

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

825B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 30, 2008

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 847 – EA41268 – Applicant: Robert J. Mainiero – Engineer/Representative: Robert Mainiero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Indian Land – Location: Northerly of Avenue 69, southerly of Avenue 68, easterly of Filmore Street, and westerly of Pierce Street – 41 Gross Acres – Zoning: Light Agriculture (A-1-10) – REQUEST: The general plan amendment proposes to amend the Eastern Coachella Valley Area Plan from "Indian Land" to "Agriculture: Agriculture" (A:AG) (10 ac min).

**RECOMMENDED MOTION:** The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 847. The adoption of such an order does not imply that the proposed general plan amendment will be approved.

**BACKGROUND:**

Comments were requested from the Planning Commission on May 14, 2008. The Planning Commission provided comments in the form of a unanimous recommendation that the Board of Supervisors adopt an order initiating General Plan Amendment No. 847.

General Plan Amendment No. 847 is accompanied by Change of Zone No. 7487, which proposes to change the zoning on the underlying property from Light Agriculture (A-1-10) to Light Agriculture (A-1-5) and Tentative Tract Map No. 34169 which propose a Schedule D subdivision to divide 41 acres into seven single-family residential lots.

At the May 14, 2008 Planning Commission meeting, after listening to staff and the applicant's presentations, Commissioner Porras stated that he supports the proposed project as it presents an opportunity to, in part, resolve on-site problems regarding code violations (CV0803604 for 32 sub-standard mobile homes, garbage, and inoperative vehicles). The Planning Commission unanimously agreed and recommends that the Board adopt an order initiating proceedings for the proposed general plan amendment.

  
\_\_\_\_\_  
Ron Goldman  
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 12/9/08  
Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.5

The Honorable Board of Supervisors  
RE: General Plan Amendment No. 847  
Page 2 of 2

The Planning Director has reviewed the application for the proposed general plan amendment and the comments of the Planning Commission and recommends that your Board adopt an order initiating proceedings for the proposed general plan amendment.

**PLANNING COMMISSION  
MINUTE ORDER MAY 14, 2008  
CITY OF LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 7.6: GENERAL PLAN AMENDMENT NO. 847 (Agricultural) - EA41268 - Applicant: Robert Mainero - Engineer/Representative: Robert Mainero - Fourth Supervisorial District - Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (A-AG) (10 Acre Minimum) – Location: Northerly of Avenue 69, southerly of Avenue 68, westerly of SH-195 and easterly of Filmore Street – 41 Gross Acres – Zoning: Light Agriculture (A-1-10) – APN: 749-130-006. (Legislative)**
- II. PROJECT DESCRIPTION**  
The General Plan Amendment proposes to amend the Eastern Coachella Valley Area Plan from Indian Land (IN) to Agriculture: Agriculture (AG).
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner, Maurice Borrows, Ph: (760) 863-8277 or email [mborrows@rctlma.org](mailto:mborrows@rctlma.org).
- The following spoke in favor of the subject proposal:  
Don Letey, Applicant's Representative, DLPE, 31548 Electric Avenue, Nuevo, Ca 92567
- The following spoke in opposition of the subject proposal:  
Steve Pulcheon, Neighbor, 28248 Tower View Court, Romoland, Ca 92585
- No one spoke in neutral of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission unanimously recommended adoption of an order recommending initiation to the Board of Supervisors.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at [snolasco@rctlma.org](mailto:snolasco@rctlma.org).

MB  
P.L.  
Agenda Item No.:  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Maurice Borrows  
Planning Commission: May 14, 2008

General Plan Amendment No. 847  
E.A. Number: 41268  
Applicant: Robert Mainiero  
Engineer/Rep.: Robert Mainiero

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the general plan from "Indian Land" (IND) to "Agriculture: Agriculture" (A-AG) (10-acre minimum) for an approximately 41-acre property. The project is located northerly of north of Avenue 69, southerly of Avenue 68, westerly of Pierce Street, and easterly of Fillmore Street within the Mecca Community.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approved or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Agricultural GPA, under Section 2.7.

This GPA application was submitted prior to the effective date of Ordinance No. 348.4573, and is associated with Change of Zone No. 7487 which proposes to change the zoning from Light Agriculture (A-1-10) to Light Agriculture (A-1-5); Tentative Tract Map No. 34169 which proposes to divide 41 acres into 7 lots, six of which contains 6 acres and a remainder 10-acre lot. The concurrent cases are not subject to immediate discussion or comment by the Planning Commission at this time.

The applicant proposes a general plan amendment from Indian Land (IND) to Agriculture (A-AG) (10-acre minimum). The applicant proposed 5-acre minimum lots for the subdivision whose land use designation requires 10-acre minimum lot sizes. Staff's recommendation is for a general plan amendment to Rural-Rural Residential (R-RR) (5-acre minimum) as an alternative. Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**SUMMARY OF FINDINGS:**

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Vacant and scattered mobile homes throughout the southern portion of the site |
| 2. Surrounding Land Use (Ex. #1): | Agricultural crops to the north, west, east, and south                        |
| 3. Existing Zoning (Ex. #3):      | A-1-10  |
| 4. Surrounding Zoning (Ex. #3):   | A-1-10 to the north, south, east, and west                                    |
| 5. Riverside County General Plan  | Indian Land   |
| 6. Project Data:                  | Total Acreage: 41   |
| 7. Environmental Concerns:        | No EA at this time required   |

**RECOMMENDATIONS:**

The Planning Commission recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 847. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
  - a. Fringe Toed Lizard sand source area
  - b. General Plan Policy Overlay Area
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - d. A redevelopment area
3. The project site is locate within:
  - a. The boundaries of the Coachella Valley Unified School District.
  - b. Flood Zone D of the FEMA Flood Plain.
  - c. The boundaries of the Coachella Valley Water District.
4. The subject site is currently designated as Assessor's Parcel Number 749-130-006.

# AGRICULTURAL AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA 847 Supervisorial District: Fourth Existing Zoning: Light Agriculture (A-1-10)

Area Plan: Eastern Coachella Valley Acreage: 41

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Indian Land

Existing General Plan Land Use Designation: Indian land

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

## PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Agriculture (A)

Proposed General Plan Land Use Designation: Agriculture (AG)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

**CHECK LIST**

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)		X	Zone D
FTL Sand Source Area or FTL Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		High and moderate liquefaction potential
High Fire Area		X	
Code Compliant		X	Code violations, case # CV0803604 for sub-standard mobile homes/inoperative vehicles
MSHCP Conserved Land		X	Coachella Valley Stormwater Channel and Delta Conservation Area is located across SH-111
Access / Alternate Access Issues	X		From Avenue 69
Water / Sewer Issues	X		CVWD
City Sphere of Influence		X	
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)			

**AGRICULTURAL FINDINGS** (Check all that apply)

Is there a reasonable possibility that the following findings can be made?\*

Finding	Yes	No	Comment
The amendment would contribute to the achievement of the purposes of the General Plan.	X		The proposed amendment would allow for any proposed project to meet code requirements, thus, bring, the property into compliance by removing inoperative vehicles and garbage from the property. The 22 sub-standard mobile homes would also be brought into compliance.
The amendment would not be detrimental to the purposes of the General Plan.	X		The proposed general plan amendment involves a change from the Indian Lands to the Community Development Foundation Component. This would bring land into the Agricultural Foundation Component, which would be within the scope and purpose of the General plan.

**\* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

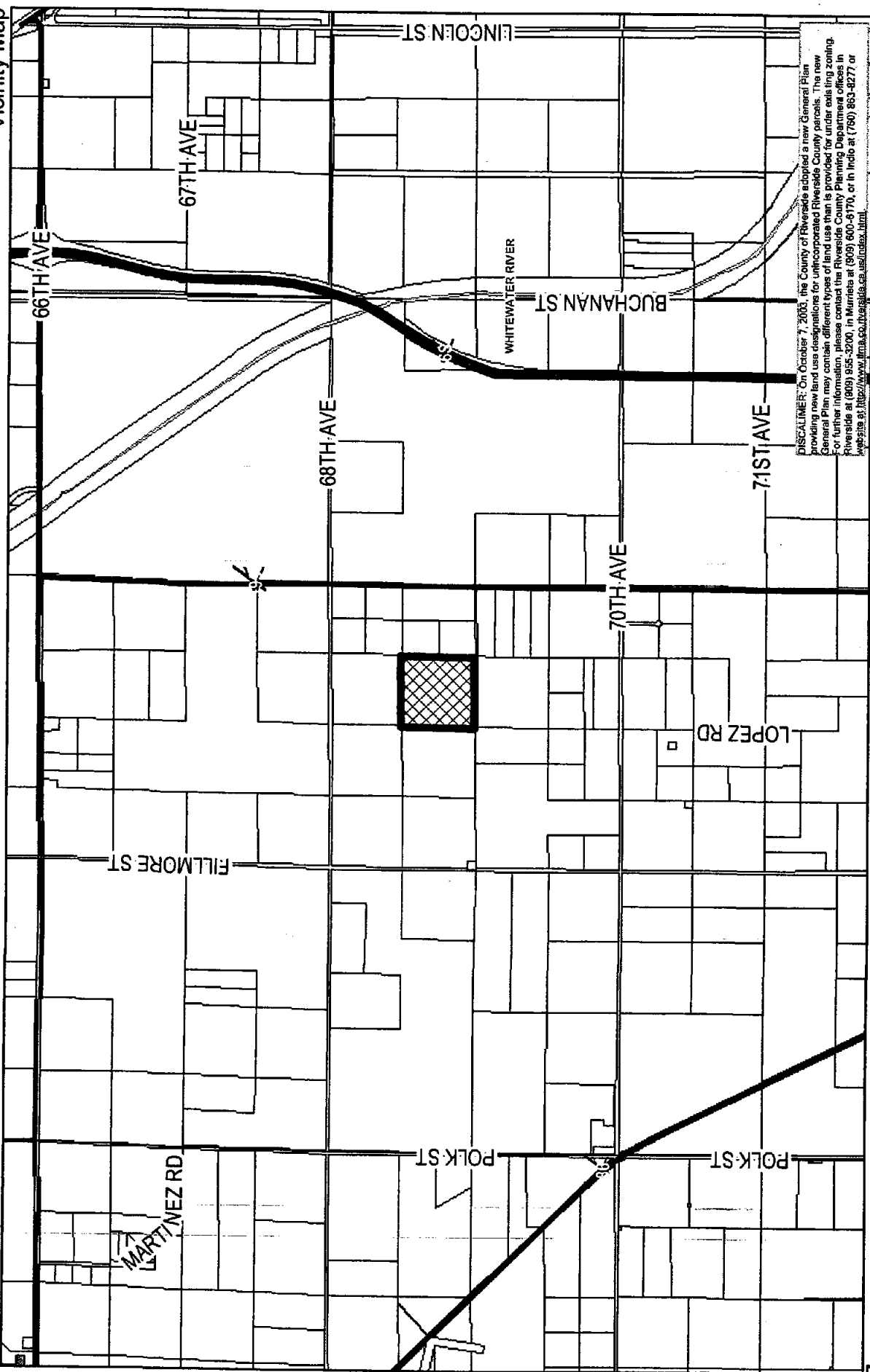
Department	Comments
Planning	The project is currently being reviewed by the Planning Department
Transportation	The project is currently being reviewed by the Transportation Department
EPD	N/A
Fire	Project is cleared by the Fire Department for a public hearing at the Planning Commission
Flood	Project is not cleared by the Flood Control District
Building and Safety	The project is currently being reviewed by the Building and Safety Department
Geologist	The project is currently being reviewed by the County Geologist

Supervisor Wilson  
District 4  
Date Drawn: 5/5/08

# CZ07487 TR34169 GPA00847

## VICINITY MAP

Planner: Maurice Borrows  
Date: 5/16/08  
Vicinity Map



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.irma.co.riverside.ca.us/index.html>.

Zone  
District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section : 23

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 749-13  
Thomas  
Bros. Pg. 5592 A3

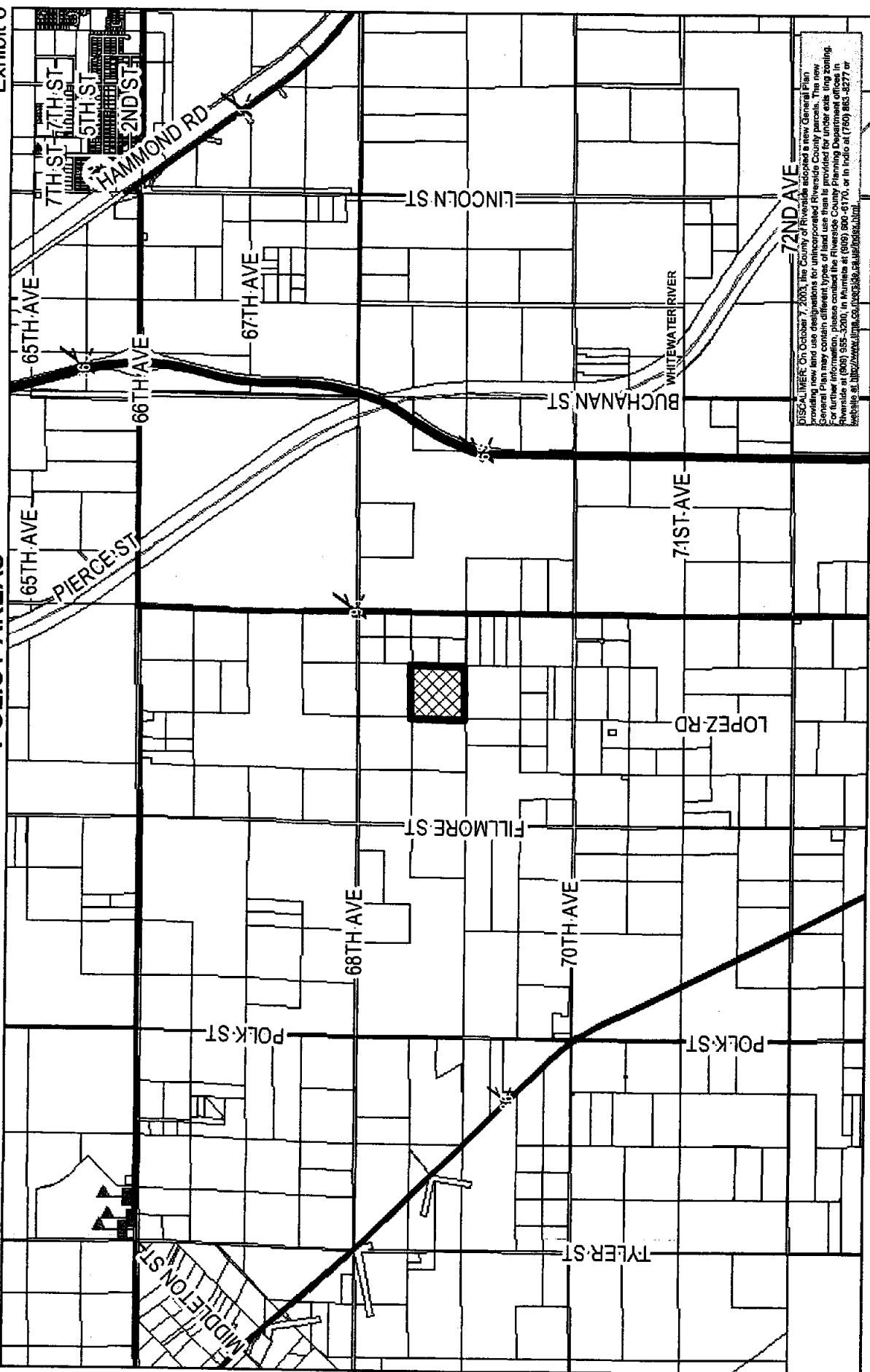


Supervisor Wilson  
District 4  
Date Drawn: 5/5/08

# CZ07487 TR34169 GPA00847

## POLICY AREAS

Planner: Maurice Borrows  
Date: 5/16/08  
Exhibit 8

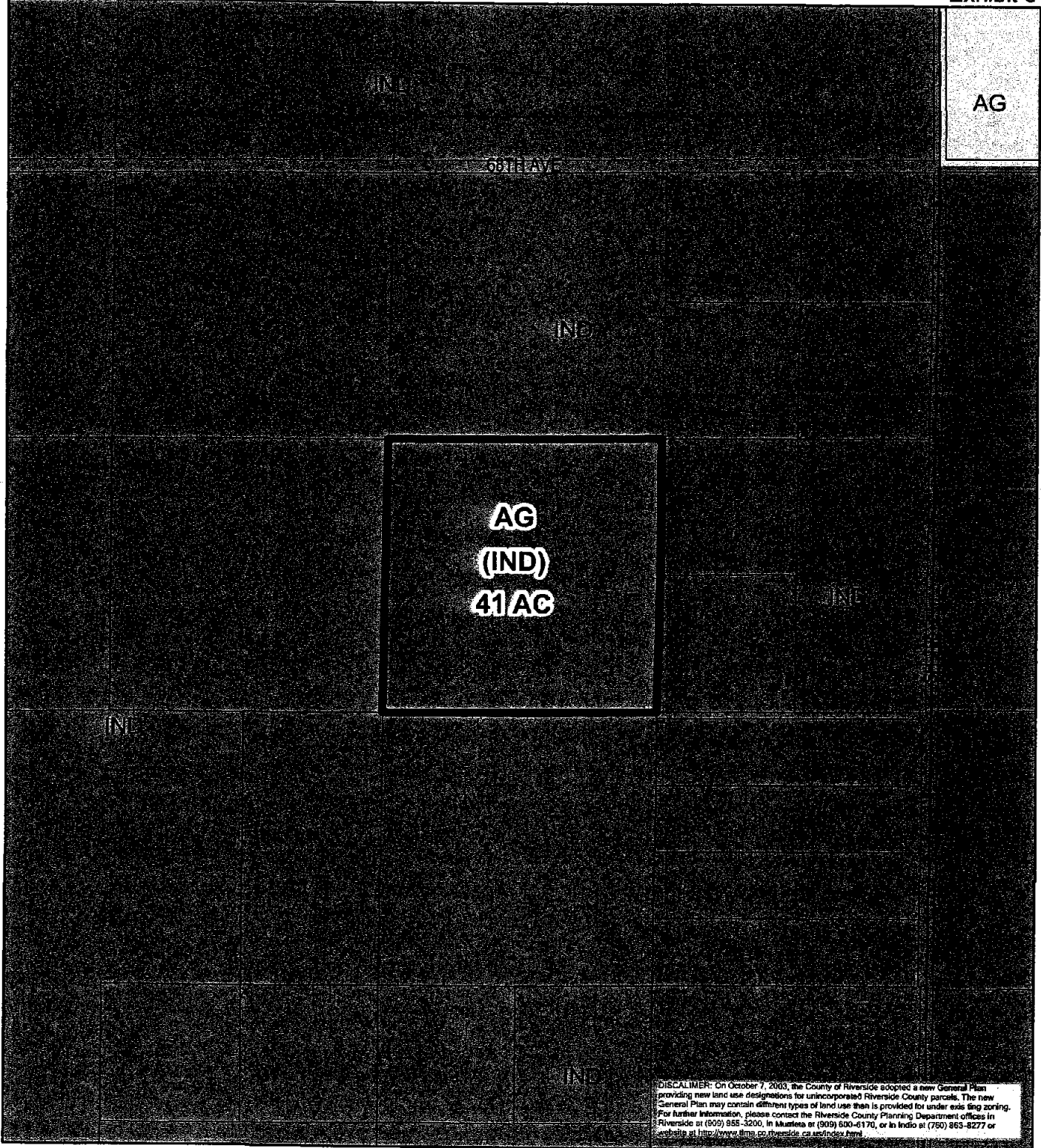


**Zone**  
District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section : 23

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Assessors**  
Bk. Pg. 749-13  
Thomas  
Bros. Pg. 5592 A3





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section : 23



Assessors  
Bk. Pg. 749-13  
Thomas  
Bros. Pg. 5592 A3

Supervisor Wilson  
District 4  
Date Drawn: 5/5/08

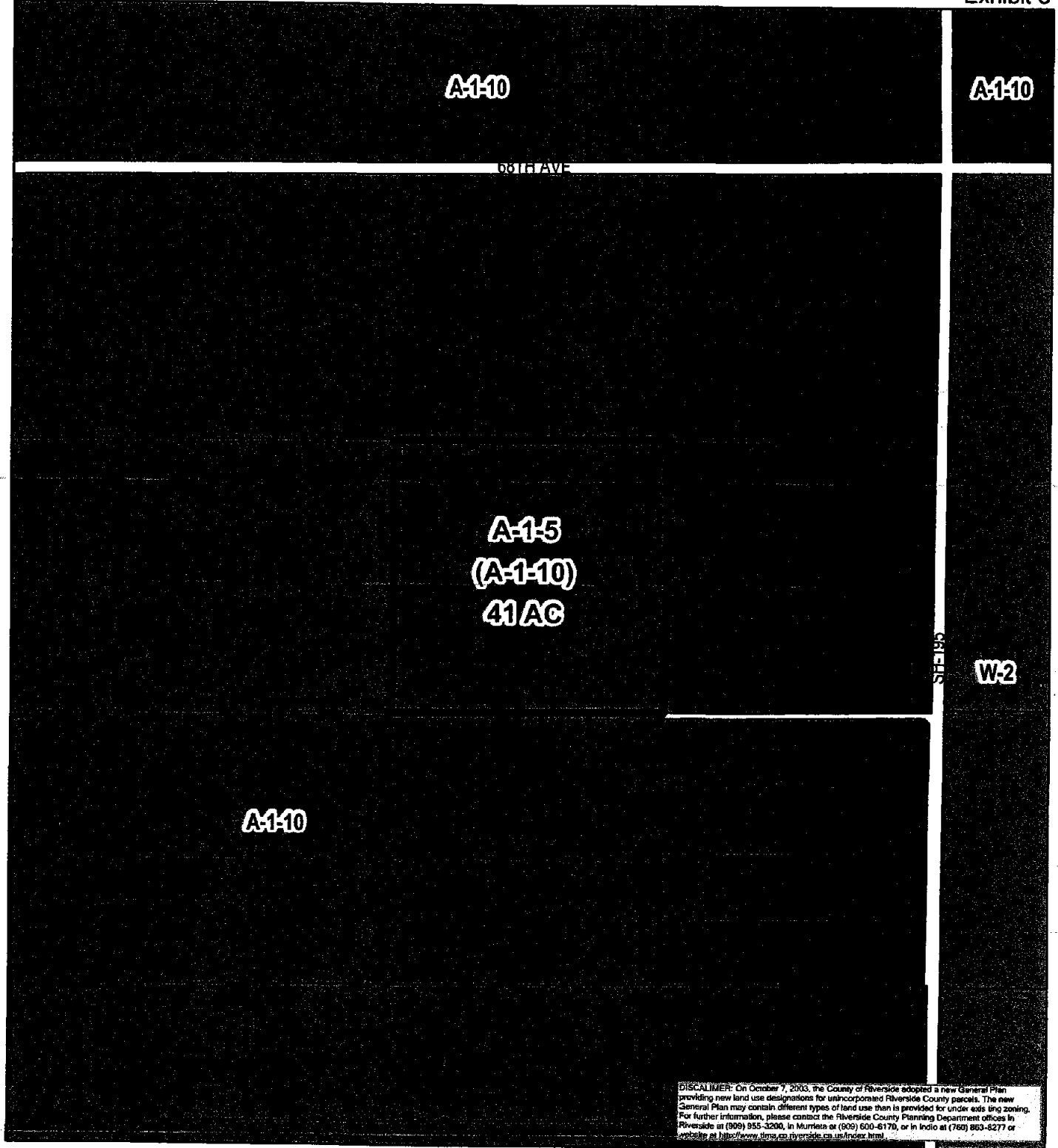
**CZ07487 TR34169 GPA00847**

Planner: Maurice Borrows

Date: 5/5/08

Exhibit 3

**PROPOSED ZONING**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section : 23



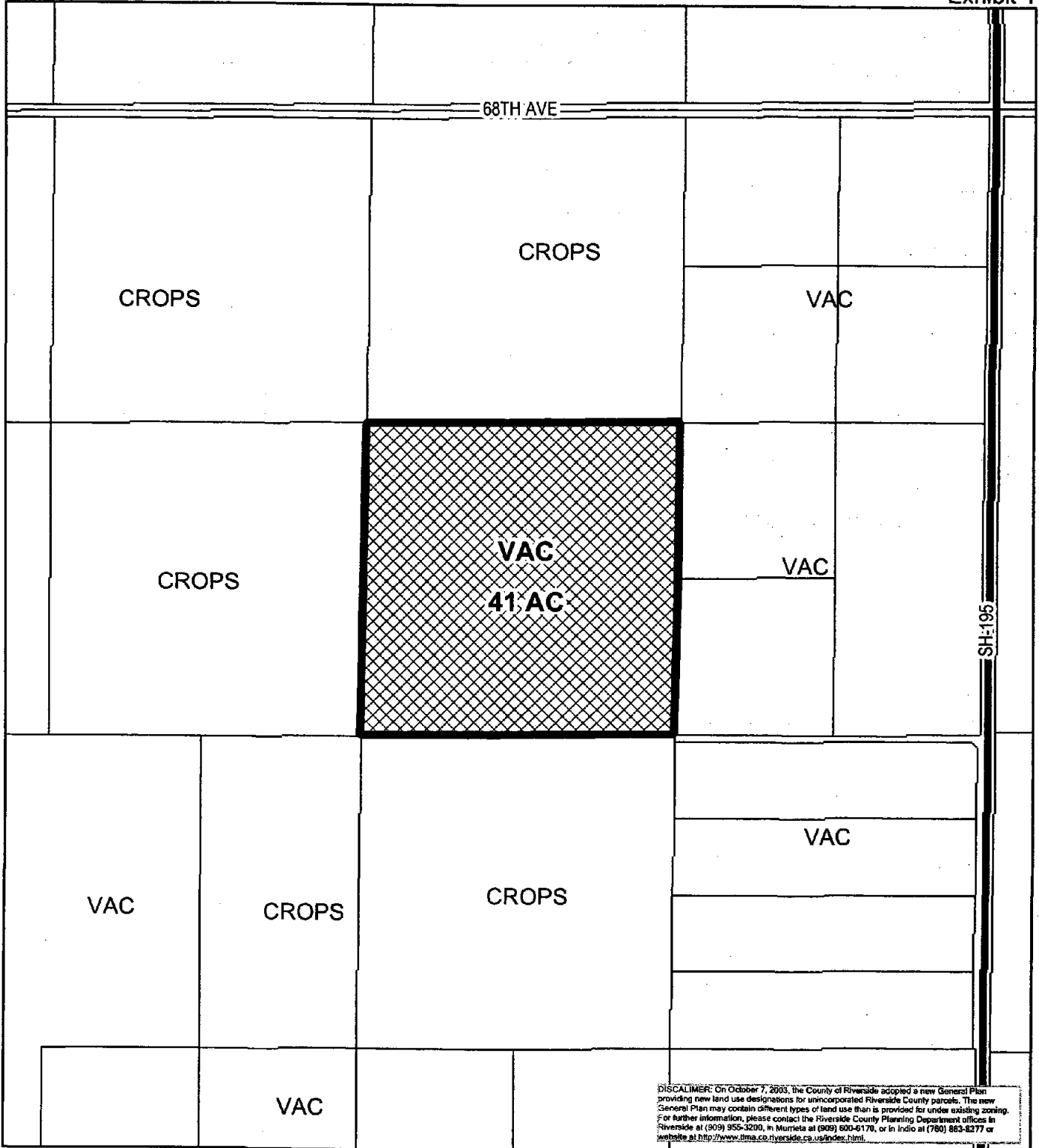
Assessors  
Bk. Pg. 749-13  
Thomas  
Bros. Pg. 5592 A3

Supervisor Wilson  
District 4  
Date Drawn: 5/5/08

**CZ07487 TR34169 GPA00847**

Planner: Maurice Powell  
Date: 5/16/08  
Exhibit 1

**Land Use**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.rima.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section : 23



Assessors  
Bk. Pg. 749-13  
Thomas  
Bros. Pg. 5592 A3





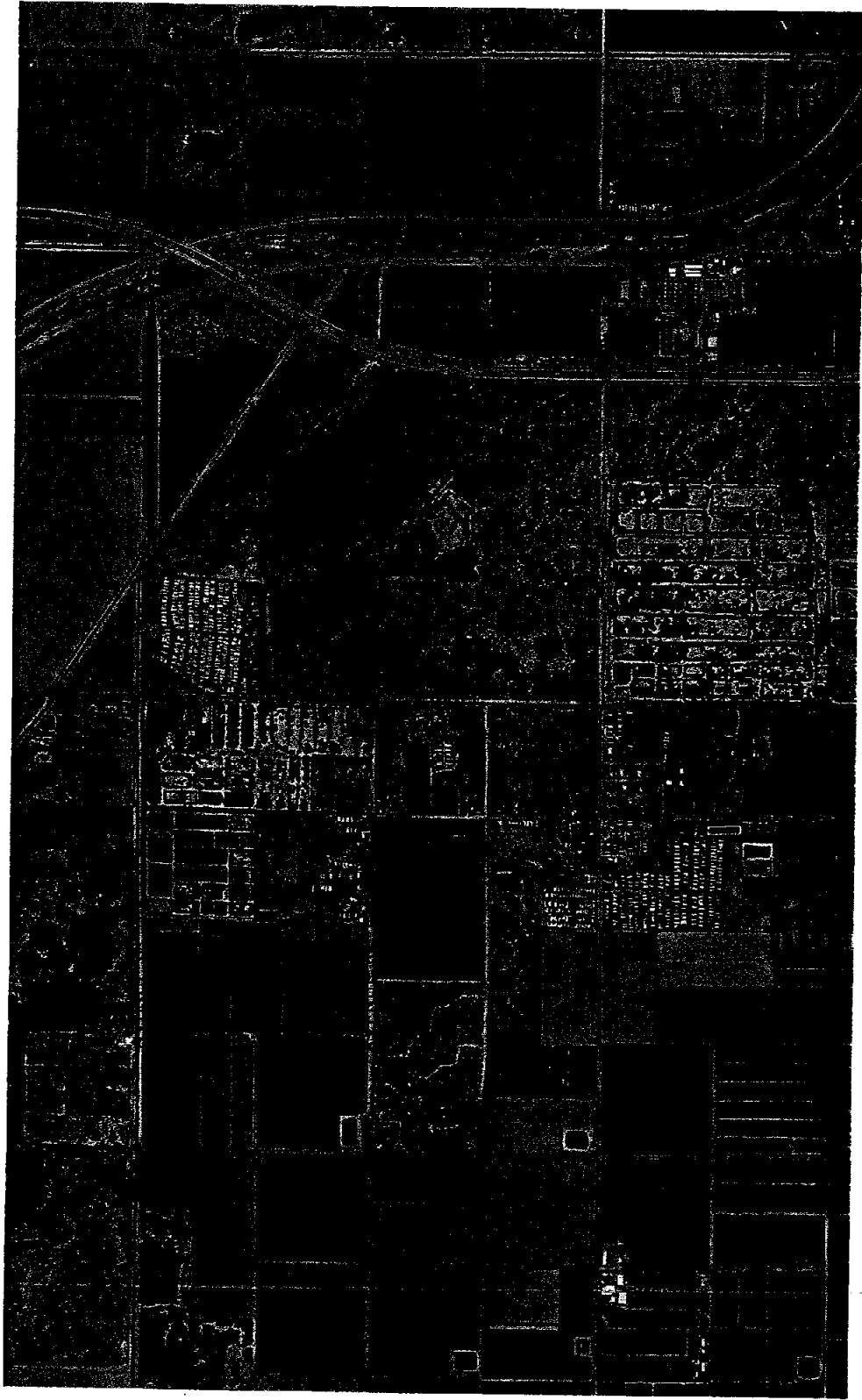
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District  
Plan: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 23



Assessors  
Bk. Pg. 749-13  
Thomas  
Bros. Pg. 5592 A3





0 1000 2000 3000 4000  
SCALE 1"=500' (PHOTOGRAPHIC)

**AERIAL PHOTOGRAPH - AUGUST 2005**  
**TENTATIVE TRACT NO. 34169—AVENUE 69**

**ROBERT J. MANCINI, P.E.**  
THE ENGINEERING AND ARCHITECTURE  
FIRM  
100 WEST 11TH STREET, SUITE 200  
NEW YORK, NY 10011  
(212) 691-1100

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Tony Carstens · Agency Director

**Planning Department**

Ron Goldman, Planning Director

DATE: February 22, 2007

TO: BUILDING & SAFETY:  
Code Enf./Grading  
PLAN CHECK  
TRANSPORTATION (2)  
HEALTH DEPARTMENT (2)  
FIRE PROTECTION  
FLOOD CONTROL DISTRICT: CWWD  
~~ENVIRONMENTALISTS~~  
RIV. CO. PARKS  
DESERT FILE / CENTRAL FILE

TENTATIVE TRACT MAP NO. 34169 - EA No. 41268 - Robert J. Mainiero - Lower Coachella Valley Zoning District - Fourth Supervisorial District - Northerly of Avenue 69, westerly of Pierce Street (Hwy. 195) - A-1-10 Zone - 40.96 Acres - Schedule D - REQUEST: To divide 40.96 acres into 7 single family residential lot: APN: 749-130-006  
CONCURRENT CASE: GPA847, CZ7487, CFG4644  
RELATED CASES: NONE

Please review the case described above, along with the attached tentative map/exhibit.

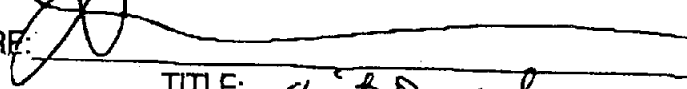
All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than **MARCH 22, 2007**.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Maurice Borrows, Project Planner at (760) 863-8277.

COMMENTS:

*GED required*

DATE: 3/21/07 SIGNATURE:   
PRINT NAME: DLT TITLE: Chief By Ord

You do not use this letter for your response, please indicate case number and project planner's name. Thank You.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax: (951) 955-3157

Indio Office · 82-675 Hwy 111, 2nd Floor  
Room 209, Indio, California 92201  
(760) 863-8277 · Fax: (760) 863-7555

Murrieta Office · 39493 Los Alamos Road  
Murrieta, California 92563  
· Fax (951) 600-6145

03/21/07  
08:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34169

Parcel: 749-130-006

5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5. PLANNING: 17

DRT - GEOLOGIC STUDY

REQUIRED

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1918.74 for the 40.96-acre proposed project). All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

# COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

**DIRECTORS:**

PETER NELSON, PRESIDENT  
PATRICIA A. LARSON, VICE PRESIDENT  
TELLIS CODEKAS  
JOHN W. McFADDEN  
RUSSELL KITAHARA

**OFFICERS:**

STEVEN B. ROBBINS,  
GENERAL MANAGER-CHIEF ENGINEER  
MARK BEUHLER,  
ASST. GENERAL MANAGER  
JULIA HERNANDEZ, SECRETARY  
DAN PARKS, ASST. TO GENERAL MANAGER  
REDWINE AND SHERRILL, ATTORNEYS

April 18, 2007

Maurice Borrows  
Riverside County Planning Department  
82-675 Highway 111, Room 209  
Indio, CA 92201

**RECEIVED**  
APR 25 2007

File: 0163.1  
0421.1  
0721.1

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Dear Mr. Borrows:

**Subject: Tentative Tract Map No. 34169, Change of Zone  
No. 07487 and General Plan Amendment No. 00847**

The Tentative Tract Map No. 34169 site lies in an area subject to alluvial fan flooding from the Santa Rosa Mountains. Currently, there are no regional flood control facilities to protect this area from flood hazards.

Prior to approval of Tentative Tract Map No. 34169, Change of Zone No. 07487 and General Plan Amendment No. 00847, the developer shall comply with Riverside County Ordinance No. 458.12 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the District as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, construction erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of block walls may be in violation of Ordinance No. 458.12. When the District reviews a project for compliance with Ordinance No. 458.12, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance No. 458.12. Block walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance No. 458.12 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard. The District is in the process of submitting to FEMA the Federal Insurance Rate Maps for this area, which will show the area to be subject to shallow flooding.

**TRUE CONSERVATION  
USE WATER WISELY**

April 18, 2007

Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

The District will furnish domestic water and sanitation service to this area in accordance with the current regulations of this District. These regulations provide for the payment of certain fees and charges by the subdivider and said fees and charges are subject to change.

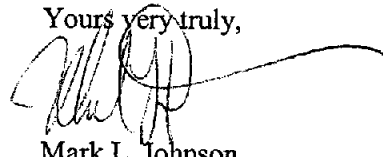
The District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

There are existing District facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a tract map until utility clearances have been completed with the District. District conflicts include but are not limited to Avenue 69 Drain.

Plans for grading, landscaping, and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

If you have any questions, please contact Tyme Fruscella, Stormwater Engineer, extension 2229.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Monte Bowers  
Berryman and Henigar, San Diego

Majeed Farshad  
Riverside County Department of Transportation, Indio

Jeff Johnson  
Riverside County Department of Public Health, Indio

Should go asap to back up email to Maurice Burrows

March 27, 2007

Maurice Burrows, Project Planner  
County of Riverside Planning Department – Indio Office  
82-675 Hwy. 111, 2<sup>nd</sup> Floor  
Indio, CA  
VIA FACSIMILE: (760) 863-7555

Re: TTM No. 34169 (Robert J. Mainiero)

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to divide 41 acres into 7 single family residential lots.

The project is located within the District boundaries. The District has a Master Plan which is utilized to levy Quimby fees. The Master Plan also identifies needed facilities and programs for this area. In addition, this residential project may have impacts on the District's provision of services and facilities. Therefore, we request that the following mitigation measures be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

1. Developer will enter into an agreement to and shall pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map.
2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District, and shall pay the costs of such formation and or annexation, not to exceed \$5,000.

We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. ([dgranados@cvrpd.org](mailto:dgranados@cvrpd.org) or [sford@cvrpd.org](mailto:sford@cvrpd.org)). Thank you for your assistance.

Very truly yours,

Stan Ford, General Manager



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160  
Thermal, CA 92274  
(760) 397-0300 – FAX (760) 397-8146

**RECEIVED**

MAR 27 2007

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

March 21, 2007

Maurice Borrows, Project Planner  
County of Riverside  
Transportation and Land Management Agency  
82-675 Hwy 111, Room 209  
Indio, CA 92201

RE: File No. Tentative Tract Map No. 34169, GPA847, CZ7487 and CFG4644

I would like to request additional time to review plans for the above referenced project. Our office received your request for comments on March 5, 2007 with a deadline of March 22, 2007. I received one set of plans with the March 5, 2007 request which is not sufficient for an in-house review of the plans. Since then I have received additional copies this week which I will send to solicit comments. I will forward comments to the proposed project from the tribe within 10 days of this letter.

Please let me know if you have any questions or concerns regarding this matter at (760) 397-0300, extension 137.

Sincerely,

Roland G. Ferrer  
Acting Planning Manager



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160

Thermal, CA 92274

(760) 397-0300 – FAX (760) 397-8146

April 2, 2007

**RECEIVED**

APR 04 2007

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Maurice Borrows, Project Planner  
County of Riverside  
Transportation and Land Management Agency  
82-675 Hwy 111, Room 209  
Indio, CA 92201

RE: File No. Tentative Tract Map No. 34169, GPA847, CZ7487 and CFG4644

Thank you for the opportunity to review plans for the above referenced project. The subject site is located within TMDCI reservation boundaries on fee land at the north side of Avenue 69, approximately 1,294 feet west of Pierce Street. The subject property is surrounded by fee lands to the north, west and south and allotment/tribal trust lands to the east. The subject site is designated as "Residential" according to the TMDCI Land Use Plan.

At this time the Tribe does not support the proposed subdivision and the related applications until the following concerns are adequately addressed:

1. Currently, the property contains residential development composed of single-family homes mobile home units and agricultural activity. All existing residential units should be shown on the tentative tract map. Additionally all other existing features on the property and adjacent properties should be shown on the map (i.e. ground wells, agricultural activities, residential structures) to show the relationship of the proposed subdivision to the surrounding parcels/development.
2. It appears that the developer proposes a typical single family residential pad area, approximately 100' from the front property line for each of the seven (7) lots. This type of development may be suited to the proposed subdivision. However, the proposed sewage and water system would need to be determined to be adequate for this subdivision. Please submit a complete project description that indicates which structures and activities will remain and what will be removed. Additionally, indicate the type of sewage and water systems to be used for the subdivision.

3. There are outstanding code violations on the property in relation to un-permitted mobile homes that have gone unchecked for a number of years. At this time it is unclear what the proposed land use of this subdivision is. While this subdivision may be suited for single family development it is not suited for mobile home park development due to the lack of infrastructure and services for this area of east Coachella Valley.

Please let me know if you have any questions or concerns regarding this matter at (760) 397-0300, extension 137.

Sincerely,



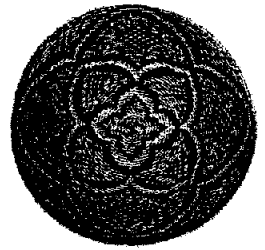
Roland G. Ferrer  
Acting Planning Manager

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# AGUA CALIENTE BAND OF CAHUILLA INDIANS



TRIBAL HISTORIC PRESERVATION

March 21, 2007

**RECEIVED**

MAR 22 2007

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Maurice Borrows, Project Planner  
Riverside County Planning Dep't  
82-675 Hwy 111  
2<sup>nd</sup> Floor, Room 209  
Indio, CA 92201

**RE: SB18 Consultation for General Plan Amendment of the East Coachella Valley  
General Plan, GPA 00847, Riverside County, California**

Dear Maurice:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Agua Caliente Tribal Historic Preservation Office in your project. The project area is beyond both Agua Caliente Reservation lands and the Traditional Use Area of the Band. We will defer to the Cabazon Band of Mission Indians, Augustine Band of Cahuilla Indians, the Torres-Martinez Desert Cahuilla Indians, and other interested tribes for any further cultural resources consultation on this project.

Again, we appreciate your interest in our tribal resources and heritage. If you have questions or require additional information, please do not hesitate to call me at 760-883-1378. You may also email me at [rbegay@aguacaliente.net](mailto:rbegay@aguacaliente.net).

Cordially,

Richard M. Begay, THPO  
Director of Historic Preservation  
**AGUA CALIENTE BAND  
OF CAHUILLA INDIANS**

C: Agua Caliente Cultural Register

P:\THPO\correspondence\2007\external projects\off reservation\RivCnty\_GPA00847\_3\_21\_07.doc

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: 2/2/07

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: Robert J. Mainiero E-Mail: psbob596@aol.com

Mailing Address: P. O. Box 2410  
Palm Springs, CA 92263  
City Street State ZIP

Daytime Phone No: (760) 413-7127 Fax No: (760) 778-6904

Engineer/Representative's Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: SAME AS ABOVE  
City Street State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: SEE ATTACHED LIST  
City Street State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robert J. MAINIERO  
PRINTED NAME OF APPLICANT

[Handwritten Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Gerardo V. Mendez / Julia Gonzalez Fca. Maria C. Vicera  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

Julia Rodriguez  
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 7 49130006-0

Section: 23 Township: 7 South Range: 8 East

Approximate Gross Acreage: 40.56

General location (street address, cross streets, etc.): North of AVENUE 69 South of \_\_\_\_\_  
East of \_\_\_\_\_ West of Pierce Street (Hwy 195)

**OWNERS/APPLICANTS**

GERARDO MENDEZ AND  
JULIA GONZALES, H/W JT  
88-510 AVENUE 69  
THERMAL, CA 92274  
(760) 397-3102

JESUS MANUEL SAUCEDA AND  
SOCORRO ARELLANO, H/W JT  
P.O. BOX 2184  
MECCA, , CA 92254

**ENGINEER**

ROBERT J. MAINIERO, P.E.  
P.O. BOX 2410  
PALM SPRINGS, CALIFORNIA 92263  
TELEPHONE (760) 413-7127 FAX (760) 778-6904  
ROBERT J. MAINIERO, RCE 25658

FRANCISCO MAURO VICERA GARCIA AND  
MARIA CRISTINA BOLANOS DE VICERA, H/W JT  
P.O. BOX 1392  
MECCA, CA 92254  
(760) 464-3960

JULIA RODRIGUEZ  
P.O. BOX 1276  
MECCA, CA 92254

# FIRST CLASS

Jesus M. Saucedo & Socorro  
Arellano  
P.O. Box 2184  
Mecca, CA 92254

# GPA 847

FIRST CLASS

3PA 847

Julia Rodriguez  
P.O. Box 1276  
Mecca, CA 92254

# IRST CLASS

Fransisco M. Vicera Garcia /  
Maria C. Bolanos de Vicera  
P.O. Box 1392  
Mecca, CA 92254

IPA 847

FIRST CLASS

SPAB47

Gerardo Mendez & Julia Gonzales  
88-510 Avenue 69  
Thermal, CA 92274

FIRST CLASS

3PA847

Robert J. Mainiero  
P.O. Box 2410  
Palm Springs, CA 92263