drainage Plan updates including a establishing a new Drainage Area Map and Fee Schedule and a GIS Drainage Map Interface.

Discussion

Albert A. Webb Associates updated the hydrology and hydraulic elements of the Master Drainage Plan and identified the critical flood control and drainage infrastructure improvements for the safe and orderly economic development of the community.

The Master Drainage Plan update focused on updating the Drainage Fee Schedule and redefining drainage areas. The Master Drainage Plan update consolidates 52 drainage areas to 5 drainage areas with associated updated drainage fees. The updated Drainage Area fees will increase to the recommended fee over three years. The update also provides an interactive GIS based Drainage Area Fee Map. In addition, the Master Drainage Plan update identified a list of 12 Capital Improvement Projects with estimated costs of \$1.5 Million or less for the City to evaluate as funding becomes available.

The City of Lake Elsinore met with members of the Building Industry Association (BIA) of Southern California – The Riverside Chapter on January 10, 2023 and presented the proposed Master Drainage Plan and new area drainage fees.

Master Drainage Plan and Fee Schedule

The Updated Master Drainage Plan identifies the impacts of new development, the increased necessity for flood protection facilities and the required drainage mitigation projects. The drainage lines identified are necessary to mitigate flood risk from future development based on the benefit areas outlined in the Plan.

The proposed Fee Schedule is a financing mechanism used to offset taxpayer costs for new drainage facilities by calculating the cost of such facilities and spreading that cost among new development in each drainage area. The Updated Master Drainage Plan formulates an impact per gross acre as a result of future development. Because drainage is a function of watershed and rainfall data corresponding to the region, it is more appropriate to calculate the fee based on gross acreages rather than square footage and density of future structures. Fees based on the gross acreage of future development is more equitable as it is not functionally related to the size and density of development.

Fiscal Impact

Fiscal Impact to the City will result in revenue from area drainage fees according to the updated Master Drainage Plan and updated Area Drainage Fee Schedule below. Funds will be utilized for Drainage and Street Improvement projects carried out by the City or as reimbursement for qualified drainage projects carried out by developers and benefiting areas of the City beyond the project site as authorized by the City Engineer.

Attachments

Attachment 1 – Resolution

Attachment 2 - Updated Master Drainage Plan