

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

824B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 30, 2008

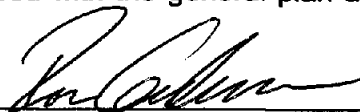
SUBJECT: GENERAL PLAN AMENDMENT NO. 865 -Agricultural - Applicant: Desert Diamond Properties - Engineer/Representative: Rick Stokes - Fourth Supervisorial District - Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) - Location: Northerly of Avenue 61, southerly of Avenue 60, westerly of Calhoun Street, and easterly of Van Buren Street - 101 Gross Acres - Zoning: Light Agriculture (A-1-10) - REQUEST: The general plan amendment proposes to amend the Eastern Coachella Valley Area Plan from Agriculture: Agriculture (A-AG) (10 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC).

BACKGROUND:

Comments were requested from the Planning Commission on September 17, 2008. The Planning Commission provided comments in the form of a unanimous recommendation that the Board of Supervisor's adopt an order initiating General Plan Amendment No. 865.

General Plan Amendment No. 865 is accompanied by Change of Zone No. 7537 which proposes to change the zoning designation of the property from Light Agriculture (A-1-10) to One-Family Dwellings (R-1); Tentative Tract Map No. 35577 proposes a sub-division of approximately 101 acres into 119 residential lots which includes public trails, open space, and recreational areas.

At the September 17, 2008 Planning Commission meeting, after listening to staff and the applicant's presentations, Commissioner Roth Roth stated that any proposed project should be consistent with the Vista Santa Rosa Land Use Concept Plan. Commissioner Porrás was curious about the efforts of the City of La Quinta regarding the pursuit of annexation for the site. He also stated that it was appropriate to proceed with the general plan amendment as similar projects were approved for the area.



Ron Goldman
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 10/8/09 tm

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.6

The Honorable Board of Supervisors
RE: General Plan Amendment No. 865
Page 2 of 2

The Planning Commission unanimously agreed and recommends that the Board adopt an order initiating proceedings for the proposed general plan amendment.

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.

RECOMMENDED MOTION: The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 865. The adoption of such an order does not imply that the proposed general plan amendment will be approved.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 17, 2008
CITY OF LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 6.3: GENERAL PLAN AMENDMENT NO. 865 - (Agricultural)** – Applicant: Desert Diamond Properties - Engineer/Representative: Rick Stokes - Fourth Supervisorial District - Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) - Location: Northerly of Avenue 61, southerly of Avenue 60, westerly of Calhoun Street, and easterly of Van Buren Street - 101 Gross Acres - Zoning: Light Agriculture (A-1-10) - APN: 764-310-005, 006, 007, and 017.
- II. PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the Eastern Coachella Valley Area Plan from Agriculture: Agriculture (A-AG) (10 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Maurice Borrowes, Ph: (760) 863-8277 or E-mail mborrowes@rctlma.org.
- The following spoke in favor of the subject proposal:
Rick Stokes, Applicant's Representative
- No one spoke in neutral or opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended initiation of the subject proposal 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 Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Maurice Borrows
Planning Commission: September 17, 2008

General Plan Amendment No. 865
Agricultural
Applicant: Desert Diamond Properties
Engineer/Rep.: Terra Solutions

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Agriculture: Agriculture" (A-AG) to "Community Development: Medium Density Residential" (CD-MDR) (3-5 du/ac) for an approximately 101-acre property. The project is located northerly of north of Avenue 61, southerly of Avenue 60, westerly of Van Buren Street, and easterly of Calhoun Street in the Vista Santa Rosa Community.

BACKGROUND:

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request comments on the proposed GPA from the Planning Commission (Commission) and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 865 is considered an Agricultural GPA as described in Section 2.7 of that ordinance.

Proposed GPA No. 865 is associated with Change of Zone Case No. 7537, which proposes to change the zoning from Light Agriculture (A-1-10) to One-Family Dwellings (R-1). Proposed GPA No. 865 is also associated with Tentative Tract Map No. 35577, which proposes a Schedule A sub-division to divide approximately 101 acres into 119 lots with equestrian and open space areas. The associated cases are not subject to discussion or comment by the Commission at this time.

For additional information including Vista Santa Rosa Policy Area requirements, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Vacant with scattered single-family residences and agricultural fields |
| 3. Existing Zoning (Ex. #3): | A-1-10 |
| 4. Surrounding Zoning (Ex. #3): | A-1-20 to the north, A-1-5 to the west and south; and A-1-10 to the east |
| 5. Riverside County General Plan | Agriculture |
| 6. Project Data: | Total Acreage: 101 |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 865 would be appropriate. The adoption of such an order does not imply that the proposed GPA 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. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - c. MSHCP Conservation Area
3. The project site is located 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.
 - d. General Plan Policy Overlay Area
 - e. Thermal and Jacqueline Cochran Airport Redevelopment Area
4. The project site is currently designated as Assessor's Parcel Number 764-310-005, 006, 007, and 017.

AGRICULTURAL AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA 865 Supervisorial District: Fourth Existing Zoning: Light Agriculture (A-1-10)
Area Plan: Eastern Coachella Valley Acreage: 101

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture (A)
Existing General Plan Land Use Designation: Agriculture (AG)
Existing Policy Area(s) or Overlay(s): Vista Santa Rosa Policy Area
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: Community Development (CD)
Proposed General Plan Land Use Designation: Medium Density Residential (MDR)
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		Zone E
Flood Plain (Zone A - 100 Year)		X	Zone D; area protected from regional stormwater flows by a system of channels and dykes
FTL Sand Source Area or FTL Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		High liquefaction potential; active subsidence
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		From Avenue 60 and Van Buren Street
Water / Sewer Issues	X		CWWD to provide sewer and water
City Sphere of Influence	X		La Quinta
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
<p>The amendment would contribute to the achievement of the purposes of the General Plan.</p>	X		<p>The current agricultural land use designation does not best contribute to the achievement of the purposes of the General Plan. The proposed amendment will provide single-family housing in a predominantly agricultural area which is destined for change with several proposed developments. The proposed General Plan Amendment No. 865 is within the existing Vista Santa Rosa Policy Area as adopted in 2003 but not within the Community Development overlaying area. The project is within the existing Vista Santa Rosa Land Use Concept Plan Policy Area No. 4. This plan was adopted by the Board of Supervisor's in June 2008. A project proponent will have the option of developing either one gross acre lots, or clusters of lots as small as 1/2-acre or meet other criteria such as: a) Density of 1 du/ac with minimum 25% open space area. b) Density of up to 1.5 du/ac providing that a minimum of 35% of the site for open space and total development area is greater than 160 acres. c) Density of up to 2.0 du/ac providing that a minimum of 40% of the site for open space and total development area is greater than 160 acres.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	X		<p>The proposed general plan amendment involves a change from the Agricultural Foundation Component to the Community Development Foundation Component. Pursuant to the Riverside County General Plan, up to 7% of land designated Agriculture within the Eastern and Western Coachella Valleys may be removed from the Agriculture designation over the course of a 2 1/2 year period, the first period ended April 6, 2006. A total 46,839.2 acres of land in the Eastern and Western Coachella Valley Area Plans was designated Agriculture, as of October 2003. Therefore, up to 3,278.7 acres of land may be converted from Agriculture to other designations during the first 2 1/2 year period. Approximately 848 acres of</p>

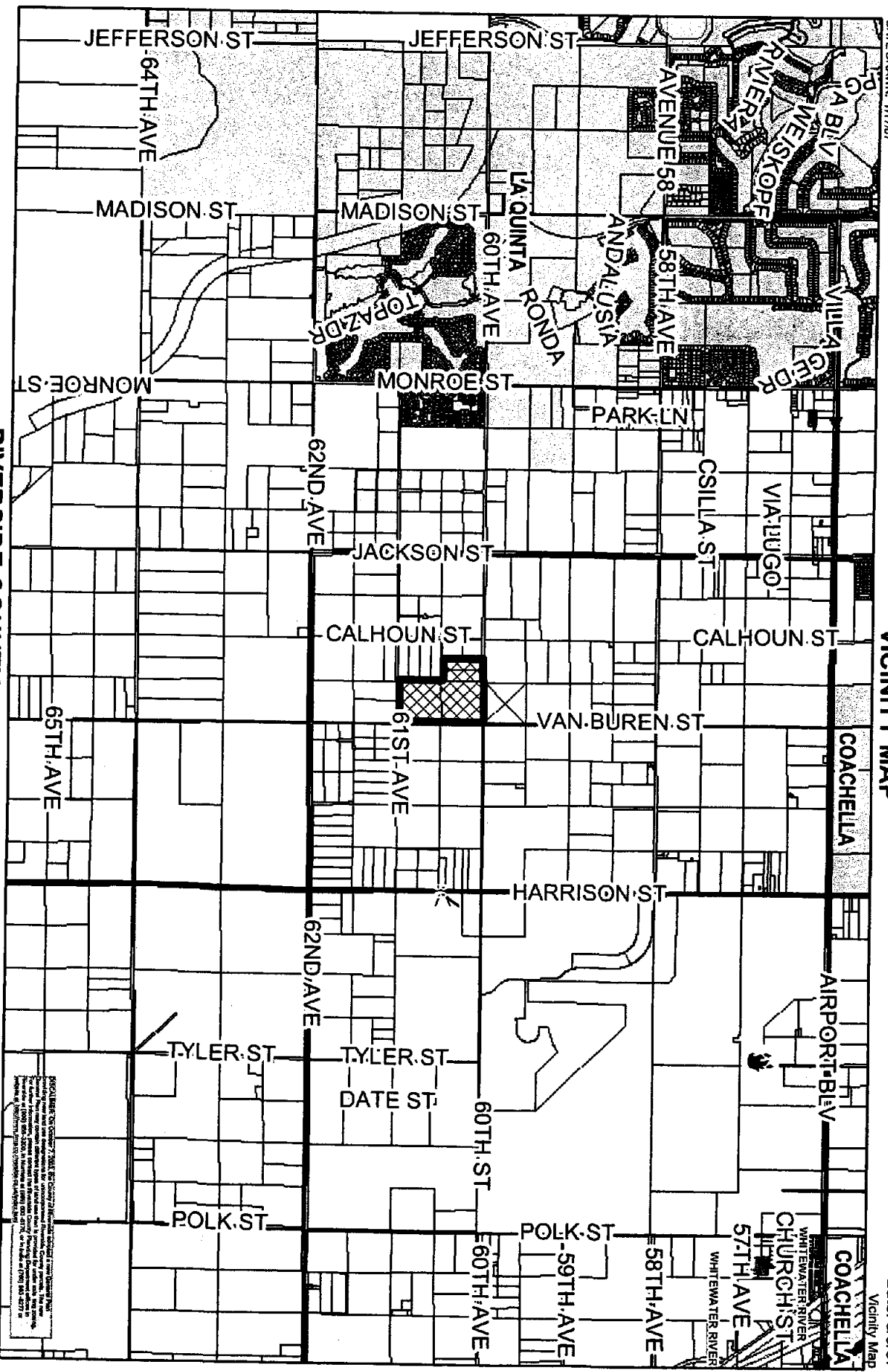
<p>land have been removed from the Agriculture Foundation Component since the adoption of the General Plan on October 7, 2003. Thus, the proposed change from Agriculture to Community Development would be within the scope and purpose of the General plan.</p>			
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*** 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 cleared by the Flood Control District for a public hearing at the Planning Commission
Building and Safety	The project is cleared by the Building and Safety Department for a public hearing at the Planning Commission
Geologist	The project is currently being reviewed by the County Geologist

CZ07537 TR35577 GPA00865
VICINITY MAP



Zone
 District: Lower Coachella Valley

Township/Range: T6SR7E
 Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT



FOR CLARITY ONLY: COUNTY OF RIVERSIDE, THE COUNTY PLANNING DEPARTMENT HAS REVIEWED THIS MAP FOR CONFORMANCE WITH THE RIVERSIDE COUNTY PLANNING DEPARTMENT MAP ACT. THE COUNTY PLANNING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE COUNTY PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP. THE COUNTY PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE COUNTY PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

ASSESSORS 764-31
 BK. PG.
 THOMAS 5590 J1
 BROS. PG

Supervisor Wilson
District 4

DATE DRAWN 7/16/07

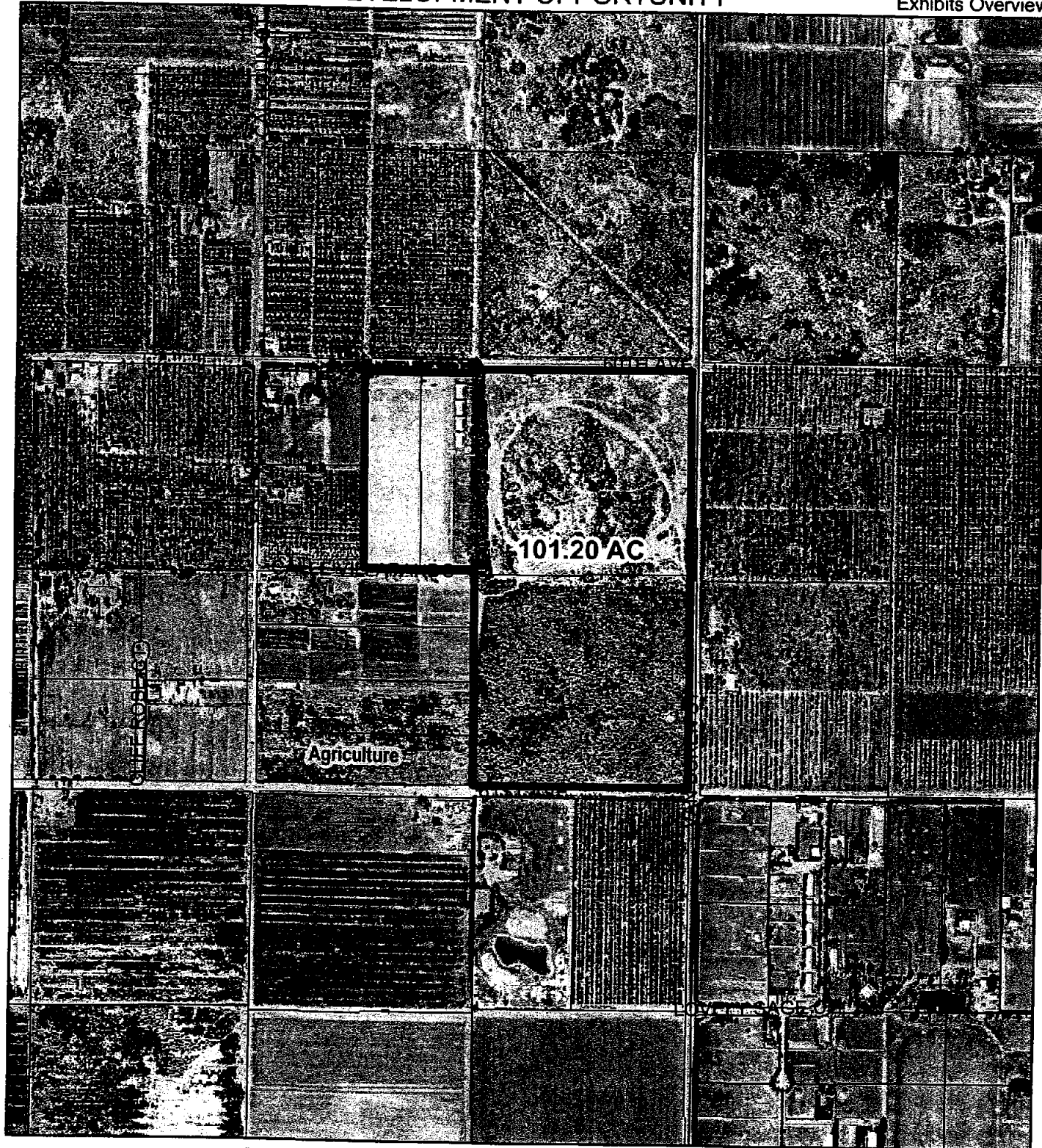
CZ07537 TR35577 GPA00865

DEVELOPMENT OPPORTUNITY

Planner: Maurice Borrows

Date: 8/9/07

Exhibits Overview

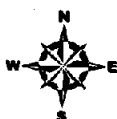


RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Lower Coachella Valley

Township/Range: T6SR7E

SECTION: 36



ASSESSORS
BK. PG. 764-31

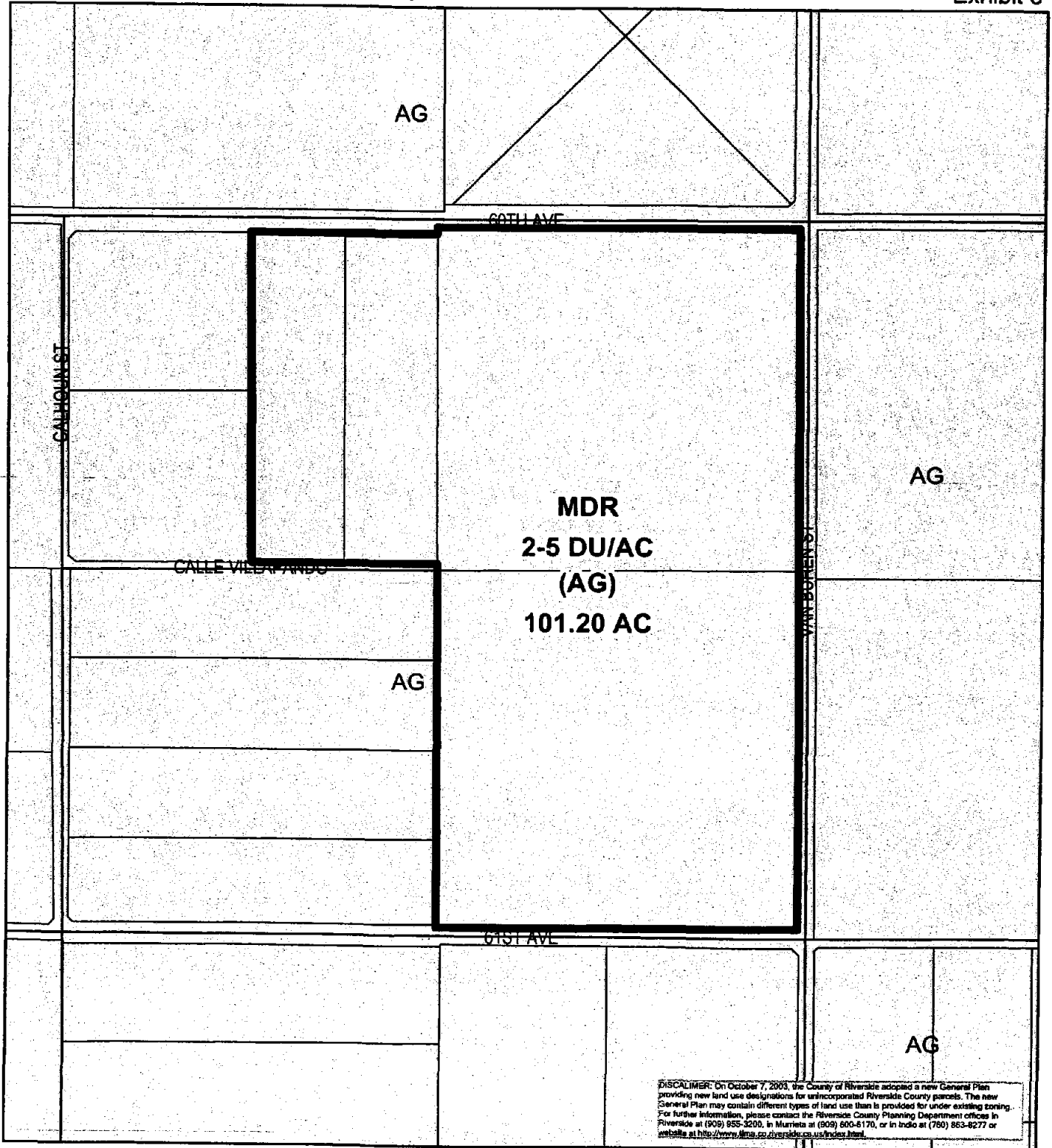
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Supervisor Wilson
District 4
DATE DRAWN: 7/17/07

CZ07537 TR35577 GPA00865

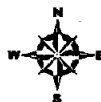
Planner: Maurice Borrows
Date: 8/9/07
Exhibit 6

Proposed General Plan



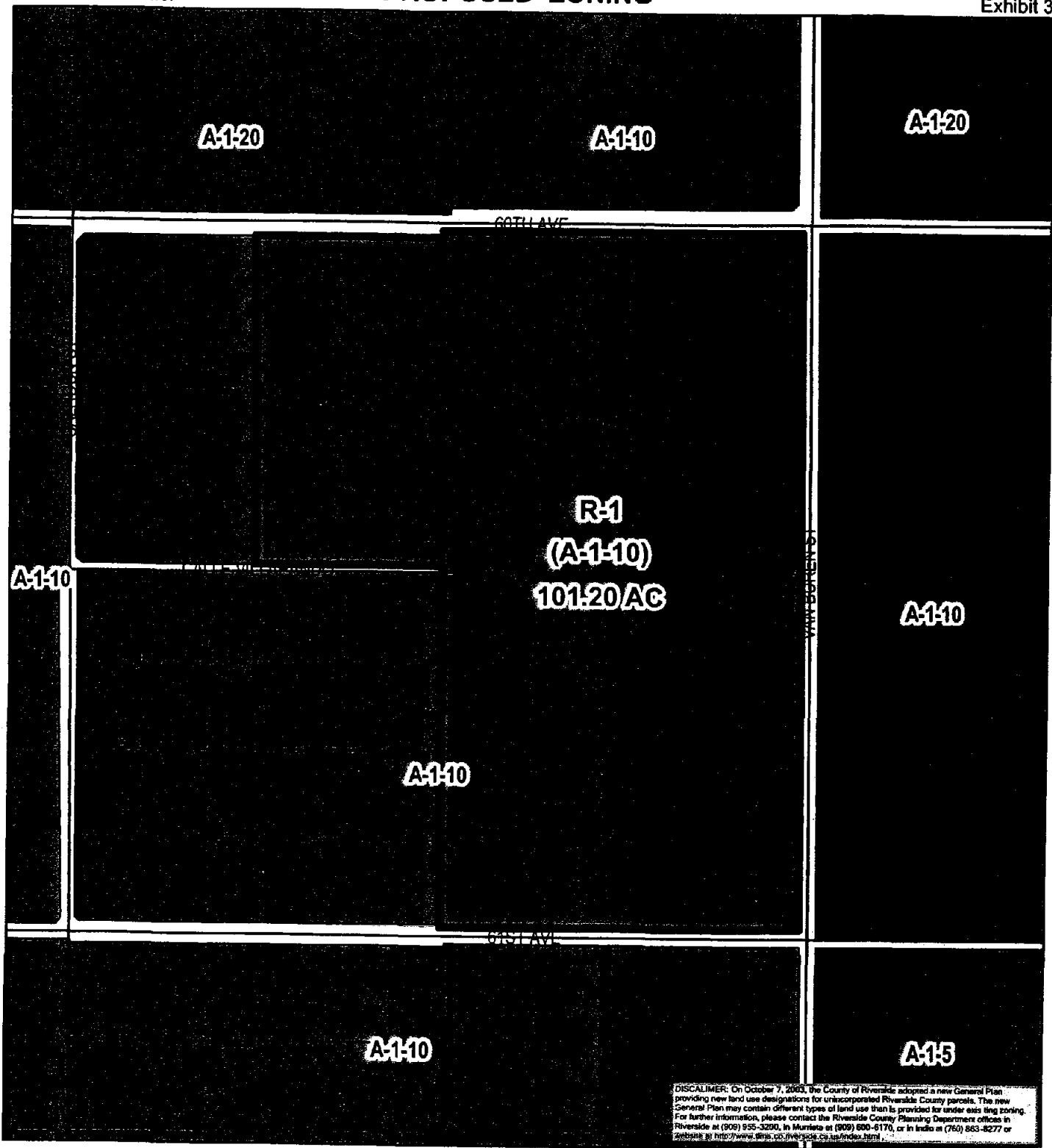
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR7E
Section : 36



ASSESSORS
BK. PG. 764-31
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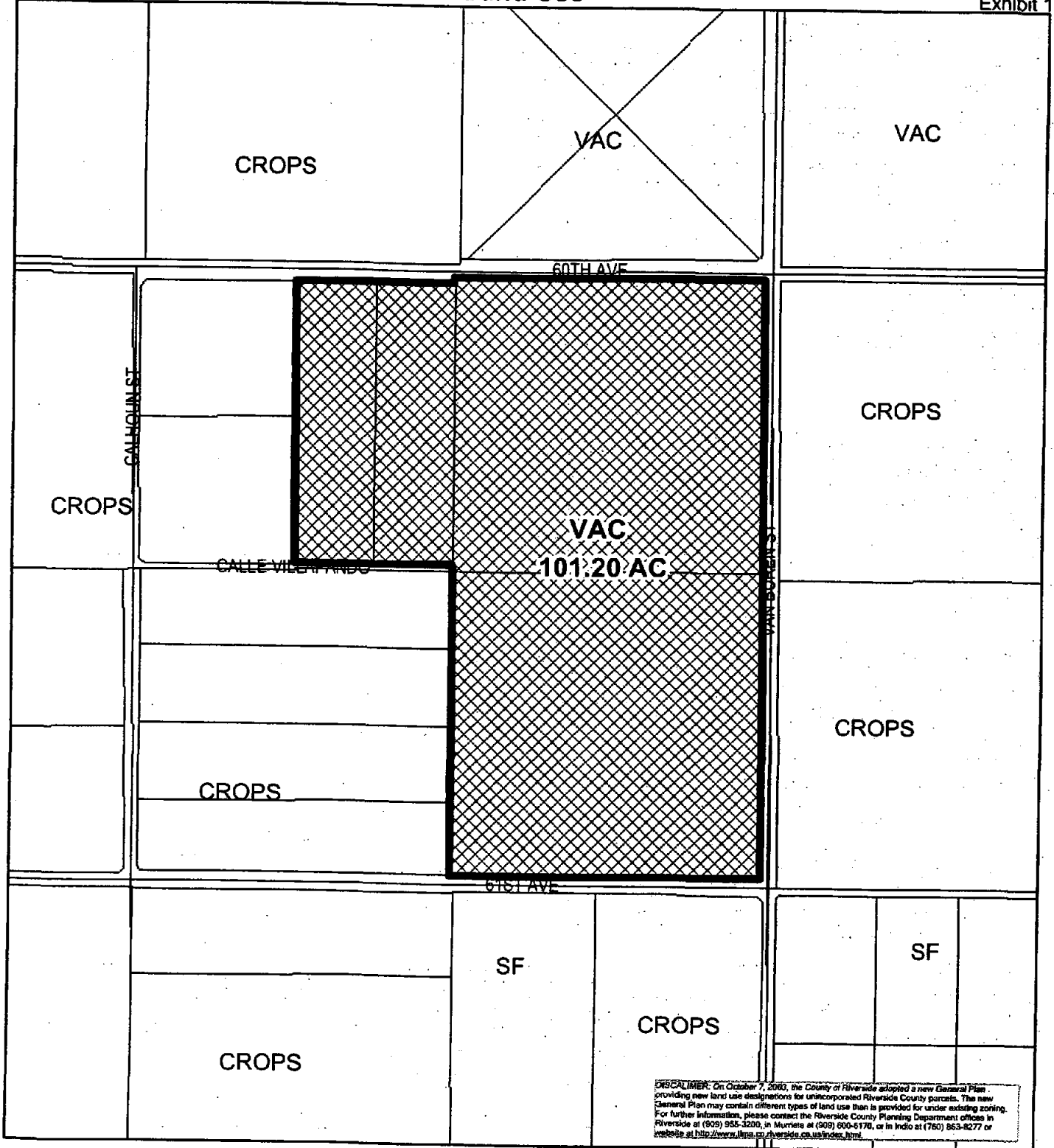
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 690-6170, or in Indio at (760) 863-4277 or website at <http://www.rrpc.ca.gov/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR7E
Section : 36



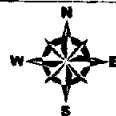
Assessors
Bk. Pg. 764-31
Thomas
Bros. Pg. 5590 J1



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: T6SR7E
Section : 36



ASSESSORS
BK. PG. 764-31
THOMAS
BROS.PG 5590 J1



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: August 30, 2007
TO: Maurice Borrows (Planning)
FROM: Phayvanh Nanthavongdouangsy (Planning)
RE: Comments for Change of Zone No. 07537- Desert Diamond Properties

The Desert Diamond Properties is located within the South Valley Implementation Program (SVIP) boundary, which incorporates the Vista Santa Rosa (VSR) Community. Therefore the project is subject to the Proposed VSR Land Use Concept Plan, the VSR Design Guidelines, and the SVIP Traffic Study.

Please note the following concerns and comments for the project referenced above:

1) Land Use

When the General Plan update was adopted in 2003, the Vista Santa Rosa (VSR) Policy area was established with an incomplete land use plan. Since the General Plan update, the VSR Land Use Policy has been drafted with the collaborative involvement of the VSR Community Council. It is the purpose of the VSR Land Use Concept plan to provide more detailed guidance for development activities in the VSR community until the adoption of the next major Riverside County General Plan update during 2008-2010, at which time the General Plan will be updated to incorporate these policies, with changes deemed appropriate by the Board of Supervisors as a result of the General Plan update process (Attachment A: Vista Santa Rosa Community Land Use Concept Plan).

The proposed land use of Medium Density Residential for this project is inconsistent with the proposed Vista Santa Rosa General Plan Land Use Element of Very Low Density Residential. Most of the Vista Santa Rosa area is proposed to be overlain by four Policy Areas. The proposed project site is located within VSR Policy Area 4 (Attachment B: VSR Land Use Map). The maximum dwelling units that may be permitted in this policy area is 2 DU per gross acres provided that the provisions outlined in the VSR Land Use Concept Plan are met. However, this policy area would permit localized general plan amendments to establish small nodes of Community Development Foundation component (i.e. lot smaller than one-half acres) neighborhoods where a proposed project would be consistent with all other policies of this Land use Concept Plan.

Also, the northern and western boarder of the project site (along 60th Avenue and Van Buren Avenue) is located in an area designated as a Special Transitional Area (Attachment B) These areas are intended to be open space "breaks" between different types of land uses and

intensities of land uses. The transitional areas will generally be required to be a minimum average of 150 feet wide, with a minimum width of 50 feet.

2) VSR Design Guideline

There is an approved Vista Santa Rosa Design Guideline.

3) SVIP Traffic Study

The South Valley Implementation Program Traffic Study indicates the road Right Of Way along Van Buren Avenue (western edge of the project area) will need to be 118' at built out, while the road Right of Way along 60th Avenue (northern boundary of the project area) will need to be 128' at built out. The proposed plan does not provide adequate area for expansion along 60th Avenue (Attachment C: SVIP Traffic Study Map)

For more information concerning either the Proposed Vista Santa Rosa Land Use Concept Plan or the VSR Design Guideline, please contact Jerry Jolliffe at X52234. For more information concerning the SVIP Traffic Study you can contact me at X50783.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

May 6, 2008

Pages 6 (including this cover)


Leighton & Associates, Inc.
Fax: (760) 776-4080
Attention: Daniel P. Jankley

RE: Review Comments
County Geologic Report No. 1984
Preliminary Geotechnical Investigation and Liquefaction Study, Polo Project,
Approximately 96-acre Site, APN 764-310-005, 764-310-006, 764-310-007
and 764-310-017, Southwest Corner of Van Buren Street and 60th Avenue,
Community of Thermal, Riverside County, California

Please see the attached comments pertaining to the subject report. Please call me at
(951) 955-6863 or Mr. David Gaddie at (951) 955-1935 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Attachments: Review Comments

cc: Planner: Muarice Borrows, Desert Office, Fax: (760) 863-7555
Applicant: Gary Funtas, Desert Diamond Properties LLC., Fax: (760) 285-5388
Eng/Rep: Land Solutions, Fax: (760) 406-5727
File: GEO01984, TR35577

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35577

Parcel: 764-310-017

5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5. PLANNING. 19

DRT - GEO01984

REQUIRED

County Geologic Report (GEO) No. 1984, submitted for this project (TR35577), was prepared by Leighton and Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation and Liquefaction Study, Polo Project, Approximately 96-acre Site, APN 764-310-005, 764-310-006, 764-310-007 and 764-310-017, Southwest Corner of Van Buren Street and 60th Avenue, Community of Thermal, Riverside County, California", Project No. 121902-001, dated June 8, 2006.

Prior to scheduling this project for public hearing, clarification and/or additional information, relative to the issues enumerated by Mr. Ross Khiabani in his May 5, 2008 Geotechnical Engineering Review comments memo, shall be submitted to the County Geologist for review and approval. In addition, please provide response to the following comments:

1. The consultant should explain their statement that no historic aerial photographs were available for this site. The consultant should consider utilizing other sources for aerial photographic analysis of the site.
2. The consultant should expound on their statement "we did not observe any geomorphic evidence suggestive of past surface rupture due to faulting" (i.e. provide the appropriate lineament analysis).
3. The consultant should review their data relative to their reporting of groundwater. Specifically, the report states groundwater was not encountered in boring B-5. However, the boring log for B-5 indicates groundwater was encountered at 16 feet.
4. The consultant considered the historically highest ground water at the site to be approximately 5 feet below the existing ground surface. However, the GEO report also indicates the site is located within the limits of ancient Lake Coahuila. Please explain. Also, the consultant should consider the anticipated high groundwater level for the ~~proposed project~~ and analyze the geologic/geotechnical hazards accordingly (groundwater at surface?).
5. The consultant should address the variation in depth to

05/06/08
08:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR35577

Parcel: 764-310-017

5. DRT CORRECTIONS REQUIRED

5. PLANNING. 19

DRT - GEO01984 (cont.)

REQUIRED

groundwater at this site (borings indicate groundwater ranged from as shallow as 15 feet to deeper than 31.5 feet).



1515 South Sunkist Street, Suite E
 Anaheim, California 92806
 714/634-3310 Fax 714/634-3372
 www.arroyogeotechnical.com

May 5, 2008
 Arroyo Project No. 02340-6000

**COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY
 GEOTECHNICAL ENGINEERING REVIEW**

Submitted to: Mr. David L. Jones

County GEO No.: 01984

Plot Plan No.: Tentative Tract No. 35577

Project Location: Southwest Corner of Van Buren Street and 60TH Avenue
 Thermal Area of Riverside County, California

Geotechnical Report: Preliminary Geotechnical Investigation and Liquefaction Study, Polo
 Project, Approximately 96-Acre Site, APN 764-310-005, 764-310-006,
 760-310-007 and 760-310-017, Southwest Corner of Van Buren Street
 and 60TH Avenue, Community of Thermal, Riverside County, California,
 Prepared by Leighton and Associates, Inc., Dated June 8, 2006, Project
 No. 121902-001.

Tract Map No.: Tentative Tract Map No. 35577, In the County of Riverside, State of
 California, Section 36, Township 6 South, Range 7 East, SBM, Sheet 1-
 1, Prepared by Terra Solutions, Inc., Dated June 2007.

Received by Arroyo: April 25, 2008

COMMENTS

Review comments of the referenced geotechnical report prepared by the County Engineering Geologist were examined during the course of this engineering review. Review comments prepared by the Engineering geologist have not been duplicated herein unless the comment impacts geotechnical analyses of the site.

The approval of the above report from a Geotechnical Engineering viewpoint is subject to the resolution of the following review comments.

- 1) Section 2.1 "Field Investigation" indicates the drill rig used to advance the exploratory borings utilized "cable sampling" and that samplers were driven with a 140-pound hammer dropping 30 inches. Clarify if the samplers were driven with a down-hole safety hammer.
- 2) Section 3.6.2 "Liquefaction and Seismic Densification" states the liquefaction analysis was "... based on the CPT soundings conducted during our subsurface program and grain size characteristics of the subsurface soils as observed during our investigation." This section indicates the analyses were performed using the computer program LiquefyPro. The results of liquefaction analyses are presented in Appendix D for the CPT soundings and boring B-2.
 - a. Appendix D only provides a one-page summary figure for each of the analyses performed. Provide the input and output data for one of the CPT analyses and the input and output data for the analyses of boring B-2.



Geotechnical Engineering Investigation
Tentative Tract Map No. 35577
Southwest Corner of Van Buren Street and 50TH Avenue
Thermal Area of Riverside County, California
5/8/2008
Page 2

- b. Provide supplemental recommendations to mitigate the potential for liquefaction, using soil improvement, structural options, or other methods in accordance with the recommendations of "Recommended Procedures for Implementation of CDMG Special Publication 117 Guidelines for Analyzing and Mitigating Liquefaction in California" (Southern California Earthquake Center 1999). The recommendations shall be appropriate with consideration to the estimated magnitudes of total and differential settlement and the potential for surface manifestation of liquefaction.
- 3) Section 3.7 "Structural Seismic Design Parameters" provides seismic parameters in accordance with the 1997 Uniform Building Code. Provide updated seismic design parameters in accordance with the 2007 edition of the California Building Code (ASCE 7-05).
- 4) Section 5.1.2 "Structural Fills" states fill materials shall not contain oversized materials in excess of eight inches in greatest dimension and includes the sentence "In general, fill should be placed in uniform lifts not exceeding 8-inches in thickness." Provide recommendations for placement and compaction of fill around rocks with maximum dimensions equal to the lift thickness.
- 5) Section 5.2 "Tentative Foundation Design" includes the sentence "Foundations and slabs should be designed in accordance with structural considerations, the seismic parameters of Section 3.6 and the recommendations presented in the 1997 Uniform Building Code (IGBO-UBC 1997)." Review the tentative recommendations provided and revise as necessary to comply with the 2007 California Building Code.
- 6) Section 5.2 "Tentative Foundation Design" also indicates estimated differential static settlements of 1/2-inch over 40 feet lateral and differential dynamic settlements of 2.0 inches over 40 feet lateral. Section 5.3 "Settlement Considerations" includes the sentence "Potential differential dynamic settlement (due to seismic densification) due to the design earthquake is anticipated to be on the order of 1.0 to 2.0 inches in 40 feet or one-half of the structural span." Based on the results of the analyses, clarify the tentative recommended magnitudes of combined (static and seismically induced) total and differential settlement for which the structural engineer should use to design the foundation systems.
- 7) Section 5.2 "Tentative Foundation Design" also includes the sentence "Preliminary post-tensioned slab foundation recommendations are provided in Table 1 of this report."
 - a. Clarify the expansive potential of subgrade soils for which the parameters presented in Table 1 are applicable.
 - b. Some of the borings logs and results of laboratory testing (Plasticity Index of 16) indicate some near surface low to moderately expansive clay soils. Provide recommendations for post-tensioned slabs supported by these materials.
- 8) Section 5.6 "Retaining Walls" provides recommendations for retaining walls. Provide recommended seismic earth pressures to be used by the project structural engineer for the design of retaining walls as required by the 2007 California Building Code.
- 9) The plans should reference the approved soils report (once the acceptable response to the comments presented herein are received) and indicate that all grading shall be performed as recommended by the approved report.



*Geotechnical Engineering Investigation
Tentative Tract Map No. 35577
Southwest Corner of Van Buren Street and 80th Avenue
Thermal Area of Riverside County, California
5/5/2008
Page 3*

This review was performed in accordance with generally accepted professional geotechnical engineering principles and practice in Southern California at this time. We make no other warranty, either express or implied. Conclusions presented herein are based on review of work by others. No field exploration or laboratory testing was performed. Please contact us if you have questions or need additional services.

Respectfully Submitted
ARROYO GEOTECHNICAL

A handwritten signature in black ink, appearing to read 'Ross Khiabani', is written over the printed name.

Ross Khiabani, GE 2202
Principal Engineer



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: July 15, 2008

Subject: Planning Case Number TT# 35577 – Noise Element
Industrial Hygiene office assigned project # 96237

Conrad Gardner (Desert Diamond Properties, LLC.),

Our office received from the Riverside County Planning Department or your company a request on 7/24/07 to provide an acoustical analysis of this planning case. **In order for your case to be finalized, our office must review your noise report to make sure it meets the County's noise level standards.**

Since 7/24/07 we have attempted to obtain the required noise report for the above referenced planning case.

If we do not receive your noise report in the next 10 business days, our office will close out the file. We will bill you for the time spent opening the file and attempting to obtain complete information for review from you and/or the Planning Department. Our fees do not come from the deposit paid to the Planning Dept. for your case.

After closure by our office, should you wish to continue with your planning case, you will need to resubmit your application for an acoustical analysis to our office with all required documentation again.

If you have any questions, please call me at (951) 358-5050.

Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

CC: Steven T. Uhlman, REHS, CIH, JD
Public Health Program Chief

CC: Maurice Borrows
Project Planner

County of Riverside, Department of Public Health, Office of Industrial Hygiene
4065 County Circle Drive, Suite 304, Riverside, California 92503
phone 951.358.5050, fax 951.358.5443, tdd 951.358.5124

From: Leah McNamara
To: Borrows, Maurice
Date: 2/11/2008 11:14 AM
Subject: Noise Reports: TT35577 & TT35640

Good Morning Maurice,

As of yet the Office of Industrial Hygiene has still not received noise reports for **Tentative Tract Map No. 35577 & 35640**. I called and spoke with Conrad Gardner on 10/12/07 and he said a noise report would be ready in two weeks for both TT Maps, however we have not received a report for either. Can you please give me an update on where the applicant is at with the noise report, and when we can expect to receive the noise report?

Thank You,

Leah McNamara, Industrial Hygienist I
Department of Public Health
Office of Industrial Hygiene
(951) 358-5050



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 FERNANDEZ, SECRETARY
DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS

September 12, 2007

RECEIVED

SEP 18 2007

Riverside County
Planning Department
Desert Office

File: 0163.1
0421.1
0721.1

Maurice Borrows
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Borrows:

Subject: Tentative Tract Map 35577

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

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 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 drain lines in the vicinity of this project are for agricultural drainage only. Stormwater runoff cannot be discharged into the agricultural drainage system.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002). A Water Supply Assessment for this project is not required.

The District can 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, lift 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.

**TRUE CONSERVATION
USE WATER WISELY**

September 12, 2007

There are existing Bureau of Reclamation and District facilities 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. The Bureau of Reclamation and District conflicts include but are not limited to Lateral 123.45-1.3-3.2RT-0.5 and Van Buren Street Drain.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. The Private conflicts include but are not limited to Tile Drain No. 498 and Tile Drain No. 530.

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

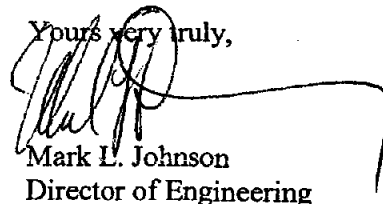
The project lies within the area of benefit of the Coachella Valley Groundwater Replenishment Program. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. The District has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan should be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tyme Flatt, Stormwater Engineer, extension 2229.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation, Indio

Monte Bowers
Berryman and Henigar, San Diego

Jeff Johnson
Riverside County Department of Public Health, Indio

Desert Diamond Properties
444 West Ocean Boulevard, Suite 1108
Long Beach, CA 90802

RIVERSIDE COUNTY

BOB DOYLE, SHERIFF



Sheriff

82-695 DR. CARREON BLVD. • INDIO, CA 92201 • (760) 863-8990

September 8, 2007

Maurice Borrows
County of Riverside Planning Department
38686 El Cerrito Road
Palm Desert, California 92211

RECEIVED

SEP 12 2007

Riverside County
Planning Department
Desert Office

RE: Tentative tract map #35577, Divide 101.20 acres into 119 single family residential lots.

Dear Mr. Borrows,

Thank you for the opportunity to comment on the above described project. The following issues of concern related to public safety and law enforcement are presented.

PRE-CONSTRUCTION AND CONSTRUCTION PHASES:

Construction site: Prior to construction of any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment. It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both at the site and any off-site main office.

Thefts and burglaries of building materials, fixtures and appliances from construction storage areas and houses under construction are on the rise. To reduce thefts and burglaries during the construction phases of this project, the developer and builders need to provide site security. The Riverside County Sheriff's Department recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department, Indio Station.

The developer and/or builders name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department, ambulance service and the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the phone(s) at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 911.

Designate and establish specific parking areas for construction site workers and employees on site. Make sure construction vehicles and workers waiting to get into the site do not block or impede any streets. The parking and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

SECURITY TIP:

Wide-angled peepholes should be incorporated into all dwelling front doors for security reasons.

GRAFFITI REDUCTION TIPS:

Prior to project completion, the surface of walls, fences, logo monuments, etc. should be graffiti resistant either via surface composition, applied paint type and/or planned shielding by landscaping or plants.

LANDSCAPING:

Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Landscaping should not conceal doors or windows from view, obstruct visibility of available street parking, nor provide access to windows or the roof.

COMMUNITY MAILBOXES, ADDRESSING, AND LIGHTING:

To help reduce mail theft, place community mailboxes under streetlights in areas visible to area residents. Avoid using the same address numbers for multiple streets in the same development (also reduces mail theft and helps mail carriers deliver mail to the correct address).

Should the community development department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Corporal Andy Gerrard at 760-863-8990.

Sincerely,
Bob Doyle, Sheriff



Colleen Walker, Captain
Indio Station Commander



45-305 Oasis Street
Indio, CA 92201

Phone (760) 347-3484
Fax (760) 347-4660

www.cvrpd.org

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Communities of:**

- Bermuda Dunes
- Coachella
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- Oasis
- Palm Desert
- Rancho Mirage
- Thermal
- Thousand Palms
- Vista Santa Rosa

August 7, 2007

RECEIVED

OCT 01 2007

Riverside County
Planning Department
Desert Office

Via Fax & Regular Mail
(760) 863-7555

Maurice Borrows, Project Planner
County of Riverside, Transportation and Land Management Agency
Planning Department (Desert Office)
38686 El Cerrito Road
Palm Desert, CA 92211

RE: TTM 35577 - EA 41434 - Desert Diamond Properties

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 subdivide 101.20 acres into 119 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 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. Attached is a copy of the form of agreement.
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 cost of such formation and/or annexation in an amount to be determined at the time of annexation (and presently approximately \$7,000).

We look forward to working with you on this project. The undersigned or Mary H. Thiery will be the contact persons for this project (mary@cvrpd.ca.gov or stan@cvrpd.ca.gov). Thank you for your assistance.

Very truly yours,

Mary H. Thiery for
Stan Ford
General Manger

ST:mht
Enclosure



**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**

RECEIVED

OCT 19 2007

Riverside County
Planning Department
Desert Office

October 17, 2007

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

Maurice Borrows, Contract Planner
Riverside County Planning Department, Palm Desert
Mail Stop #4035

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1005TH07
Related File No.: GPA 00865, CZ 07537, TR 35577
APN: 764-310-005, 006, 007, 017

Dear Mr. Borrows:

On October 11, 2007, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, subject to the following conditions:

General plan amendments and changes of zone are not subject to conditions.

CONDITIONS (for the tract map):

STAFF

Director
Ed Cooper

John Guerin
Cecilia Lara
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

1. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, wastewater management facilities, and livestock operations..
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

Airport Land Use Commission

Page 2

2. Any outdoor lighting installed should be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing and shall comply with Ordinance No. 655. All outdoor lighting plans subject to County review and approval shall be referred to the Riverside County Economic Development Agency – Aviation Division for review and comment prior to approval.

3. Additional Airport Land Use Commission review shall be required at the plot plan or use permit stage for any discretionary application proposing to establish any of the following uses:

Artificial marshes, aquaculture (fish farms), landscaping utilizing water features, and production of cereal grains, sunflower, and row crops. Such uses may require the preparation of a Wildlife Hazard Management Plan.

4. The attached notice shall be provided to all potential purchasers and tenants.

~~5. The retention basins shall be designed so as to provide for a detention period for the design storm not exceeding 48 hours (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.~~

If you have any questions, please contact Cecilia Lara, Airport Land Use Commission staff planner, at (951) 955-0549.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

CL:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Desert Diamond Properties, LLC c/o Conrad Garner
Terra Solutions, Inc., Manny Sanchez
Thermal Airport Manager

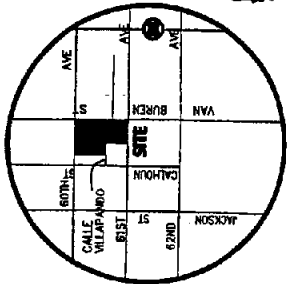
NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

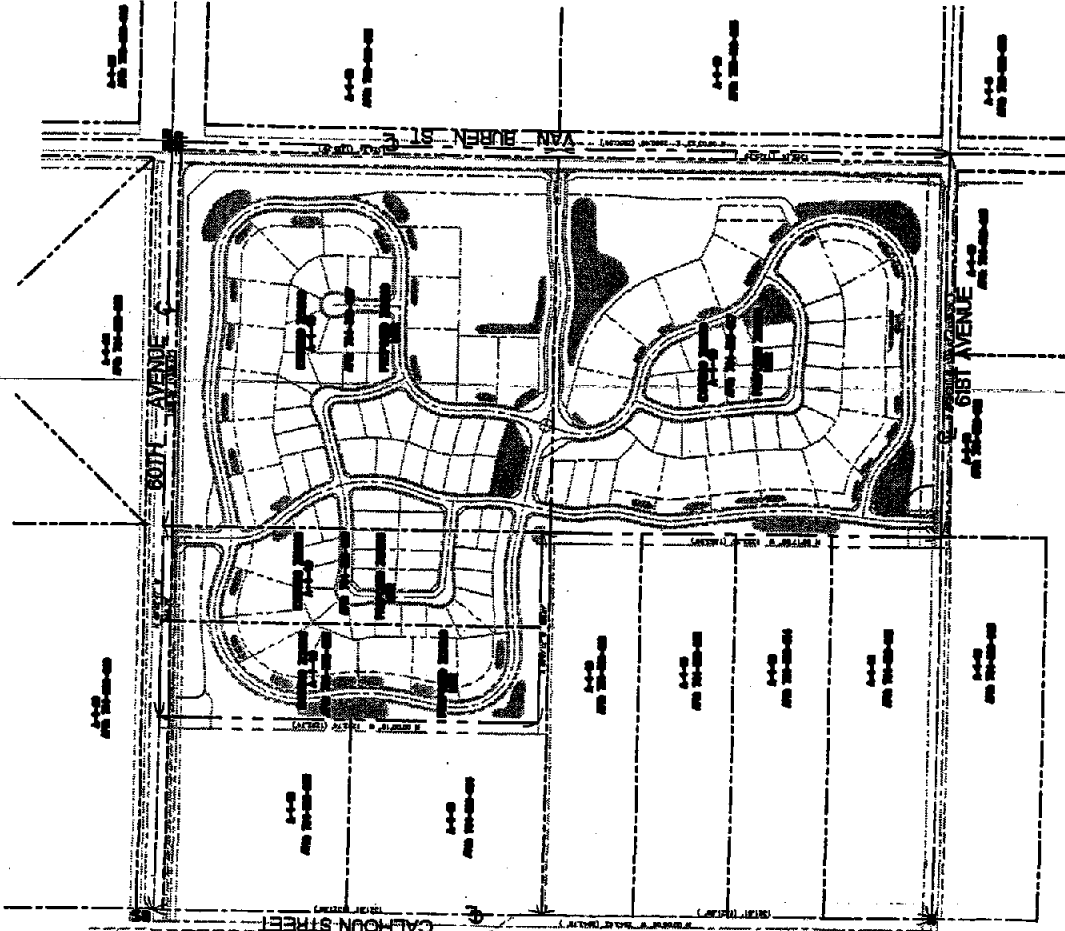
CHANGE OF ZONE NO CZ07537

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TERRA SOLUTIONS, INC.
MAY 2007

SECTION 36, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SBM



VICINITY MAP
not to scale



FEMA MAP INFORMATION FOR A FLOOD ZONE

LEGAL DESCRIPTION

PARCEL A:

PARCELS 3 AND 4 OF PARCEL MAP 2086, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP ON FILE IN BOOK 152 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL C:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT SOLE OF ALL OIL, GAS AND MINERAL RIGHTS, BUT WITHOUT SURFACE ENTRY, AS RESERVED IN DEED FROM SYDNEY A BUNNELL ET AL, RECORDED APRIL 9, 1980 AS INSTRUMENT NO. 28880 OFFICIAL RECORD.

THOMAS BROTHERS 2006 MAP PAGE

Pg. 5894, J-1 & J-2

UTILITY PROVIDERS

- SEWER & WATER: COACHELLA VALLEY WATER DISTRICT
- GAS: THE GAS COMPANY
- ELECTRIC: IMPERIAL IRRIGATION DISTRICT
- TELEPHONE: SBC COMMUNICATIONS
- CABLE TV: THE WINNER DESERT CITIES

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED

EXISTING ZONING

A-1-10

PROPOSED ZONING

MAP

APPLICANT/DRAWER:
OASIS DIAMOND PROPERTIES
1000 W. 10TH AVE. #10
LAKE MICHIGAN, CA 92522
SUITE 1100
TEL: (951) 438-1250
FAX: (951) 438-0400

APPLICABLE ASSESSOR PARCEL NOS.

741-310-000
741-310-000
741-310-007
741-310-007

LAND AREAS

AGRICULTURAL ACRE

NET: 53.78 ACRES

RESIDENTIAL: 41.81 ACRES (51.0% of NET area)
STREETS OR SITE: 10.77 ACRES (17.0% of NET area)
OPEN SPACE: 28.92 ACRES (38.3% of NET area)
(Public and private); 53.78 ACRES (100.0% of NET area)

MAP PREPARATION BY:

TERRA SOLUTIONS, INC.
2200 MARKET STREET
SUITE 220
RIVERSIDE, CALIFORNIA 92501
TEL: (951) 528-0400
FAX: (951) 528-0400



JIM TORRES, P.E. TEL: 304-6



2200 MARKET STREET
SUITE 220
RIVERSIDE, CA 92501

OFFICE 951-528-0400
FAX 951-528-0400

MAP 1001



City of La Quinta

November 19, 2007

Mr. Maurice Borrows, Project Planner
Riverside County Planning Department
Indio Office
82675 Highway 111, Room 209
Indio, CA 92201

RECEIVED

NOV 29 2007

Riverside County
Planning Department
Desert Office

**RE: Proposed GPA 865, CZ 7537, TT 35577, CFG 4797
Southwest Corner of Van Buren Street and Avenue 60**

Dear Mr. Borrows:

We have received your request for comment on the referenced applications, and would like to thank you for the opportunity to review this project. According to your transmittal, the project is a 119-lot subdivision of ± 101 acres, requiring a general plan amendment from Agriculture: Agricultural, to Community Development: Medium Density Residential (2-5 UPA); a zone change from A-1-10 to R-1 (7,200 s.f. minimum lot size) is also proposed. The site is at the southwest corner of Van Buren and Avenue 60.

As part of our review process for all County applications within unincorporated areas designated as within the Sphere of Influence (SOI) of the City of La Quinta, staff reviews will be conducted for all maps/projects sent to or acquired by the City. While cognizant that the County of Riverside retains its land use authority under the current project review process, the intent of our review comments is to identify conflicts between City and County development standards in areas which could be annexed to La Quinta in the future. Therefore, the City presents the following recommendations and comments in relation to City review standards, policies and procedures as they would be applied to this project.

The current pre-annexation land use and zoning adopted by the City for this site is Low Density Agricultural/Equestrian Residential (LDA/ER), allowing up to 4 units/acre. The proposed project is consistent with the land use as pre-designated for the property, at a density of 1.18 units/acre. The City is advising applicants for pre-annexation development projects in the east SOI to provide larger setbacks at project perimeters, and lower densities (i.e. 2 UPA or less) than allowed under the City land use designations.

The La Quinta zoning code has specific requirements that would be applicable, pertaining to Right-to-Farm and buyer notification requirements for new subdivisions in the LDA/ER zone. The full text of the zoning district is attached for your reference in regard to these and other requirements.



Both Avenue 60 and Van Buren are designated as Primary Arterial streets in the La Quinta General Plan (110-foot ROW, 4-lane divided, raised median), and are designated for inclusion of a 10-foot wide multi-purpose trail as part of their design. The current County General Plan designation for Avenue 60 is shown as an Expressway, at 220-foot ROW. The South Valley/Avenue 62 Parkway Study recommends Avenue 60 as an Arterial roadway, at 128-foot ROW, and should be included with the proposed County General Plan Amendment for the South Valley Implementation Program area.

Also in regard to road improvements, the City has significant concerns with the County policy of requiring a rolled curb design for major roadways in Vista Santa Rosa. The City does not allow this type of design on any public or major roadways, primarily due to safety concerns. The City and County staff have met on this issue, and a letter was previously sent to the County TLMA on this subject; a copy of which is enclosed.

PUBLIC WORKS/ENGINEERING

1. A preliminary grading plan would be required, showing all existing and /or proposed pad elevations for structures surrounding the site. Proposed pad elevations would be required to be within 1 foot of those surrounding pad elevations.
 2. A hydrology study would be required, prepared to the specifications set forth by the Public Works Department. In particular, the study would comply with requirements that all on-site and tributary storm water, to the centerline of all abutting streets, be retained on site, as well as the following provisions:
 - LQMC Section 13.24.120 (Drainage)
 - Engineering Bulletin 06-16 - Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems
 - Engineering Bulletin 06-15 - Underground Retention Basin Design Requirements
- Stormwater falling on-site from the 100-year storm shall be retained within the development. All nuisance water would be retained on-site and disposed of per Engineering Bulletins, 06-15 and 06-6, as cited above.
3. The proposed retention basins for individual residential lots less than 2.5 acres would not be permitted.
 4. A traffic study would be required. The traffic study must address signalization and deceleration lane requirements at project entries. Included with this letter is a copy of City Engineering Bulletin #06-13, addressing general traffic study guidance and deceleration lane requirements. The City would appreciate copies of this study when available.
 5. Avenue 60 is classified as a Primary Arterial in the La Quinta General Plan (55-foot half-width ROW to centerline; 43-feet from curb face to centerline; 10-foot wide

multi-purpose trail). A decel/RTO lane will be required on Avenue 60 at the primary project entry. Full turn movements would be permitted, with conditions for additional ROW for the decel/RTO lane, provided that that no other full-turn movements have been entitled on the north side of Avenue 60, within 1,060 feet of Van Buren.

6. Van Buren is classified as a Secondary Arterial in the La Quinta General Plan with Class II bike lane (48-foot half-width ROW to centerline; 36-feet from curb face to centerline; 10-foot wide multi-purpose trail). Additional ROW would be required at Van Buren and the Avenue 60 intersection, as Van Buren north of Avenue 60 is classified as a Primary Arterial in the La Quinta General Plan.
7. Although not designated in the La Quinta General Plan, Avenue 61 should be considered for classification as a Collector street (37-foot half-width ROW to centerline; 26-feet from curb face to centerline). The City has provided for the extension of Avenue 61 at the Collector classification, east from Monroe Street, through approval conditions on other projects.
8. Given the variations in County and City road design standards as identified in the preceding items 6, 7 and 8, City staff requests a condition similar to that imposed by the County on TR 34556, to specify both City and County street improvement standards, to be effective based on recordation of the final map. This would allow for the development of street improvements under the County or City, without the requirement for a map amendment/revision, in the event the map is annexed to the City.
9. It is recommended that any required multi-purpose trail along Van Buren/Avenue 60 should meander within an adequately sized parkway, between 50 and 100 feet in width.
10. Calle Villapando would be required for improvement to the City's local street standards, possibly continuing through to Van Buren. This street provides access to Parcel 1 of PM 14803 on the south side of Calle Villapando, and would connect with Calhoun Street to the west.
11. The applicant should be conditioned for future traffic signals at: 1) Avenue 60/Van Buren; 2) Avenue 60 Project Entry; 3) Van Buren Project Entry; and 4) Avenue 61/Van Buren.
12. The private interior street sections show concrete edges with drainage swales, in lieu of curb improvements. This design would need further review as the City requires all street sections to have a curb/gutter design. In addition, individual lot retention would not be permitted on lots less than 2.5 acres.
13. Retention basins should not be in any ROW, required setbacks, parkways and easements, and would need to be incorporated with the project as amenities (active and/or passive open space).

14. Staff recommends that detailed geometrics on gating and entry design be provided, for tract access points, as follows:
 - a. Gated entries are to be designed for three-car minimum inbound stacking capacity (minimum 62 foot length, call box to street).
 - b. Provide a full turn-around outlet for rejected vehicles, and provide a plan to demonstrate that vehicles rejected at the gate can safely make a full turn-around movement (minimum 24 foot radius) out to the main street from the gated entry. A minimum 20-foot width would be required at the turn-around opening. Two lanes of traffic shall be provided on the entry side of each gated entry; one land to be dedicated for residents and one for visitors. These lanes shall each be a minimum paved roadway surface width of 20 feet or as approved by the Fire Department.

PLANNING

15. The smaller lots internal to the tract do not meet the 100-foot minimum lot frontage requirement of the City's Low Density Agricultural/Equestrian Residential zone. If any unit designs are contemplated, the City requests a unit siting plan for review against the setbacks required under this City zoning designation. The setbacks required under the LD/AER zone are significantly more restrictive than the R-1 zoning as proposed.
16. As part of this project review, staff recommends looking at potential trail connection corridors through or along the site perimeters. There is potential to extend Calle Villapando along Street A, through the site as a public local or collector status street, to connect with Van Buren. This could provide an additional link for local traffic as well as a community trail opportunity. In addition, Lot B should be a public access trail to link Avenue 60 and 61
17. The City requests that complete preliminary landscape plans be required by the County with this application, and that these plans be provided to the City for review. These shall include all perimeter parkway/setback areas, internal common open areas, retention basins and recreation lots and facilities.
18. The following special studies should be required with this application:
 - Phase 1 cultural resources survey
 - Paleontological resource assessment.
 - Acoustic impact study
 - Traffic study (per #5 preceding)
 - Biological surveys as appropriate

City staff requests obtaining copies of these studies when they are available.

19. It is recommended that County staff require constructive notice to be placed on the tentative and final subdivision maps, stating that agricultural operations and equestrian uses are permitted under existing zoning. In addition, that a similar advisory provision be recorded against all tract lots/parcels, and set forth in the CC&R's, to provide full disclosure that the subdivision could be affected by existing agricultural or equestrian operations on adjoining properties.

City staff requests that any revised exhibits and/or or project redesign plans be re-submitted to the City for further review and comment, as well as any more detailed plans prepared in response to this letter.

We hope that these comments are helpful to you in processing this application. Should you have questions regarding this letter, please contact the undersigned at 760-777-7069 (Fax 760-777-1233), or via e-mail at wnesbit@la-quinta.org.

Very truly yours,



Wallace Nesbit
Principal Planner

WN/wn

Encl.

c: Desert Diamond Properties,
JM Sanchez, P.E. Terra Solutions
Mike Gialdini, Riverside County
Planning Manager
Public Works



City of La Quinta

June 25, 2007

Mr. George Johnson
Riverside County Transportation Department
P.O. Box 1090
Riverside, CA 92502-1090

RE: Riverside County Arterial Street Sections

Dear Mr. Johnson:

~~This letter is provided to formally convey concerns~~ which the City of La Quinta recently expressed at a meeting with you at your offices, held on June 7, 2007. The meeting focused primarily on specific roadway improvements, and the general need for continued discussions in regard to consistency in roadway standards between the City and County.

The City of La Quinta greatly appreciates your time and efforts to cooperate with City staff, toward a common goal of addressing consistency in the standards across our jurisdictional boundaries. While every agency has differing design standards, we strongly urge the County to not advocate wedge or rolled curbs on arterial roadways, within the Cities Sphere of Influence. City staff strongly opposes the use of this standard for any arterial roadway design. At higher design speeds, with increased traffic volumes, this standard creates an extremely unsafe condition for vehicles which may leave the roadway unexpectedly, due to mechanical failures or driver negligence. Where a vertical curb design would aid in confining vehicles to the road surface, rolled curbing would allow errant vehicles to cross over medians and parkways into oncoming traffic, or into adjacent developments. Rolled curb also does not afford any protection for pedestrians using the sidewalk. Based on these concerns, the County's rolled curb design standard in projects within our SOI could affect future City annexation decisions.

The City respectfully requests consideration of our concerns specifically for both Tentative Tract 34556 and Tentative Parcel Map 32837, both of which are scheduled for continued hearings at the Riverside County Planning Commission meeting on June 27, 2007. This concern will apply to future reviews of County projects as well.

P.O. Box 1504 • LA QUINTA, CALIFORNIA 92247-1504
78-495 CALLE TAMPICO • LA QUINTA, CALIFORNIA 92253
(760) 777-7000 • FAX (760) 777-7101



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - 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: GPA00-865

DATE SUBMITTED: 6/21/07

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: DESERT DIAMOND PROPERTIES E-Mail: CGarner@ensemble.net

Mailing Address: 444 W. OCEAN BLVD. SUITE 110B
LONG BEACH CALIFORNIA 90802
City State ZIP

Daytime Phone No: (562) 436-1359 Fax No: (562) 983-6456

Engineer/Representative's Name: TERRA SOLUTIONS INC. E-Mail: manny@terrasolutions.biz

Mailing Address: 2280 MARKET STREET SUITE 220
RIVERSIDE CALIFORNIA 92501
City State ZIP

Daytime Phone No: (951) 328-0400 Fax No: (951) 328-0401

Property Owner's Name: DESERT DIAMOND PROP. E-Mail: _____

Mailing Address: 444 W. OCEAN BLVD. SUITE 110B
LONG BEACH CALIFORNIA 90802
City State ZIP

Daytime Phone No: (562) 436-1359 Fax No: (562) 983-6456

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.

KAMBIZ BARAOFF
PRINTED NAME OF APPLICANT
[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.

KAMBIZ BARAOFF
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)
[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): 764-310-005; 764-310-006; 764-310-007 & 764-310-017

Section: 36 Township: 6 South Range: 7 East

Approximate Gross Acreage: 101.20 ACRES

General location (nearby or cross streets): North of 61st AVENUE, South of 60th AVENUE, East of VAN BUREN ST., West of CALHOUN ST.

Desert Diamond Properties
Attn: Conrad Garner
444 W Ocean Blvd #1108
Long Beach, CA 90802

FIRST CLASS

GPA865

Terra Solutions Inc.
Attn: Edmundo Ilabaca
2280 Market St #220
Riverside, CA 92501

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