

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

916B



FROM: TLMA – Planning Department

SUBMITTAL DATE:

May 4, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1031 – Foundation-Regular – Applicant: Jesus Escamilla – Engineer/Representative: Andy Vossler - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Northerly of 30th Avenue, southerly of Vista Chino, westerly of Desert Moon Drive and easterly of Rio Del Sol Road. - 14.31 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural (RUR) within the Section 8 Sand Source Policy Area to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RR) (5 Acre Minimum) to Very Low Density Residential (VLDR) (1 Ac. Min.) - APN(s): 648-210-012, 648-210-016, 648-210-019

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. 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.

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 every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

DATE 6/3/09
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

300 101-3 1110: 32
Secretary - General Council

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

The Honorable Board of Supervisors
RE: General Plan Amendment No. 1031
Page 2 of 2

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would 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 on 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.

Agenda Item No.: 6.2
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: March 4, 2009

General Plan Amendment No. 1031
Applicant: Jesus Escamilla
Engineer/Representative: Andy Vossler

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for GPA01031 from Rural: Rural Residential to Rural Community: Very Low Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively decline to adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth commented that 30th Avenue looks like the demarcation line between the higher and lower densities. He has no problem with proceeding with initiation but will take a better look at it if it comes before the Planning Commission again.

Commissioner John Snell: No Comments

Commissioner John Petty: Judging by the aerial photograph, Commissioner Petty agrees with Commissioner Roth that 30th Avenue looks like the demarcation line between higher and lower densities.

Commissioner Jim Porras: Commissioner Porras indicated that staff's analysis was thorough and seems accurate on paper; however when you visit the subject site, things are somewhat different. He indicated that 30th Avenue serving as a demarcation line between higher and lower densities is somewhat arbitrary when you're actually on site. Commissioner Porras also commented that the natural demarcation line may be the Southern CA. Edison easement. The lots to the north of the subject site and the Edison easement are a mixture of large and small parcels and the smaller parcels provide some change for the area making it somewhat of a mixed development area. According to Commissioner Porras, the proposal is not inconsistent with lots that are easterly or southerly of the site but in keeping with those areas. He also commented that mitigation plans in relation to flooding are not visible on the ground just yet but they are in the Planning stages by CVWD and the Army Corp. of Engineers and that it will be the applicant's burden to deal with any flooding issues that may arise. Porras commented to let the application proceed as there is ample justification, he also suggested that the proposed lot size should be similar in size to the lots to the southeast of the subject site, approximately 1.29 acres once a project comes forward.

Commissioner Jan Zuppardo: Agrees with Commissioner Porras that initiation is appropriate.

Agenda Item No.: 6.2
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: March 4, 2009
Continued from August 12, 2008

General Plan Amendment No. 1031
E.A. Number 41775
Applicant: Jesus Escamilla
Engineer/Rep.: Andy Vossler

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 14.31-acre site. The project is located northerly of 30th Avenue, southerly of Vista Chino, westerly of Desert Moon Drive and easterly of Rio Del Sol Road

ISSUES OF POTENTIAL CONCERN:

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 24, 2008 between the applicant and the Planning Department to discuss the proposal further.

The subject site is located in the "Thousand Palms" community within the Western Coachella Valley Area Plan. The surrounding area is rural in nature with a number of lots in the area being vacant. The site is surrounded by the Rural: Rural Residential designation with the exception of the Community Development: Medium Density Residential designation to the south across 30th Avenue. 30th Avenue currently serves as a clear demarcation line between lower and higher density designations in the immediate area. The proposal would allow the encroachment of smaller lots into a large area that is Rural Residential or 5 acre minimums.

The site also falls within the 100-year flood zone, requiring a flood plain management review to be completed. The applicant has indicated that a joint effort between the Coachella Valley Water District and the U.S. Army Corp of Engineers would create a flood project and levee to the north of the site that once completed, would protect the subject site from flooding hazards. At the time of this report, the project was still in the design stages. The design of the project is expected to be completed by the summer of 2009. Funding for the construction of the project is expected to be secured by FY2010 and the actual construction of the project is expected to be completed in 2 years after funding has been secured. Since the efforts of the Army Corp. and the Water District are in the planning stages, no evidence has been provided to show that new conditions or circumstances are currently present in the area that would provide the infrastructure needed to reduce potential flood hazards. Increasing the density for the site would

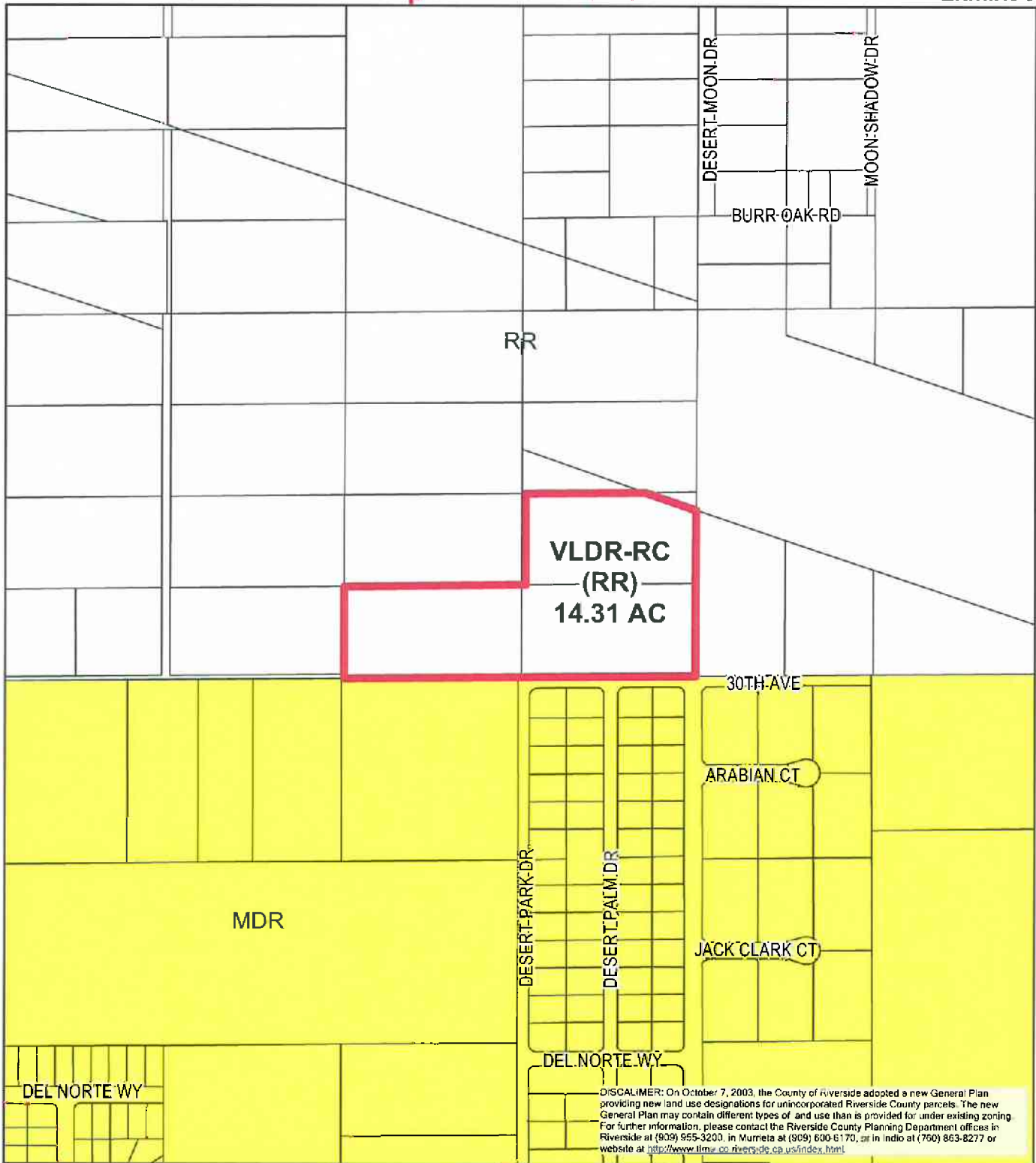
increase the potential exposure to hazardous conditions and create an inconsistency between the land use map/element and the safety element of the General plan.

The proposal also falls within the General Plan's "Section 8 Sand Source Policy Area" which restricts the area to a 5 acre minimum lot size. In discussions with Greg Neal of the County's Environmental Programs Department, the adoption of the Multiple Species Habitat Plan for that particular area would be sufficient in addressing any sensitivity issues that the policy area previously addressed, therefore minimizing the relevance of the policy area. However, no changes are being made to the policy area boundaries at this time.

No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The surrounding area remains rural in character which is in keeping with the General Plan's vision for the area.

RECOMMENDATION:

The Planning Director recommends to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 1031 from Rural: Rural Residential to Rural Community: Very Low Density Residential.



Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 648-21
Thomas
Bros. Pg. 758 E7

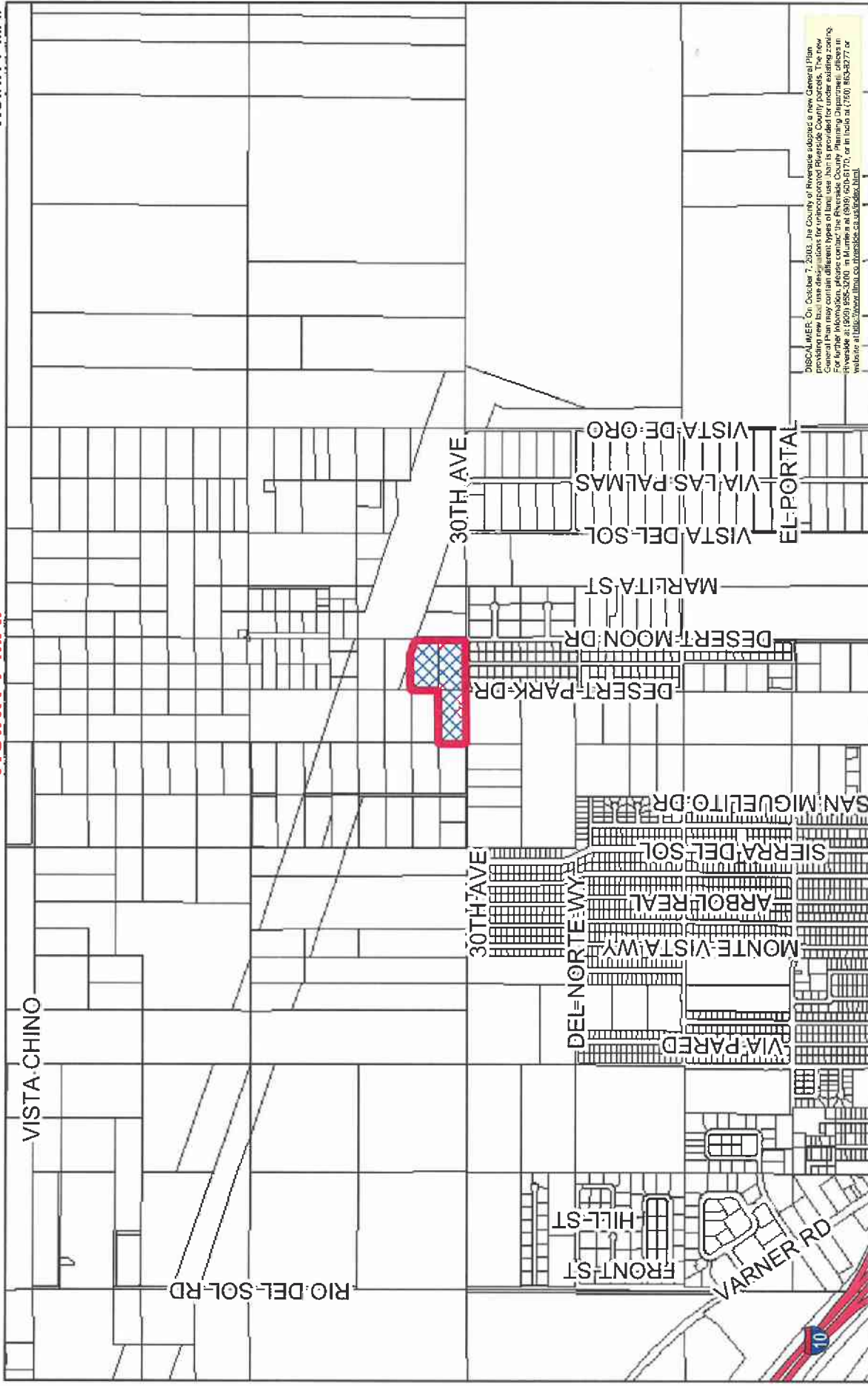


Supervisor Wilson
District 4
Date Drawn: 4/07/08

GPA01031

VICINITY MAP

Planner: Amy Aldana
Date: 3/14/08
VICINITY MAP



DISCLAIMER: On October 7, 2000, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use. This map is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, offices in Riverside at (951) 955-3200, in Murietta at (951) 608-6170, or in Inland at (760) 863-2777 or visit us at <http://www.inland.ca.gov/planning.html>.

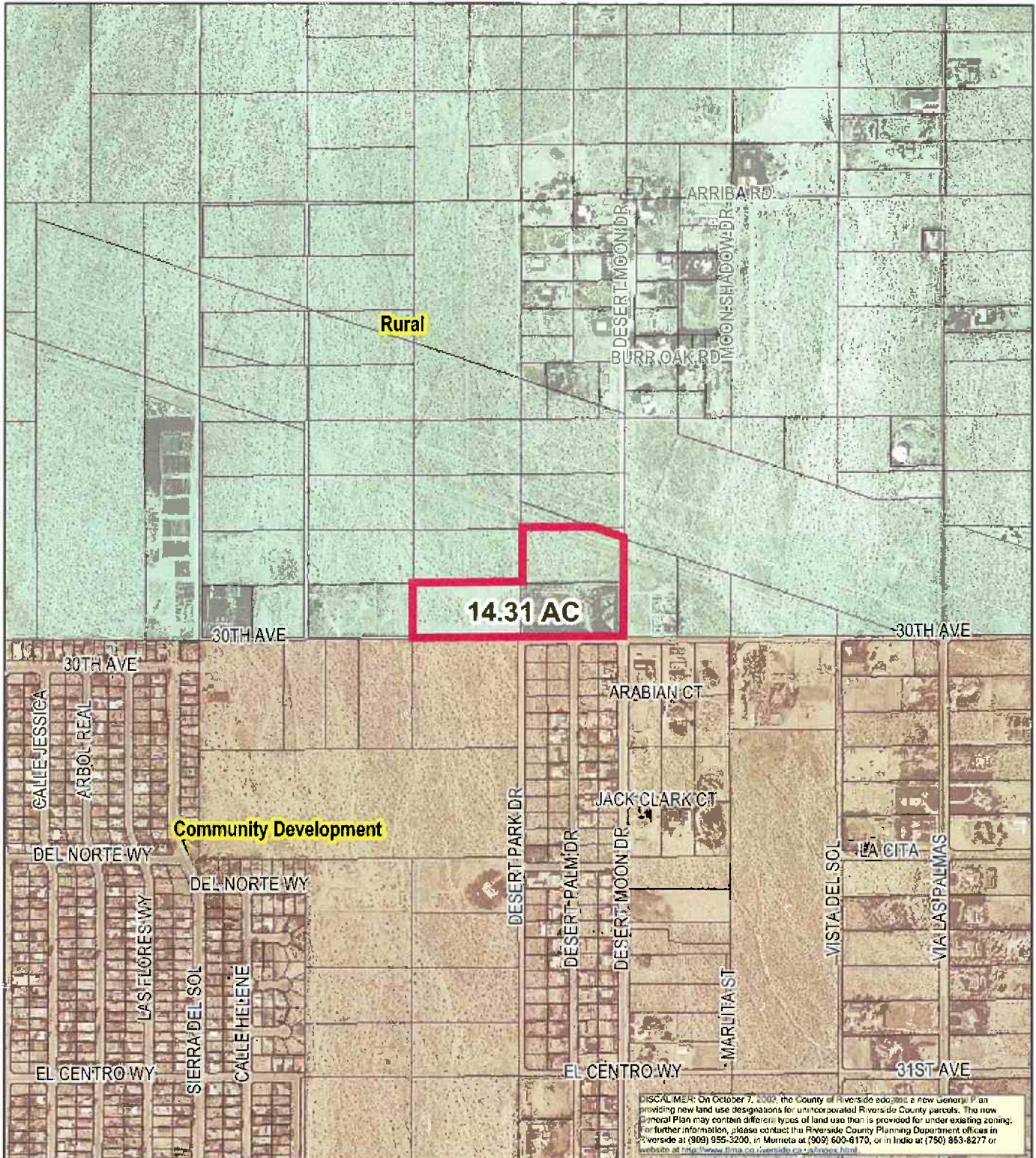
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8

Assessors
Bk. Pg. 758 E7
Thomas
Bros. Pg. 727 J3



DEVELOPMENT OPPORTUNITY



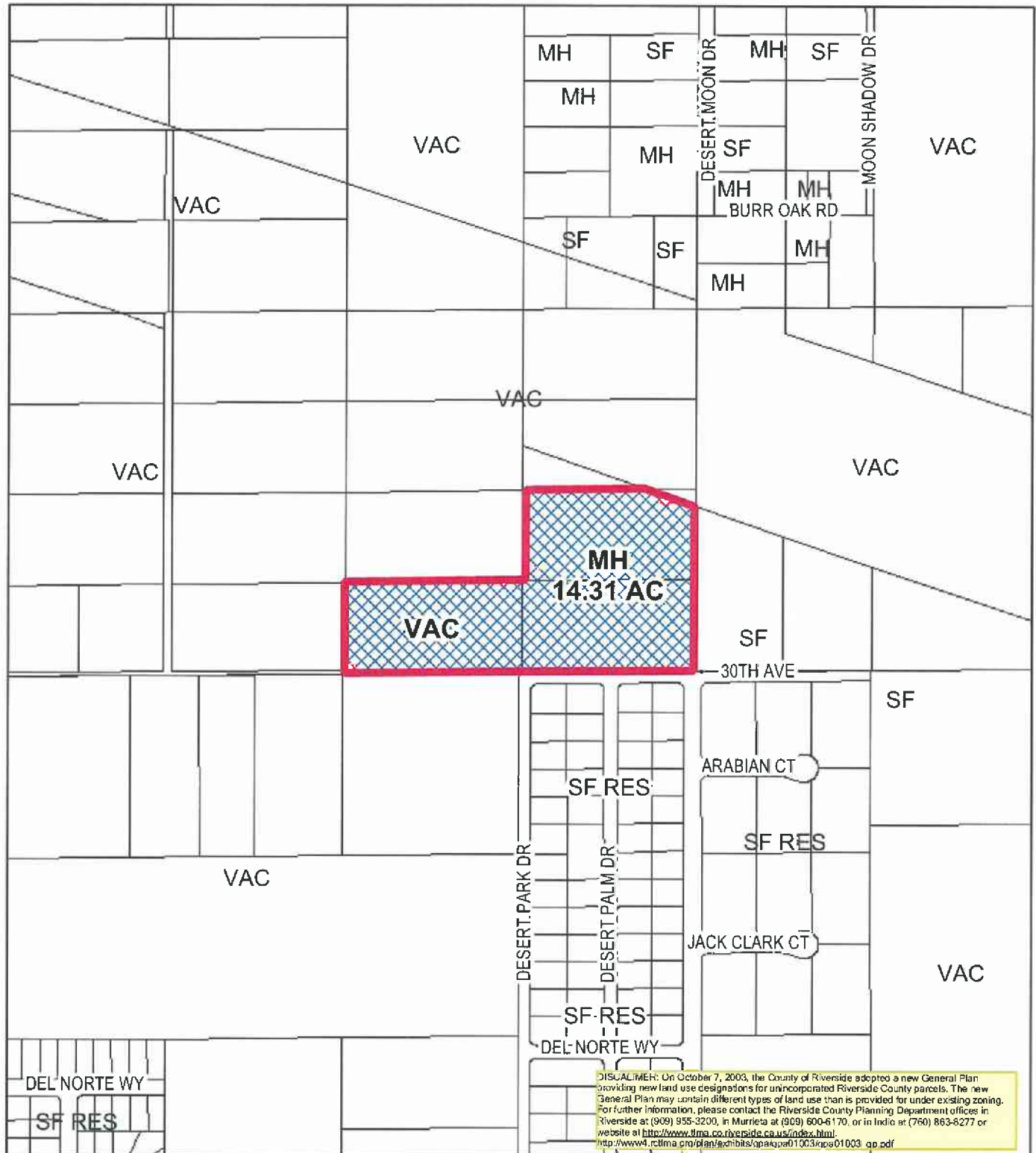
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Thousand Palms
Township/Range: T4SR6E
Section: 8



Assessors
Bk. Pg. 648-21
Thomas
Bros. Pg. 758 E7





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.tma.co.riverside.ca.us/index.html>.
<http://www4.rctima.com/plan/exhibits/gpa01031/gpa01031.qp.pdf>

RIVERSIDE COUNTY PLANNING DEPARTMENT

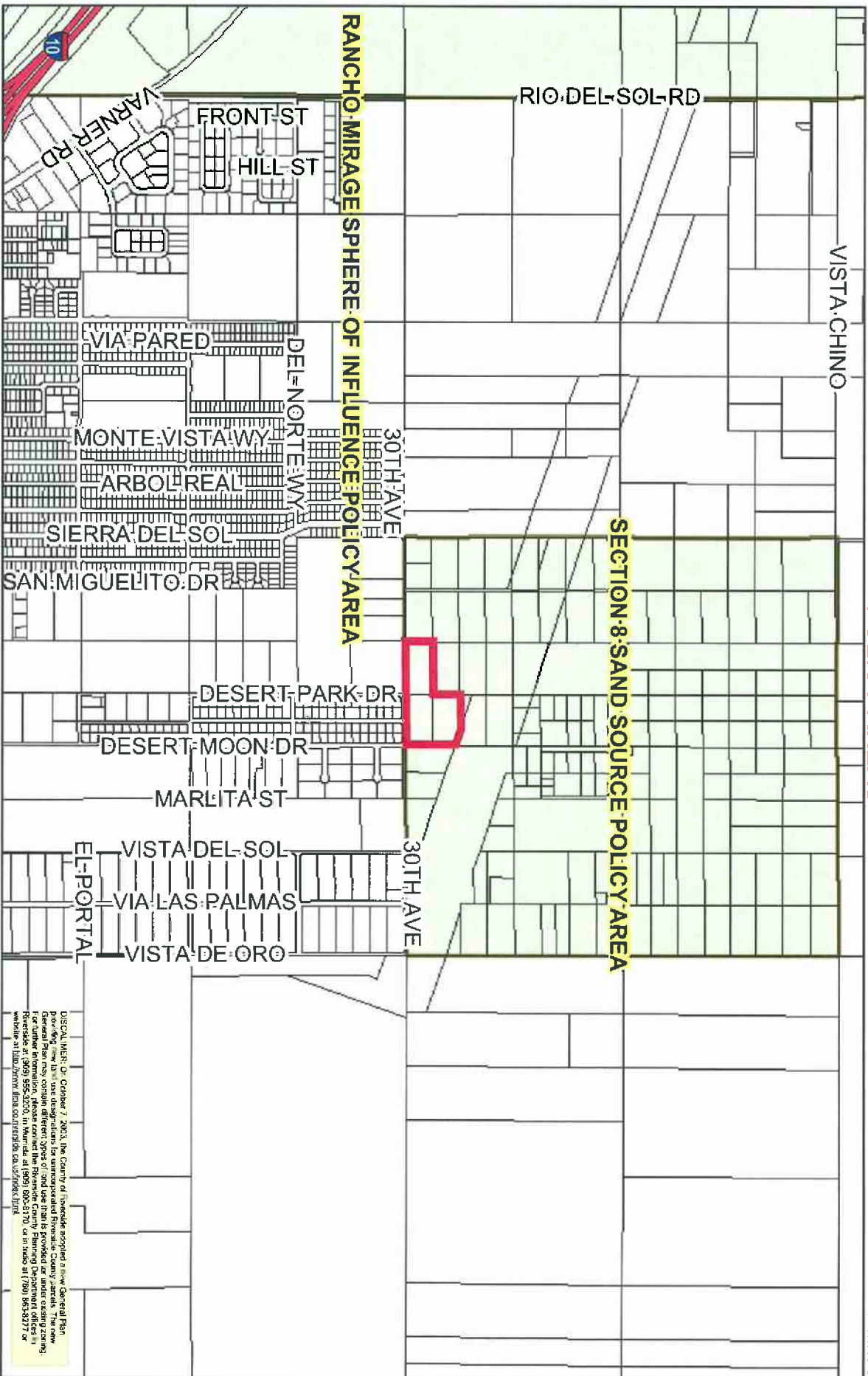
Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8



Assessors
Bk. Pg. 648-21
Thomas
Bros. Pg. 758 E7



GPA01031 POLICY AREAS

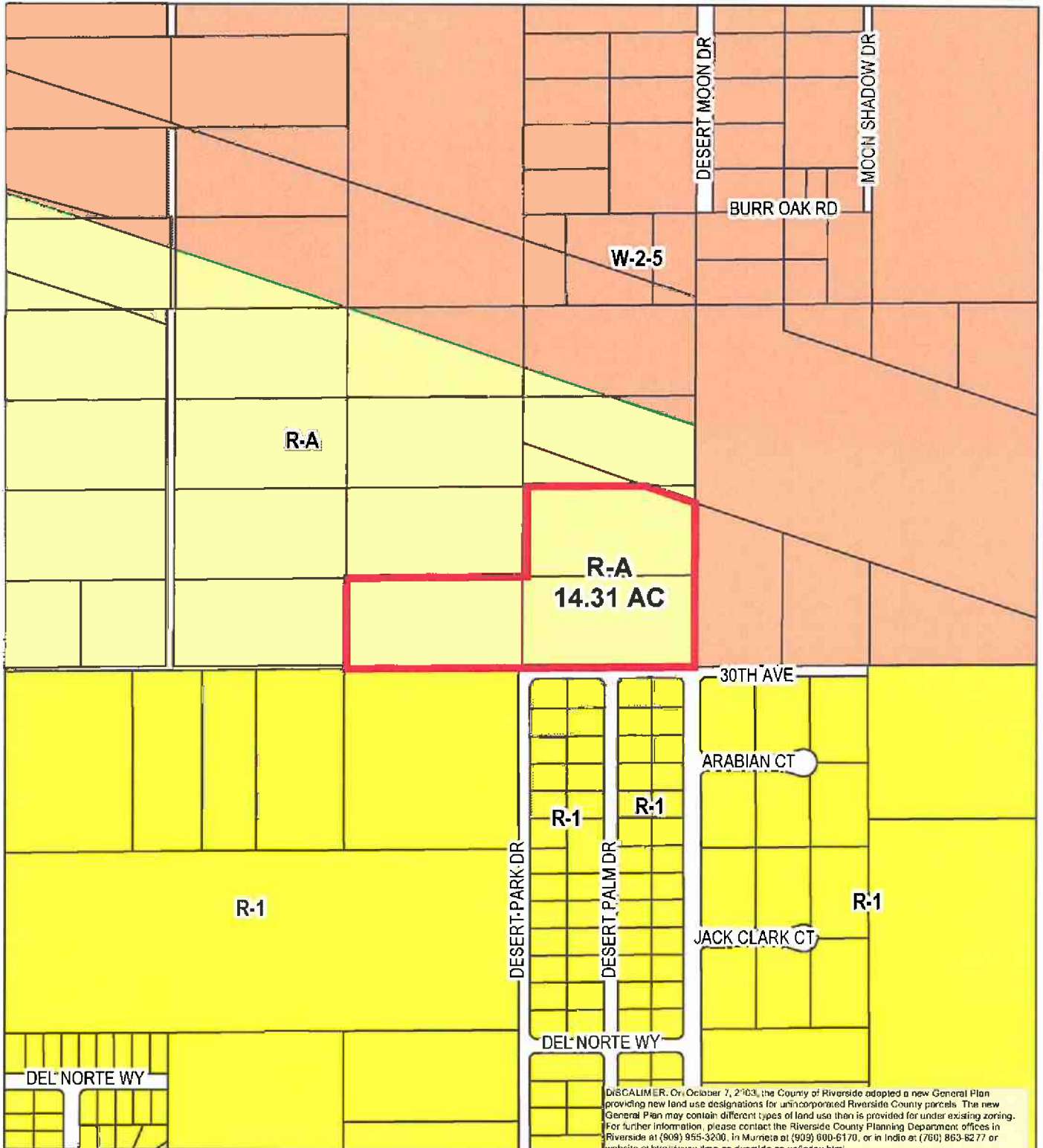


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8

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 and use than is provided or under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-5200, in Murietta at (951) 905-5170, or in Indio at (760) 965-8277 or a member of the Planning and Development Department at (951) 955-5200.

Assessors
Bk. Pg. 648-21
Thomas
Bros. Pg. 758 E7



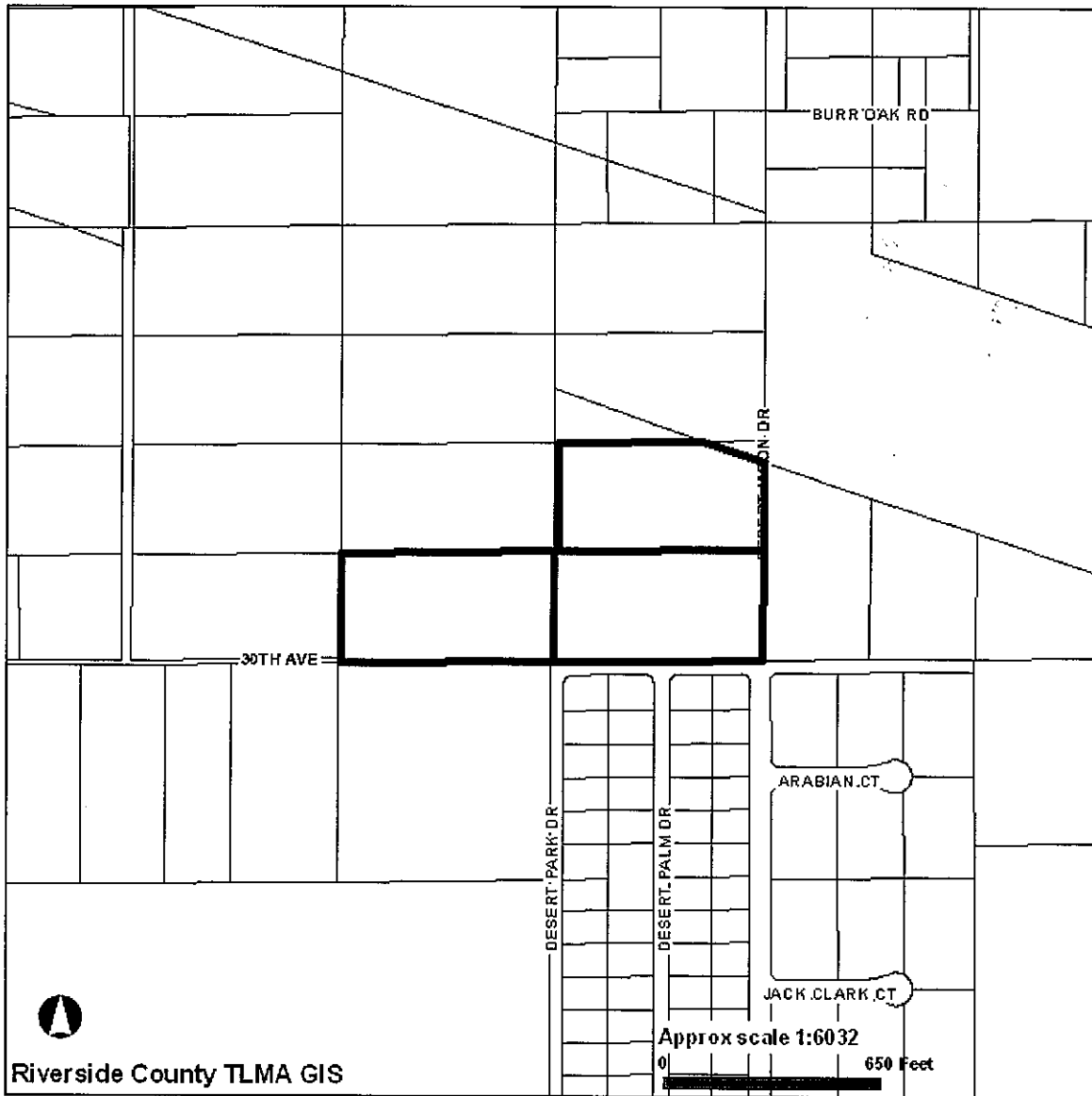
Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 648-21
Thomas
Bros. Pg. 758 E7



RIVERSIDE COUNTY GIS



Selected parcel(s):
 648-210-012 648-210-016 648-210-019

COACHELLA VLY MSHCP CONS. AREA

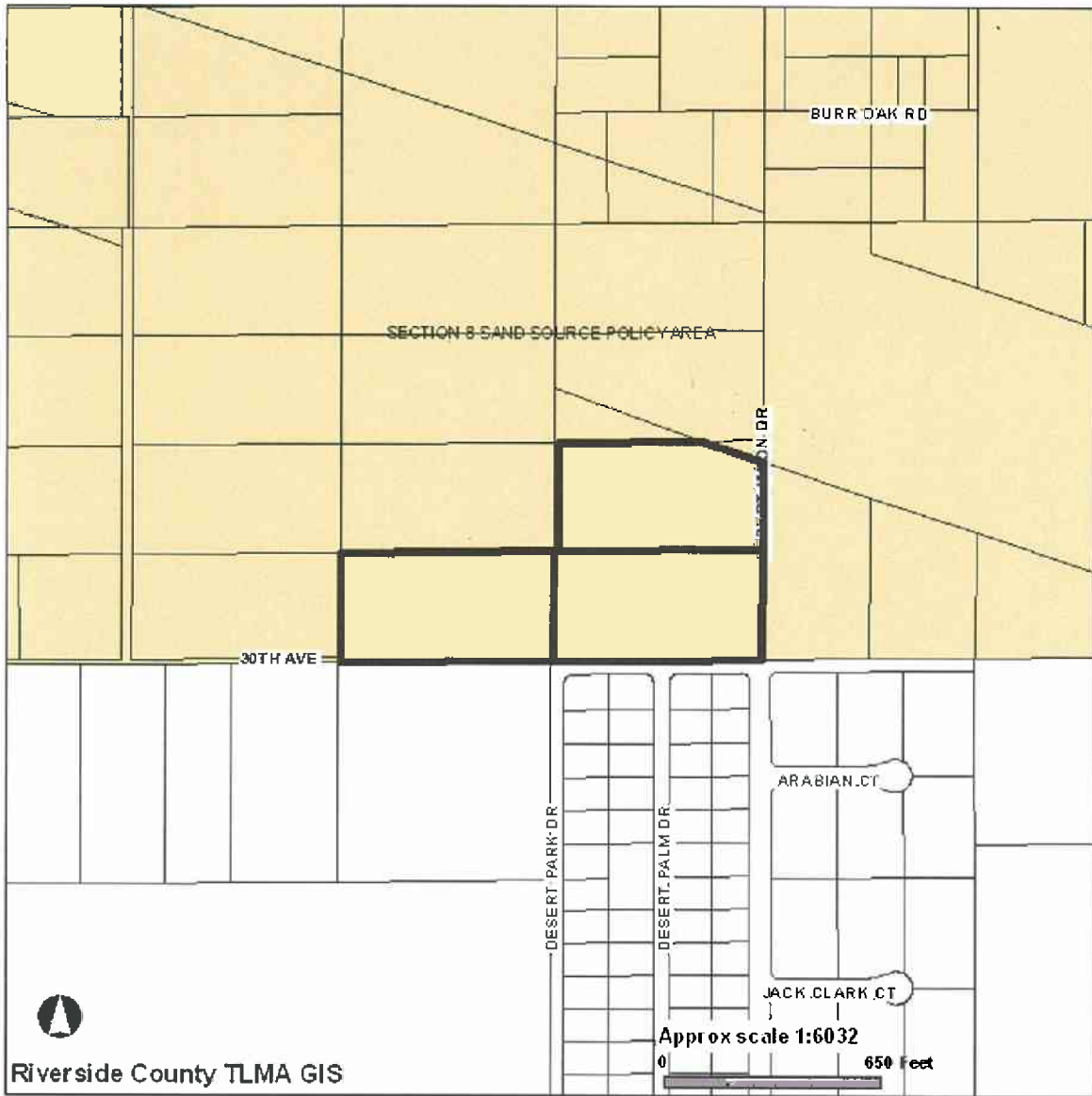
- SELECTED PARCEL
- PARCELS
- THOUSAND PALMS CONSERVATION AREA
- CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Oct 22 14:46:53 2008

RIVERSIDE COUNTY GIS





 Riverside County TLMA GIS

Selected parcel(s):
 648-210-012 648-210-016 648-210-019

POLICY AREAS/OVERLAYS

 SELECTED PARCEL

 PARCELS

 SECTION 8 SAND SOURCE POLICY AREA

 CITY BOUNDARY

Request For A Foundation Component Amendment
Written Justification
Parcels, APN: 648-210-012, 648-210-016 & 648-210-019

Located in the developing Western area of the Thousand Palms Community are three (3) separate parcels of adjoining real estate of approximately five (5) acres each. The parcels of land are owned by the Escamilla family. Mary Escamilla has a residence and resides on the Southeastern most parcel which is heavily landscaped and irrigated (please see **Exhibit "A"** included with this submittal).

The Escamillas desire this submittal to be their formal written request for their three (3) properties to be reclassified in the upcoming Foundation Component Amendment. The request is for the properties to be reclassified from Rural Residential to Very Low Density Residential (1 acre min). Immediately to the South of the Escamillas property is 30th Avenue which is currently the Northern boundary of the Medium Density Residential designation as established in the revised 2003 County of Riverside General Plan (please see **Exhibit "B"** included with this submittal).

There are approximately sixty five (65) acres surrounding the Escamillas property to the North and West that are heavily disturbed on a weekly if not daily basis by illegal dumping, unauthorized horse back riding and unauthorized off road vehicle activity. Off road vehicle activity and dumping have increased in recent years in this area as a result of improved code enforcement and a shift in a location for off road vehicle activities, which are no longer allowed in most of the desert Cities and County areas. The subject properties are currently contiguous with asphalt roadways or graded roadways and there are occupied residential homes both South (less than 200 feet) and North (less than a 1000 feet) of the Escamillas property (please see **Exhibit "A"** included with this submittal).

The properties lie within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area including the three (3) Escamilla parcels of land. Coachella Valley Water District ("District") is currently in the design phase of this flood control project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, developers shall comply with Riverside County Ordinance 458.12.

The subject properties are on the Northwest corner of 30th Avenue and Desert Moon. The following utility services currently exist at 30th Avenue and Desert Moon: Domestic Water Service served by Coachella Valley Water District [These properties lie within the Study Area Boundary of the Coachella Valley Water

Management Plan (September 2002). The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.], Electrical Power Service is provided by Imperial Irrigation District and Telephone is provided by Verizon.

The Foundation Component Amendment, as requested through this Application submittal, will provide a better defined and more natural transition from Medium Density Residential to Rural Residential. The proposed Component Amendment will create an area of Very Low Density Residential (1 acre min) between Medium Density Residential and Rural Residential designation. The Northern boundary of the requested Very Low Density Residential designation's transition will occur along the Southern boundary of the easement for Regional Electrical Transmission Lines. The Electrical Transmission Easement abuts the Northern boundary of the Escamillas property.

In the near future, relying on this as a successful Foundation Component Amendment for the three (3) parcels described above, the Escamillas plan to work with Riverside County to create thirteen (13) residential lots on approximately fourteen and one half (14 ½) acres.

It is respectfully requested that the Escamillas request for a Foundation Component Amendment be given full and due consideration. We are available to meet with County Staff or provide additional information. You can reach Jesus Escamilla at (760) 275-3778.

2/15/2008

Aerial Exhibit with both Ramon Rd & Vista Chino shown with distances to the Escamilla property

Lot Sizes – historic lots **to the north** & **1 ½ or 2 ½ acre lots** to the **southeast**

As a part of the original RCIP public hearings and approval process, approximately six (6) years ago, it was stated by County representatives that the **RCIP was a working document and a starting point for future General Plan updates**. It was also said **revisions to the General Plan would be made after five (5) years to address issues that warranted being re-visited when compared to the original RCIP**.

There was a meeting on September 24th & October 22nd, both of 2008, between County representatives and the landowner/applicant to discuss this General Plan Amendment.

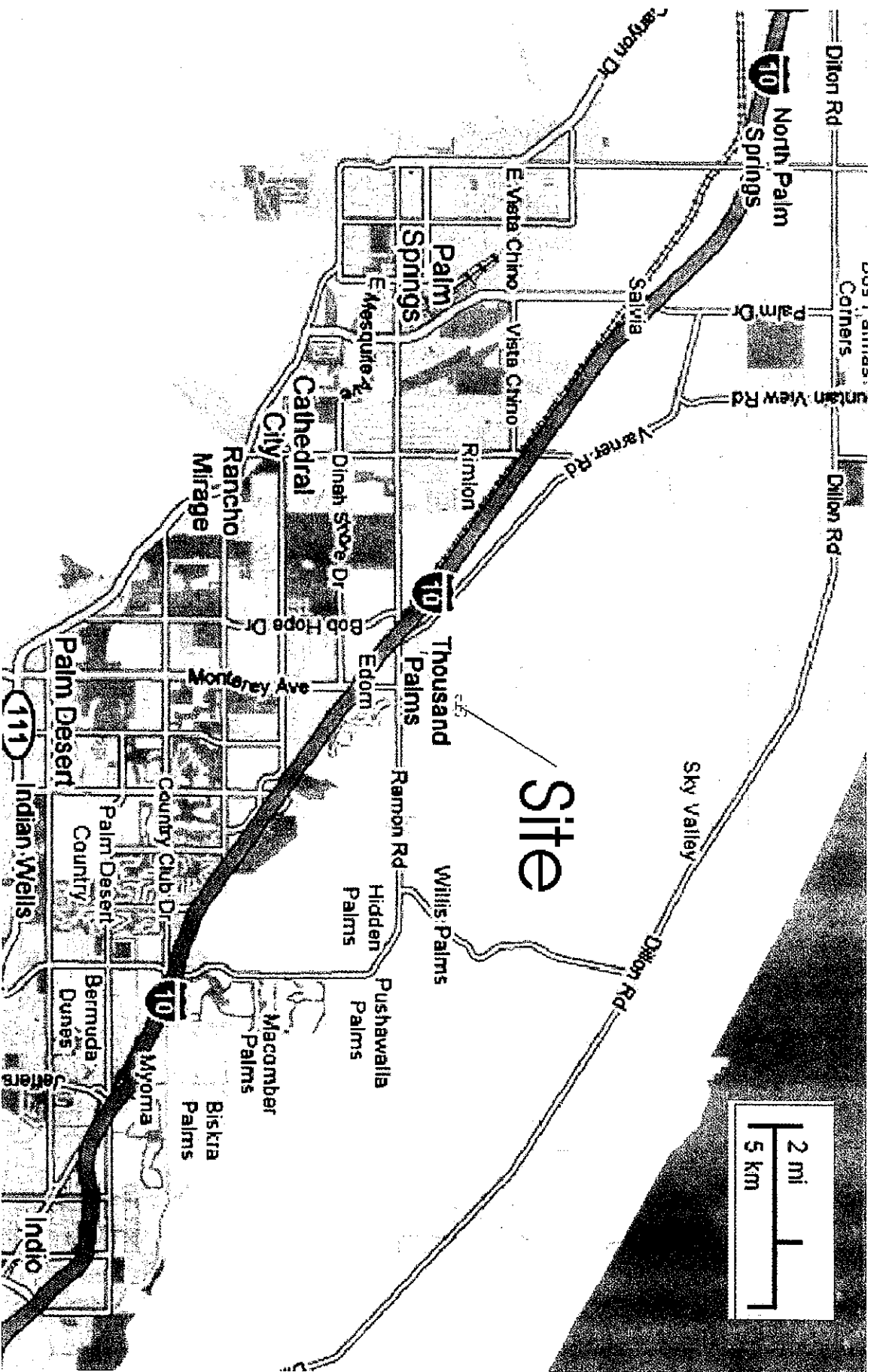
Medium Density Residential does not transition very well to five (5) acre lots arbitrarily at a roadway. In this particular instance, one (1) acre lots will assist with the transition from Medium Density to an even lower density than one (1) acre lots in a seamless fashion.

Due to the lack of topographical relief in the vicinity of 30th Ave., a more natural density break occurs at the SCE Easement and power lines than at 30th Ave.

Drainage for one (1) acre lots (flood control) is a minor concern in an area of two (2) foot depth designation as determined by FEMA. Please see the number of existing homes today in the area of the Escamilla's property.

Basically, today the surrounding **rural area is to the north of the Escamilla's property** and the SCE Easement and future flood control improvements.

It has been my experience that a homeowner/landowner occupying a third or even a one (1) acre lot does not want to be across a residential street from rural five (5) acre lots. **These two (2) densities are somewhat less than compatible**.



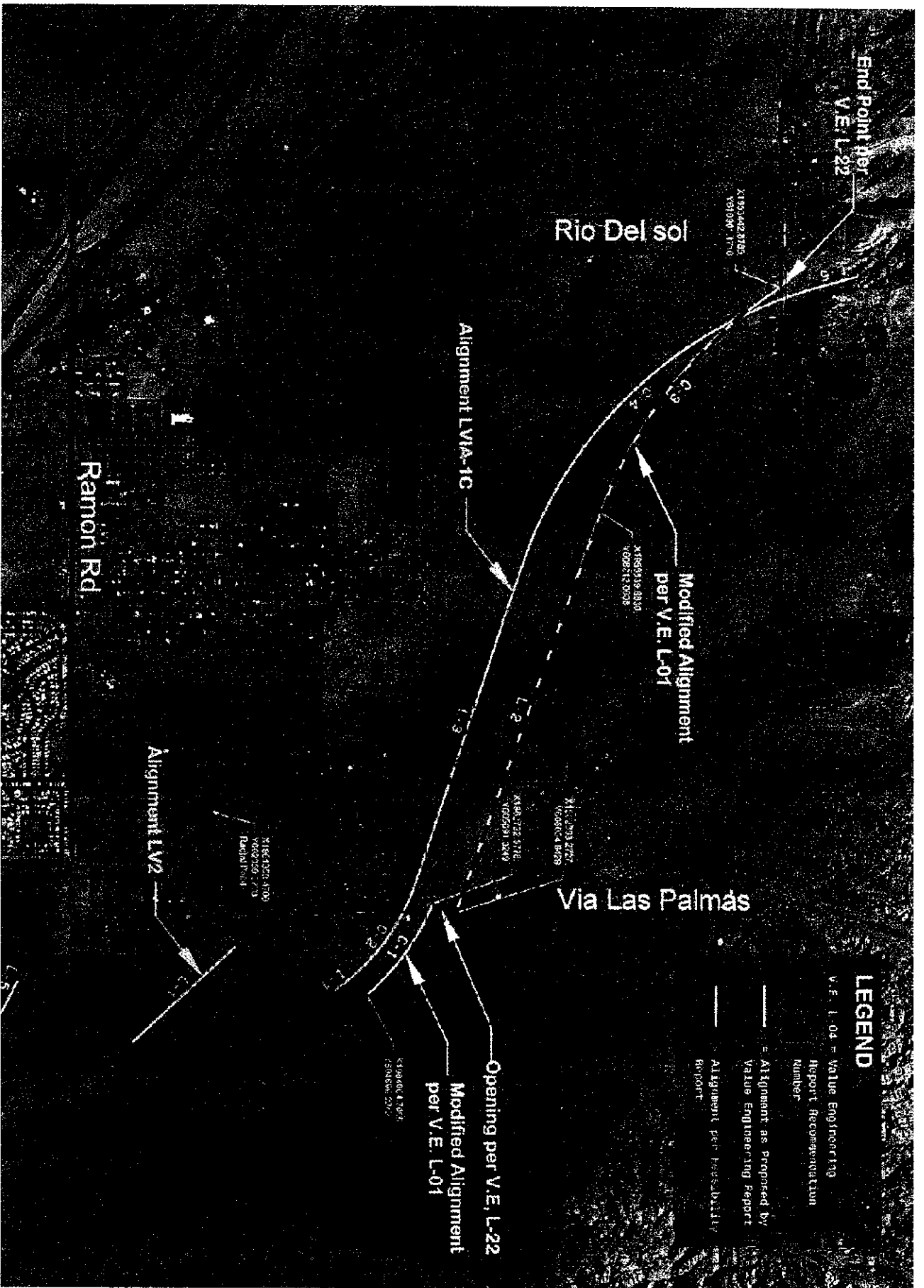
Mary Escamilla
 General Plan Amendment
 Vicinity Map

Mary
Escamilla
Area Aerial



3/02/09



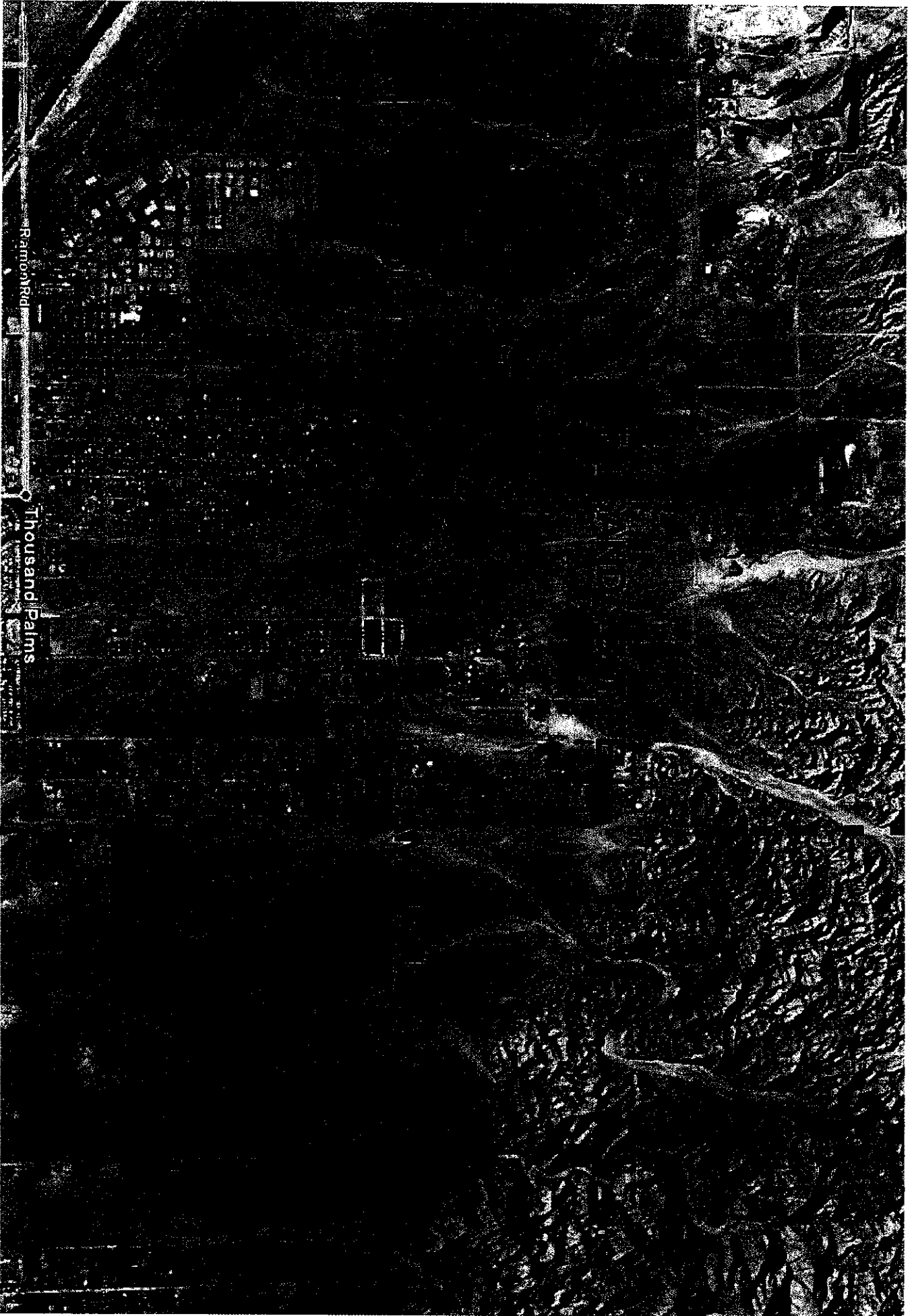


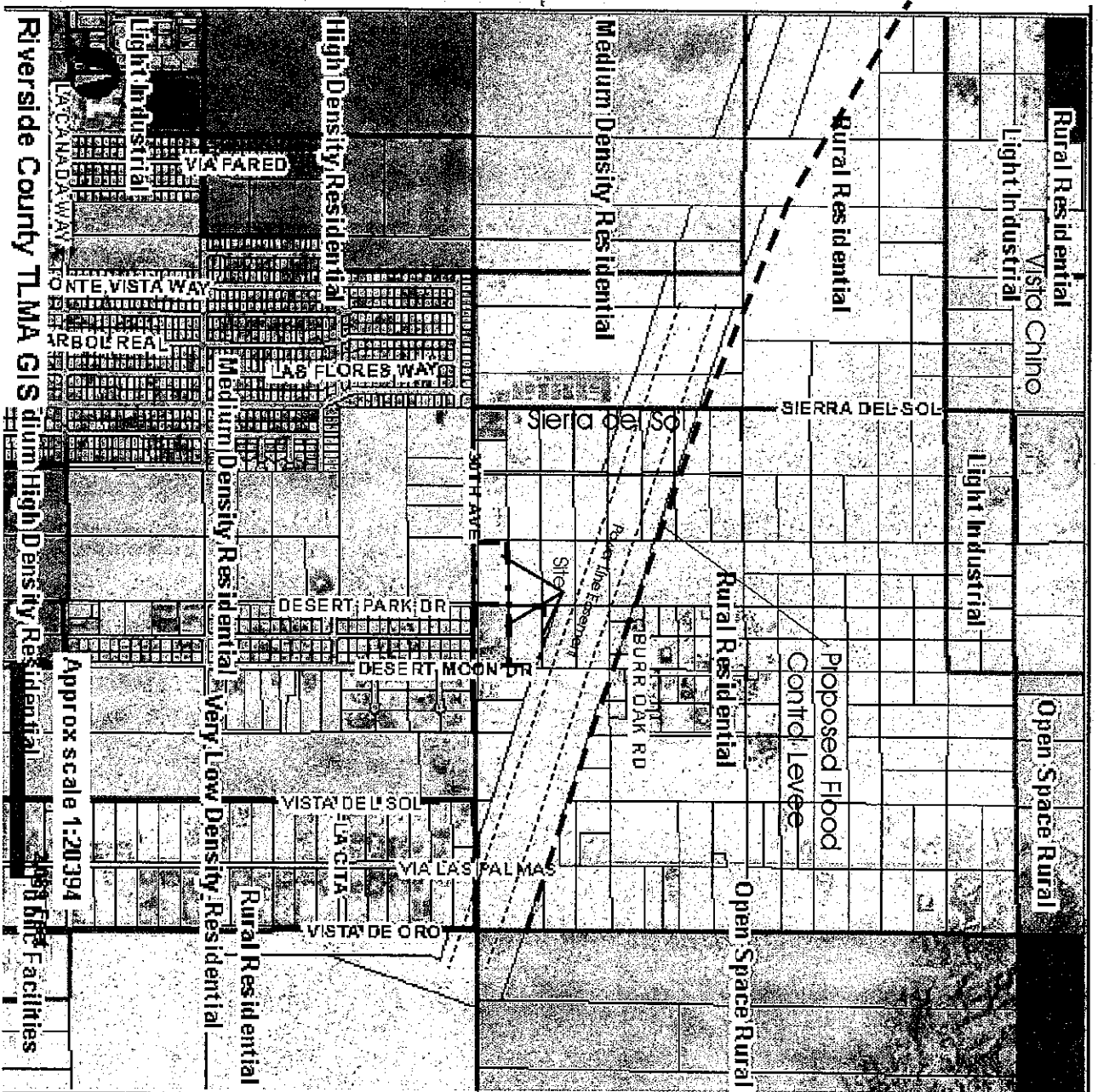
Mary Escamilla

Proposed Flood Control for Area

3/02/09







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Select an annotation layer to draw

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Full

Minimal

Assessor

Building-Safety

Environmental

Select a layer for a detailed map.

Only visible when parcels are displayed.

Landuse

[Click here for landuse descriptions.](#)

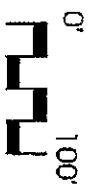
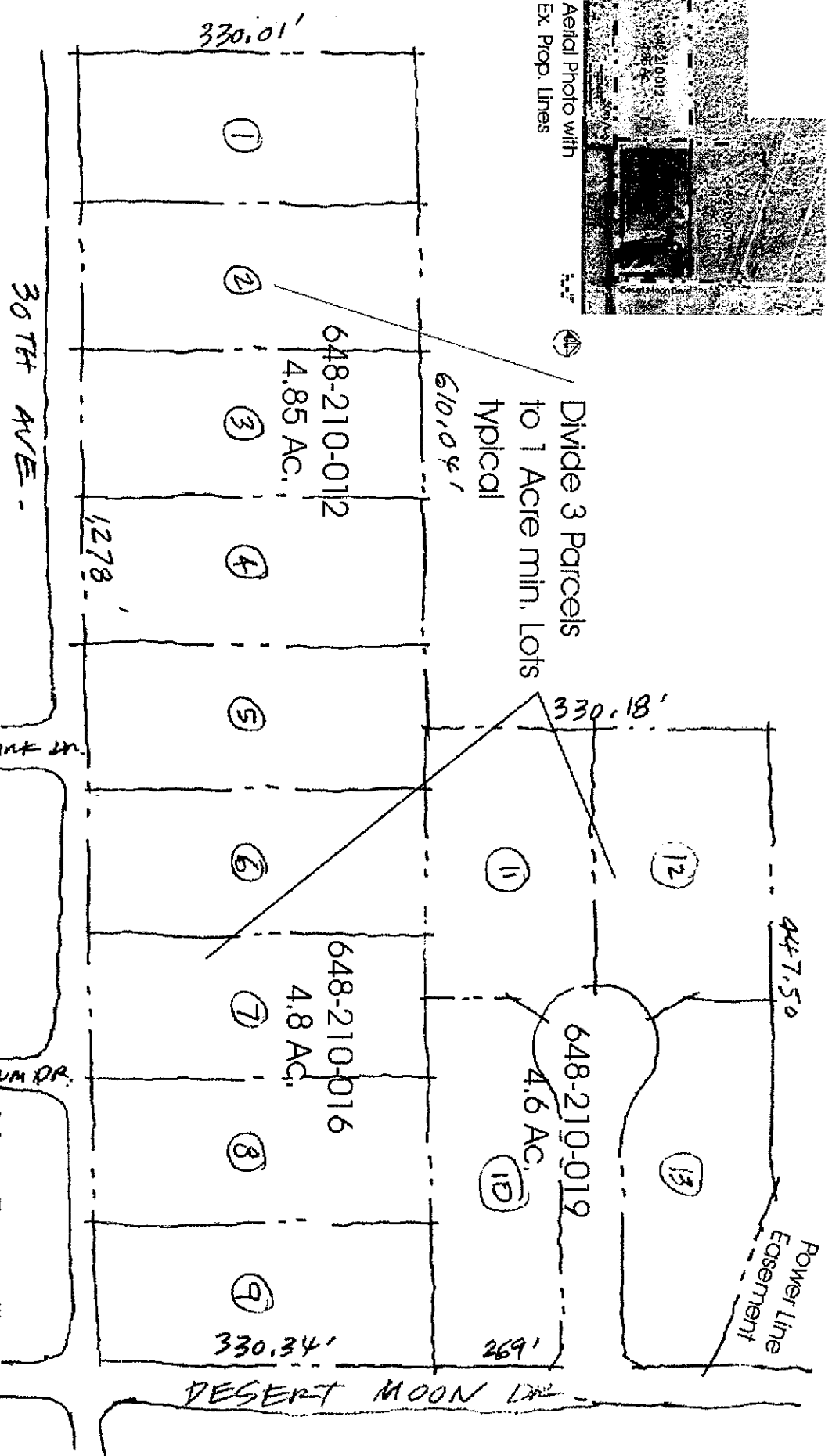
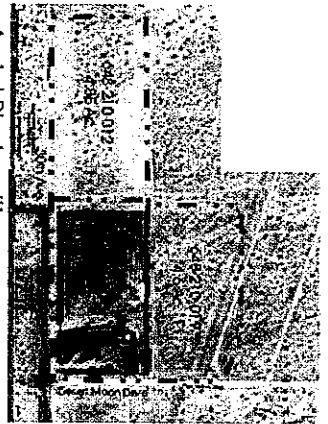
LANDUSE
03/3/2009

PARCELS
 CR
 HDR
 LI
 MDR
 MHDR

Riverside County TLMA GIS **High Density Residential**

Approx scale 1:20394

High Density Residential



Mary Escamilla
Conceptual Site Plan

DESERT PARK DR.

DESERT DRUM DR.

DESERT MOON DR.

30TH AVE.

Divide 3 Parcels
to 1 Acre min. Lots
typical

330.18'

447.50'

Power Line
Easement

330.01'

648-210-0112
4.85 AC.

648-210-016
4.8 AC.

648-210-019
4.6 AC.

330.34'

269'

1278'

①

②

③

④

⑤

⑥

⑦

⑧

⑨

⑩

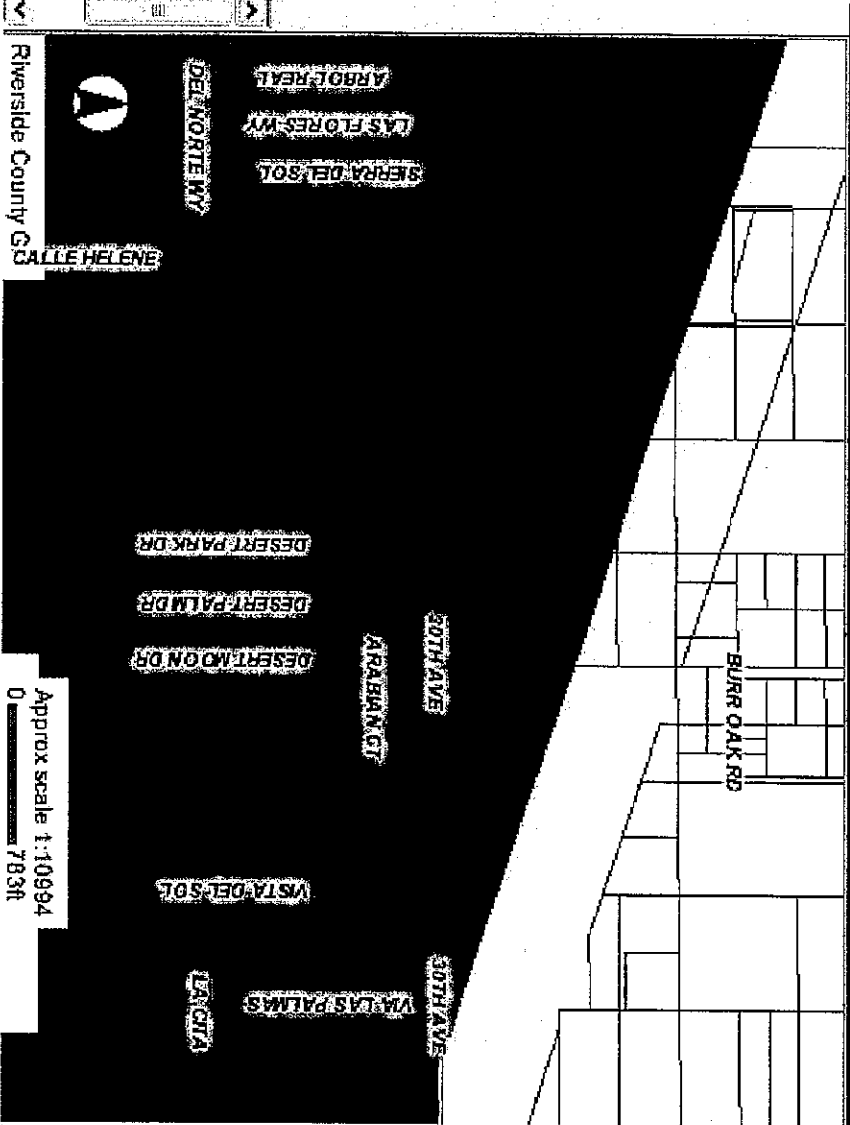
⑪

⑫

⑬

Land Information System

Zoom To Parcels	Full View	Pan	Print	Links
Shape	Buffer Parcel	Remove Parcel	Clear Selected Parcels	Help
Identify Parcel	Identify Street	Measure	Dimensions	Contact Us
Show Last Report				



Enter a scale (ie: 1:2500)

1. **Go**

Select an annotation layer to draw

Select a report type(s)

--- Preformatted Reports ---

Full

Minimal

Assessor

Building-Safety

Environmental

Run Report

Select a layer for a detailed map.

* Only visible when parcels are displayed.

Coachella Valley MSHCP

THOUSAND PALMS CONSERVATION AREA

COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN AREA

Approx scale 1:10994

0 763ft


Mary Escamilla

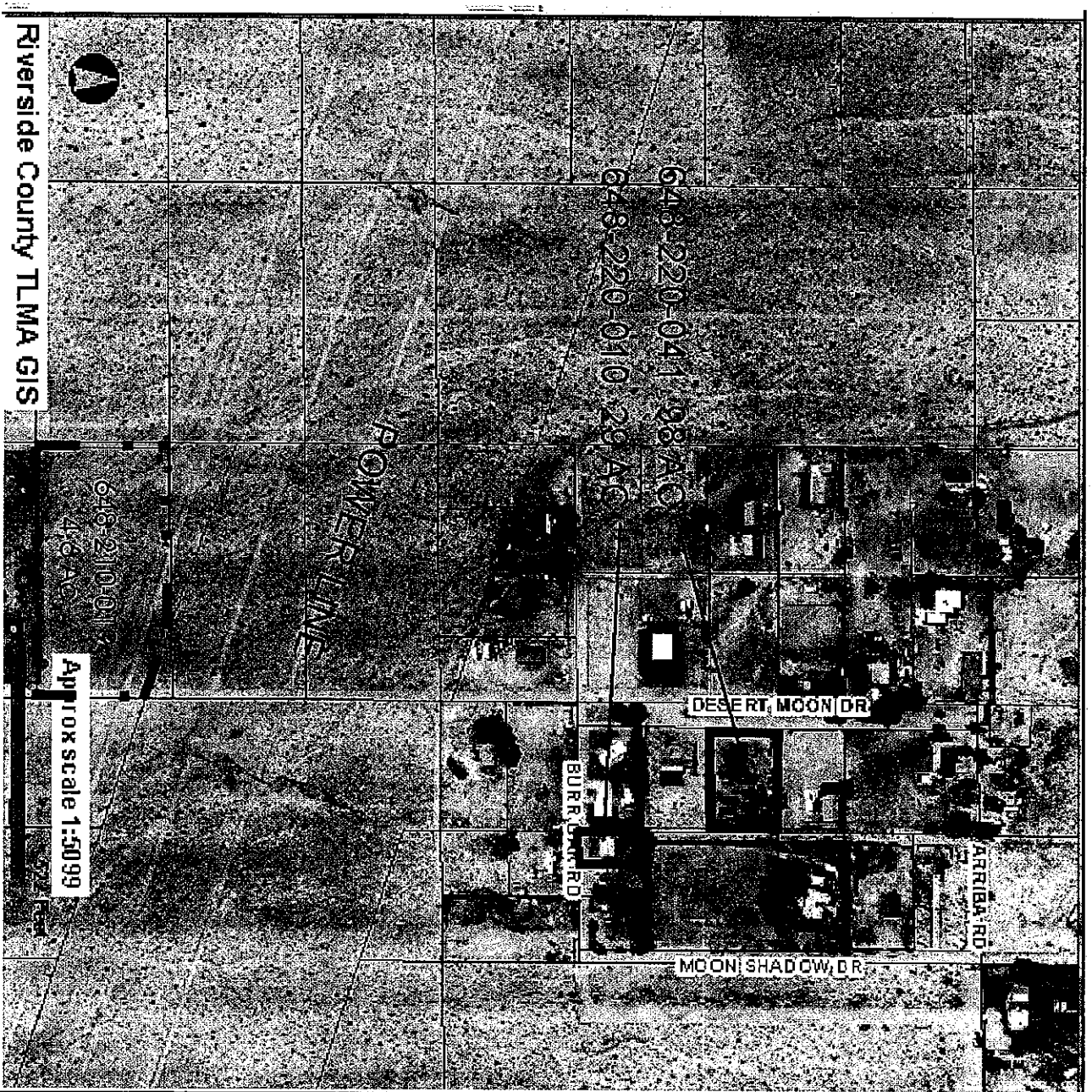
Property Boundary

MSHCP Area

Thousand Palms Conservation Area

2/27/09





Riverside County TLMA GIS

Approx scale 1:5099

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Select an annotation layer to draw

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- Assessor
- Building-Safety
- Environmental

Select a layer for a detailed map.
 Only visible when parcels are displayed.

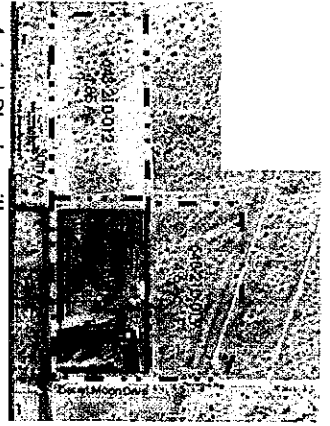
Available Maps

LEGEND
 03/31/2009

- SELECTED PARCEL
- PARCELS
- CITY BOUNDARY

Mary Escamilla

Parcels North of the Powerline



Aerial Photo with
Ex. Prop. Lines



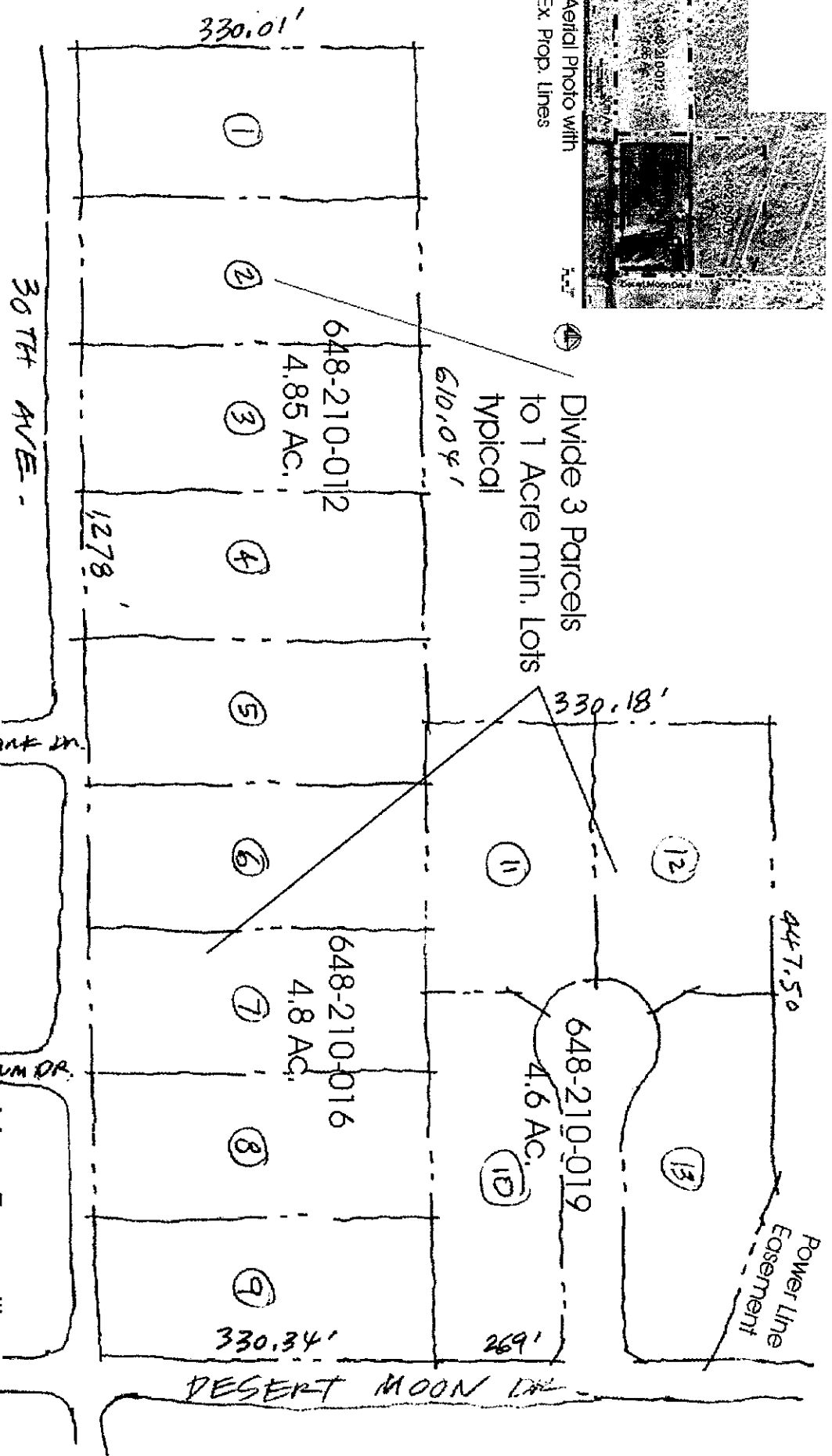
Divide 3 Parcels
to 1 Acre min. Lots
typical

610.04'

648-210-012
4.85 Ac.

648-210-016
4.8 Ac.

648-210-019
4.6 Ac.



DESERT PARK DR.

DESERT DRUM DR.

DESERT MOON DR.



Mary Escamilla
Conceptual Site Plan

Gregory Neal
Deputy Director
Environmental Programs Department

From: Harrod, Mike
Sent: Thursday, October 09, 2008 1:13 PM
To: Neal, Greg
Cc: Meins, Damian; Tran, Minh C.
Subject: Section 8 Sand Source Policy Area

Hi Greg:

General Plan Amendment No. 1031 is seeking to go from a land use designation of Rural Residential (RR) with a 5 acre minimum lot size to Very Low Density Rural Community (VLDR-RC) with a 1 acre minimum lot size on 14.31 acres. This site lies north of 30th Avenue and west of Desert Moon Drive. The APNs are 648-210-012, 016, and 019.

This would generally not be a problem, however, the site is located in the Section 8 Sand Source Area which limits lot sizes to 5 acre minimums.

The issue to be resolved is the following:

Is the restriction associated with the Section 8 policy area, which I believe was tied to sand transport, still valid and if not, how should it be modified?

According to a conversation I had with Jim Sullivan, these parcels are not located in an MSHCP conservation area and that the County's policy area may not be as relevant as it was, now that a detailed MSHCP is in place (I am paraphrasing here, but I believe this was the gist of our conversation).

I know Andy Vossler, the applicants representative wants to meet and this was at my urging. However, I think we need to see if we can accommodate his request first.

Please let me know your thoughts. Thanks. Mike

Neal, Greg

From: Jim Sullivan [jsullivan@cvag.org]
Sent: Friday, October 10, 2008 12:14 PM
To: Neal, Greg
Subject: RE: Section 8 Sand Source Policy Area
Attachments: APN 648-210-010, 12, 19 and Coachella Valley Multiple Species Plan Oct 10 2008.pdf

Greg/Mike:

A map of the subject parcels and the CVMSHCP is attached. I do not think the County's Section 8 Policy Area is relevant any longer as that was really part of the mitigation for the Fringe-toed Lizard HCP (FTL HCP). The FTL HCP ceased to exist on Oct 1, 2008 when the CVMSHCP received its federal permit. The parcels in question are not in the current Conservation Area, though please note the caveat that the final Conservation Area boundaries will be determined by the future CVWD levee. You may wish to get CVWD's comment on where they currently think the levee will go.

From page 4-96 of the CVMSHCP:

"The planned Whitewater Flood Control Project in this area consists of a series of levees to provide flood protection for the Thousand Palms community and I-10 areas. A Section 7 consultation has been completed on this project and a No Jeopardy determination made through the Biological Opinion. The approved project's levees would define the southern edge of this Conservation Area. Final project design has not been completed, so the precise alignment has not been determined. The final alignment may cause a minor adjustment of the Conservation Area boundary such that the levees will not be in the Conservation Area, but will define the edge of the area. The project includes the protection of a 550 acre floodway within the Conservation Area. The levee system will help direct fluvial-borne sand into the depositional area where aeolian sand transport processes will sort and transport sand downwind. O&M of the levees will be in conformance with an O&M Manual to be developed with the U.S. Army Corps of Engineers in consultation with the Wildlife Agencies. Take associated with operation and maintenance by CVWD can be authorized pursuant to a Minor Amendment with Wildlife Agency concurrence."

Let me know if you need any more information.

Jim Sullivan, AICP
CVAG - Coachella Valley Association of Governments
73710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260
760-346-1127

From: Neal, Greg [mailto:GNEAL@rctlma.org]
Sent: Friday, October 10, 2008 11:26 AM
To: 'jsullivan@cvag.org'
Subject: FW: Section 8 Sand Source Policy Area

Jim,

Can you please comment on this section. Thanks.

Andy Vossler

GPA 1031

From: Georgia Celehar [gcelehar@cvwd.org]
Sent: Thursday, September 18, 2008 12:29 PM
To: Andy Vossler
Cc: Tesfaye Demissie
Subject: APN 648-210-012, 016 and 019

Flood issues

Andy,

Thank you for your continued support of the ACOE 1000 Palms Flood Control Project (Project). In addition to the general comments sent February 13, 2008 for the above parcels the following are more specific details regarding the Project which will protect the parcels from regional flooding.

1. Just to the north of the utility corridor adjacent to the parcels is the location where levee #1 will be constructed. The earthen levee will have soil cement (a hardened surface) facing the alluvial fans to the north. Levee # 1 extends from Rio Del Sol to past Via La Palmas in the general area of the SCE utility corridor.
 - a. The ACOE & District are working closely with the Environmental groups because Levee #1 had to be moved 200 feet further to the north of the utility corridor because of conflicts with the high pressure gas line.
 - b. At this time, the ACOE is in the process of completing the risk analysis for the levees, so the exact height and foot-print have not been finalized.
 - c. Access roads to properties north of Levee # 1 are being designed at Via Las Palmas and Desert Moon.
2. The environmental mitigation for the Project is fairly substantial and is in addition to the Project protecting the valuable sand source necessary for the Preserve to thrive.
3. The design of the Project is fully funded and expected to be completed by the summer (2009). With construction funding in FY2010 we anticipate about two years to complete the project.
4. When the Project is complete, areas protected by the Project will no longer be subject to flooding constraints.

I hope this better describes the flood control project and the levee that protects parcels; 648-210-012, 016 and 019. If you have any questions please let me know.

Sincerely,

Georgia Celehar, PE
 Principal Stormwater Engineer
 Coachella Valley Water District
 P.O. Box 1058
 Coachella, California 92236
 Office: (760)398-2661 ext. 2288
 Fax: (760)391-9637

Andy Vossler

From: Tyme Flatt [tflatt@cvwd.org]
Sent: Wednesday, February 13, 2008 2:58 PM
To: Andy Vossler
Subject: APN 648-210-012, 016 and 019

Attachments: APN 648-210-012, 016, 018.doc



APN 648-210-012,
016, 018.doc ...

Andy

Attached please find the District's general comments in regards to the above mentioned parcels. If you have any additional questions please let me know. Thank you.

Please note change of e-mail address to tflatt@cvwd.org

Sincerely,
Tyme Flatt
Assistant Stormwater Engineer
Coachella Valley Water District
(760) 398-2651 x2229
tflatt@cvwd.org

APN: 648-210-012, 648-210-016 and 648-210-019

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The District is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.12.

Prior to approval of any proposed development on APN 648-210-012, 648-210-016 or 648-210-019, the developer shall comply with Riverside County Ordinance 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 may include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings, allowing reasonable conveyance of off-site flow through the property or detailed hydrologic and hydraulic analysis of off-site flows and design and construction of flood conveyance facilities.

Construction of block walls may be in violation of Ordinance 458.12. When the District reviews a project for compliance with Ordinance 458.12, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458.12. Block walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 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 shown to be subject to shallow flooding and is designated Zone AO, depth 2 foot on Federal Flood Insurance rate maps, which are in effect at this time.

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.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, 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.

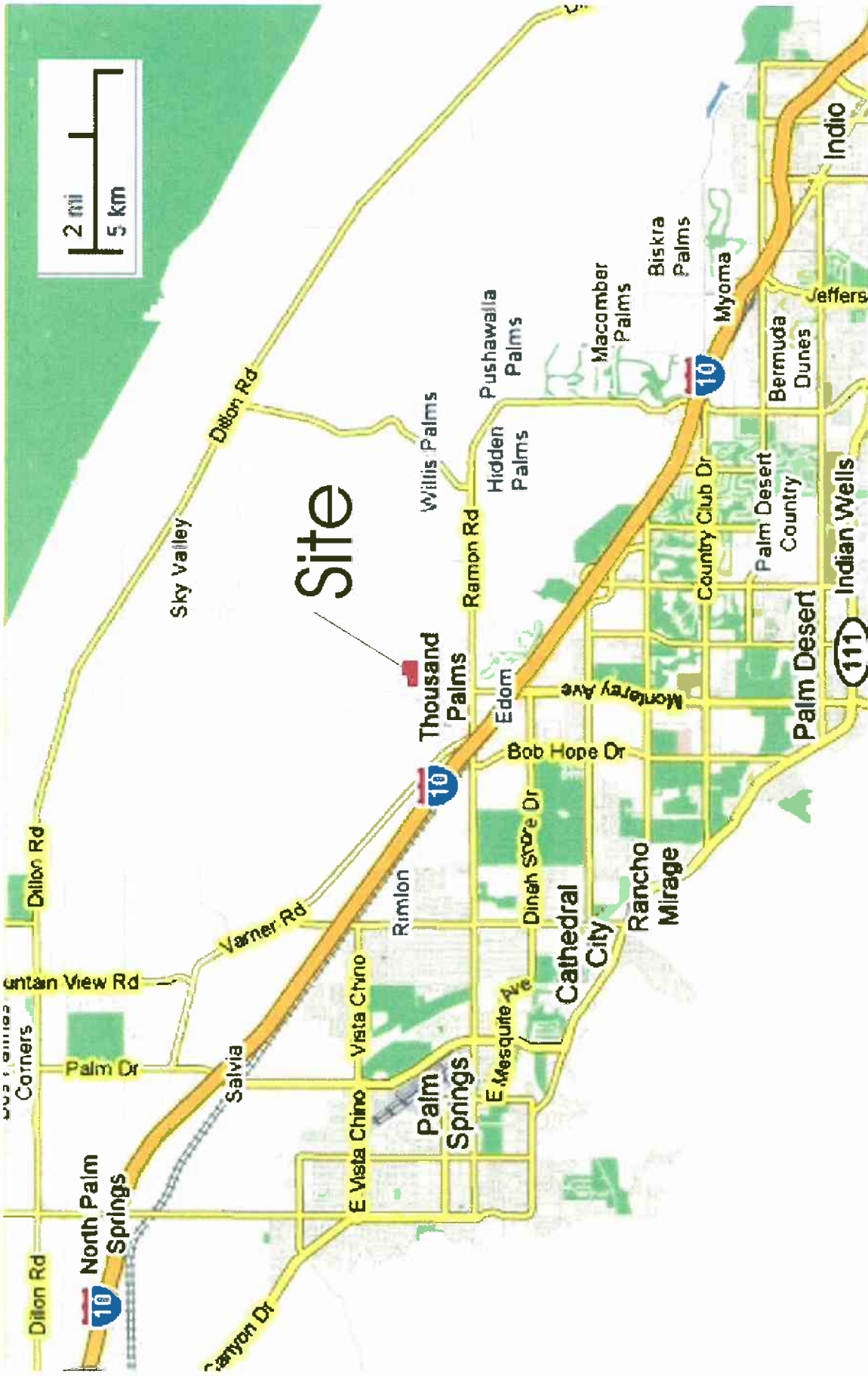
Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

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 Upper Whitewater River Subbasin Area of Benefit. 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.

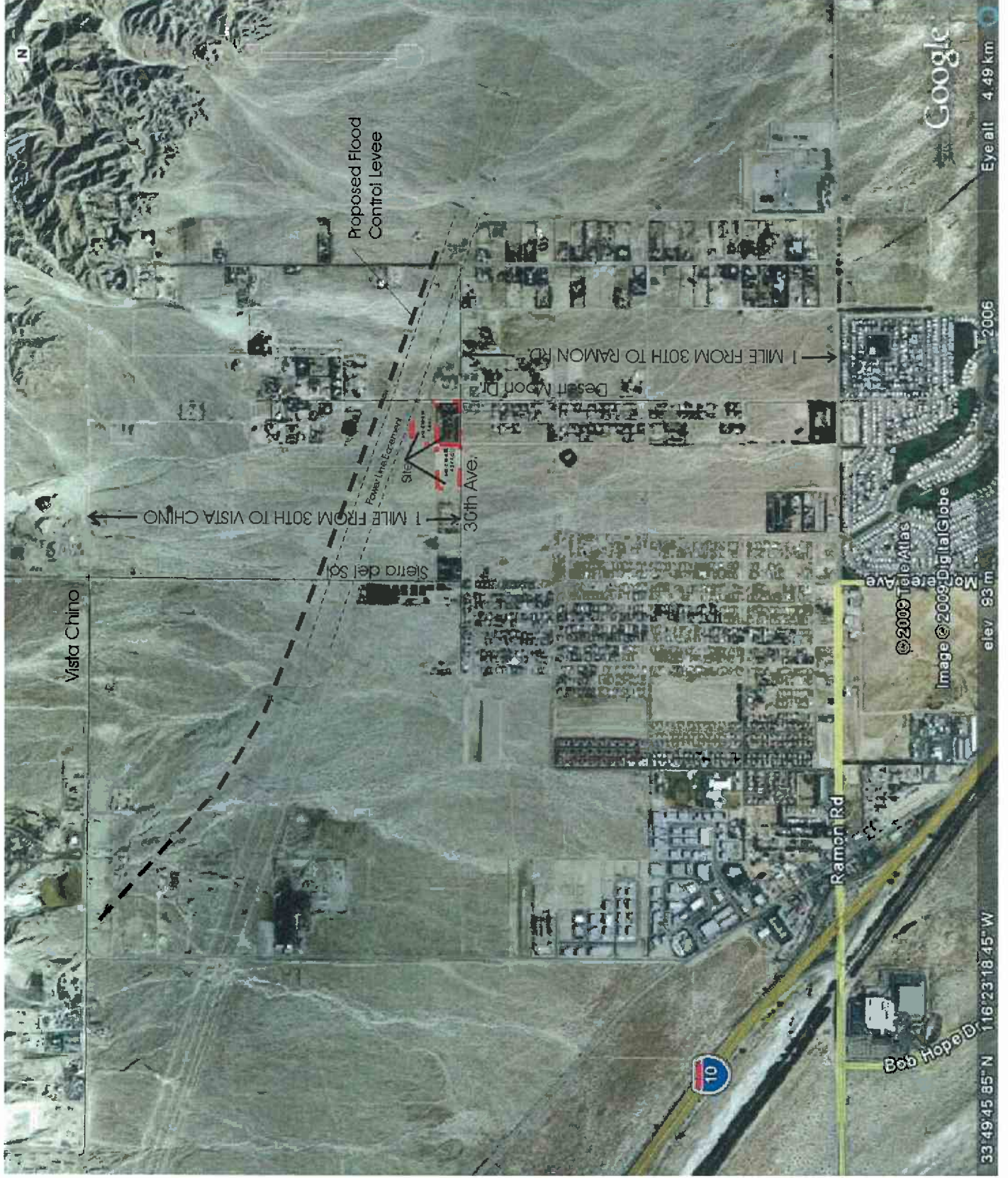
The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. The District has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental 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.



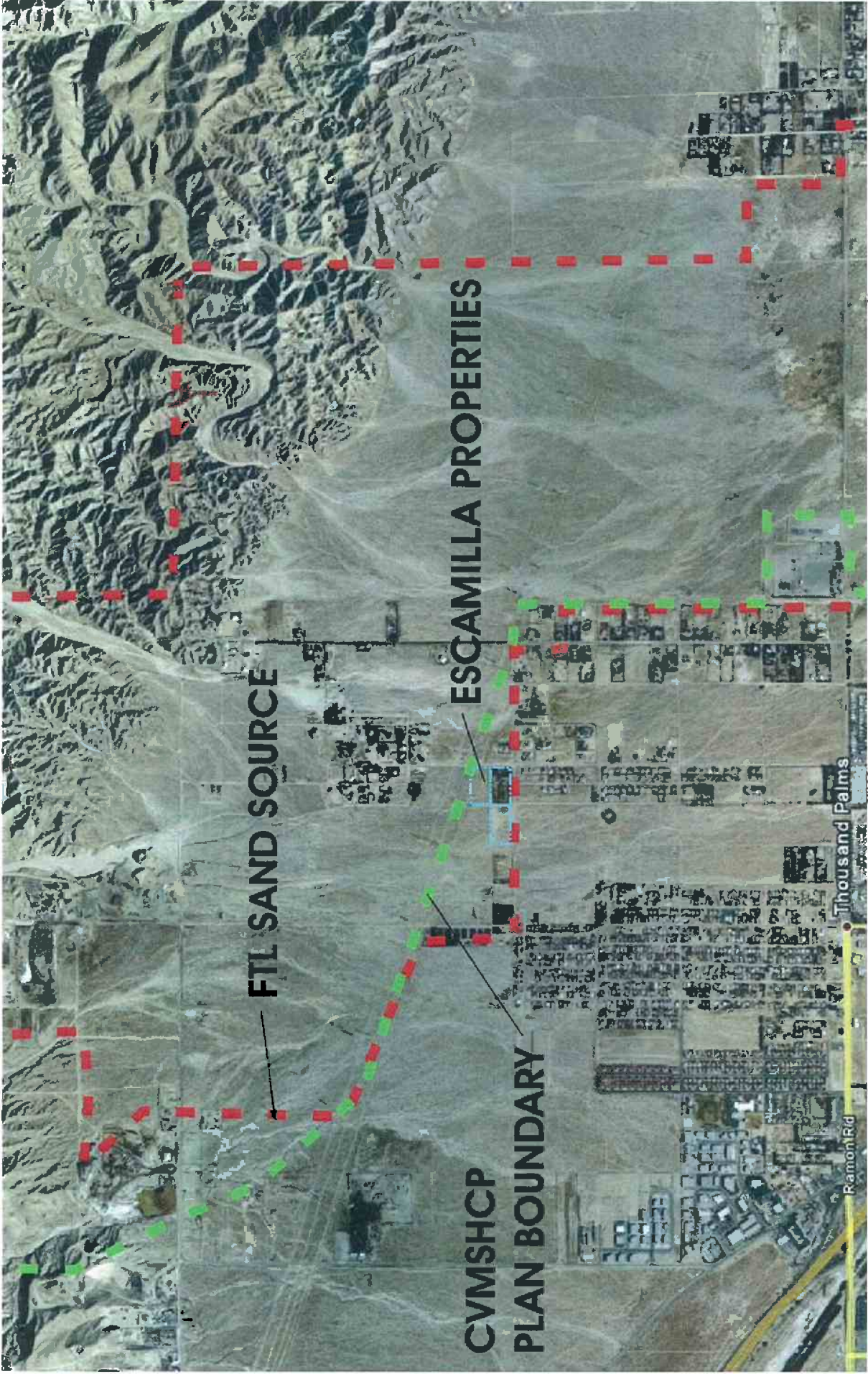
Escamilla
 General Plan Amendment
 Vicinity Map
 2/15/08

Escamilla

Area Aerial



2/15/08



FTL SAND SOURCE

ESCAMILLA PROPERTIES

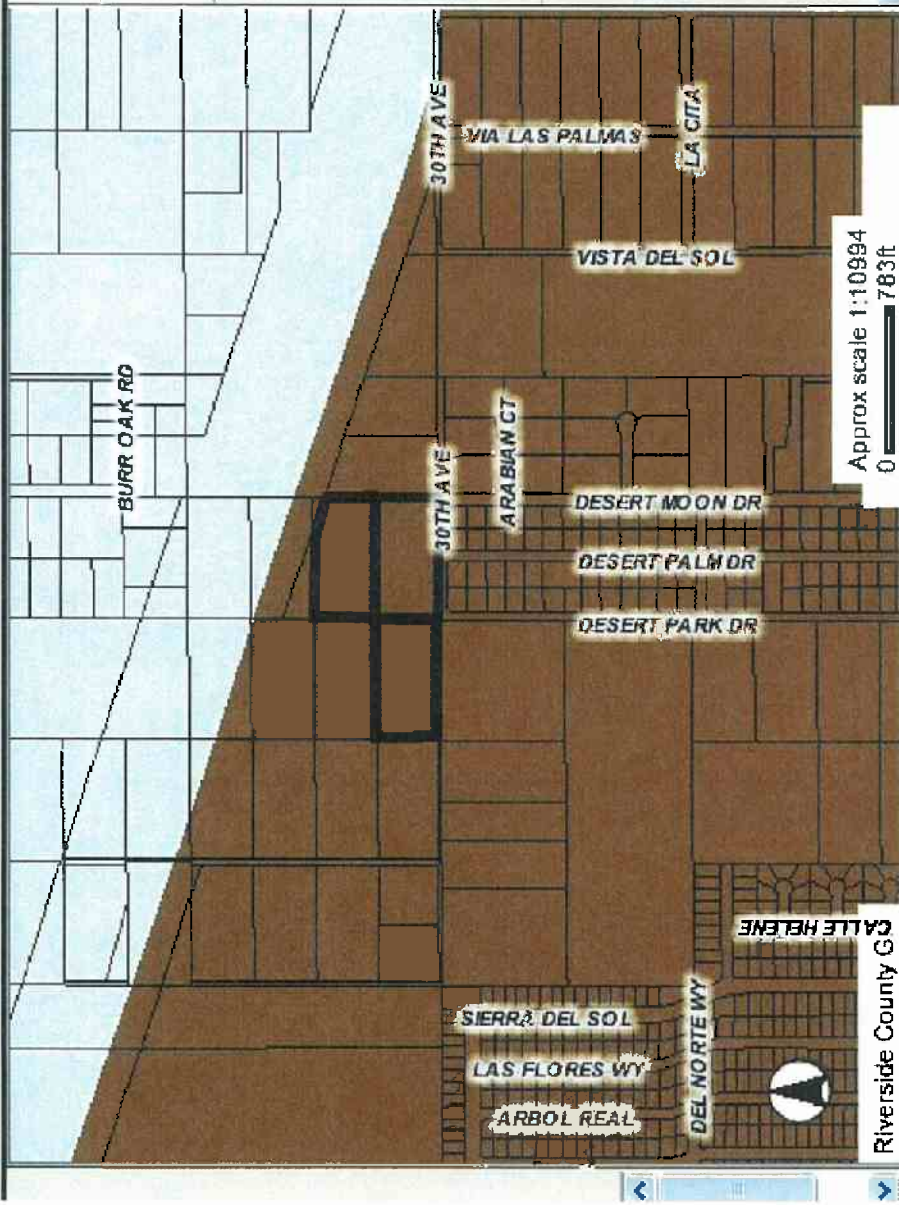
**CVM SHCP
PLAN BOUNDARY**

Thousand Palms

Ramon Rd

Escamilla
GPA No. 01031
8/18/08

Land Information System



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Select an annotation layer to draw

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 Full
 Minimal
 Assessor
 Building-Safety
 Environmental

Select a layer for a detailed map.
 * Only visible when parcels are displayed.

THOUSAND PALMS CONSERVATION AREA
 COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN AREA

Legend

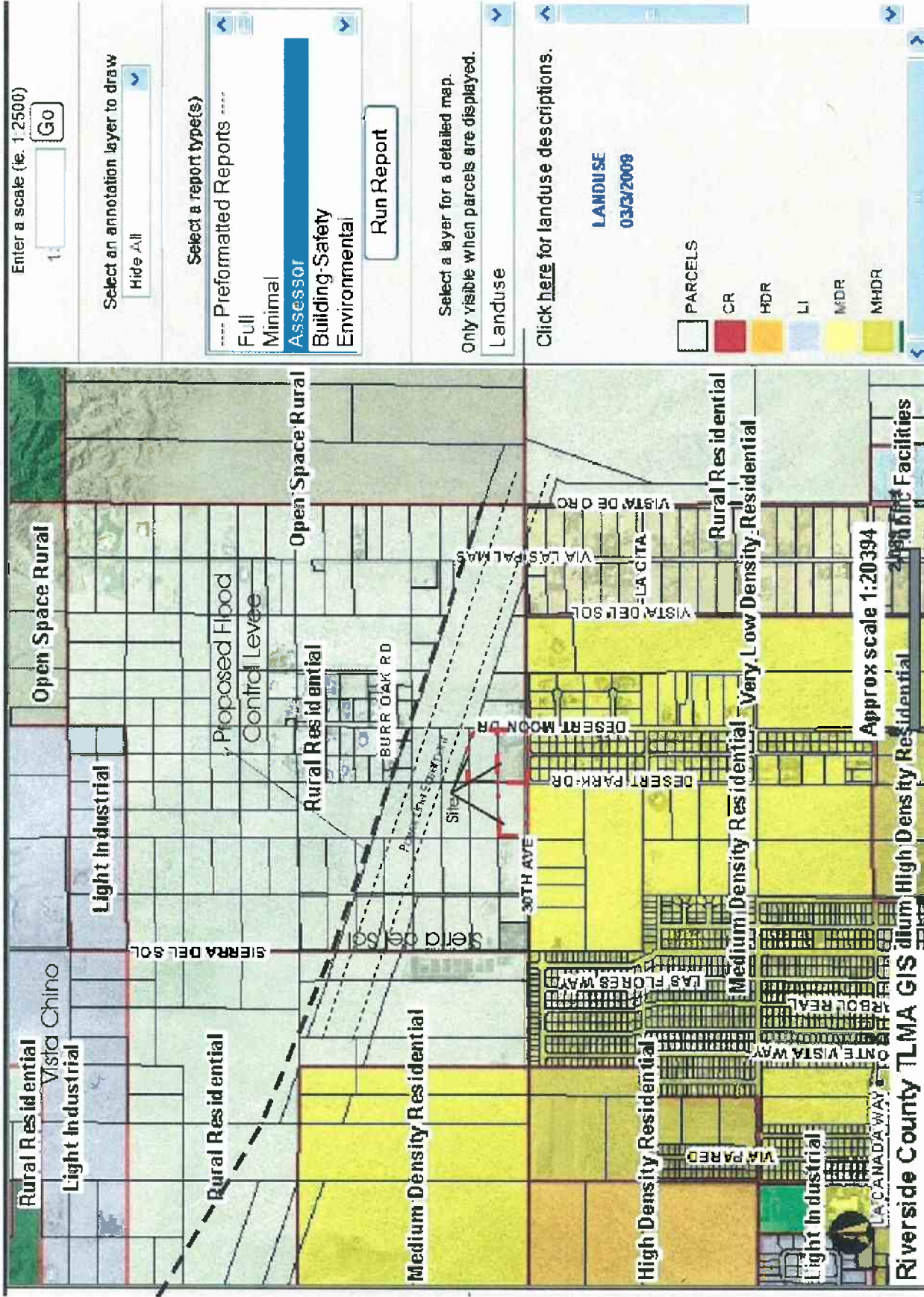
- Properties
- CVMSHC Plan Area
- Thousand Palms Conservation Area

Escamilla
 GPA No. 01031



3/02/09

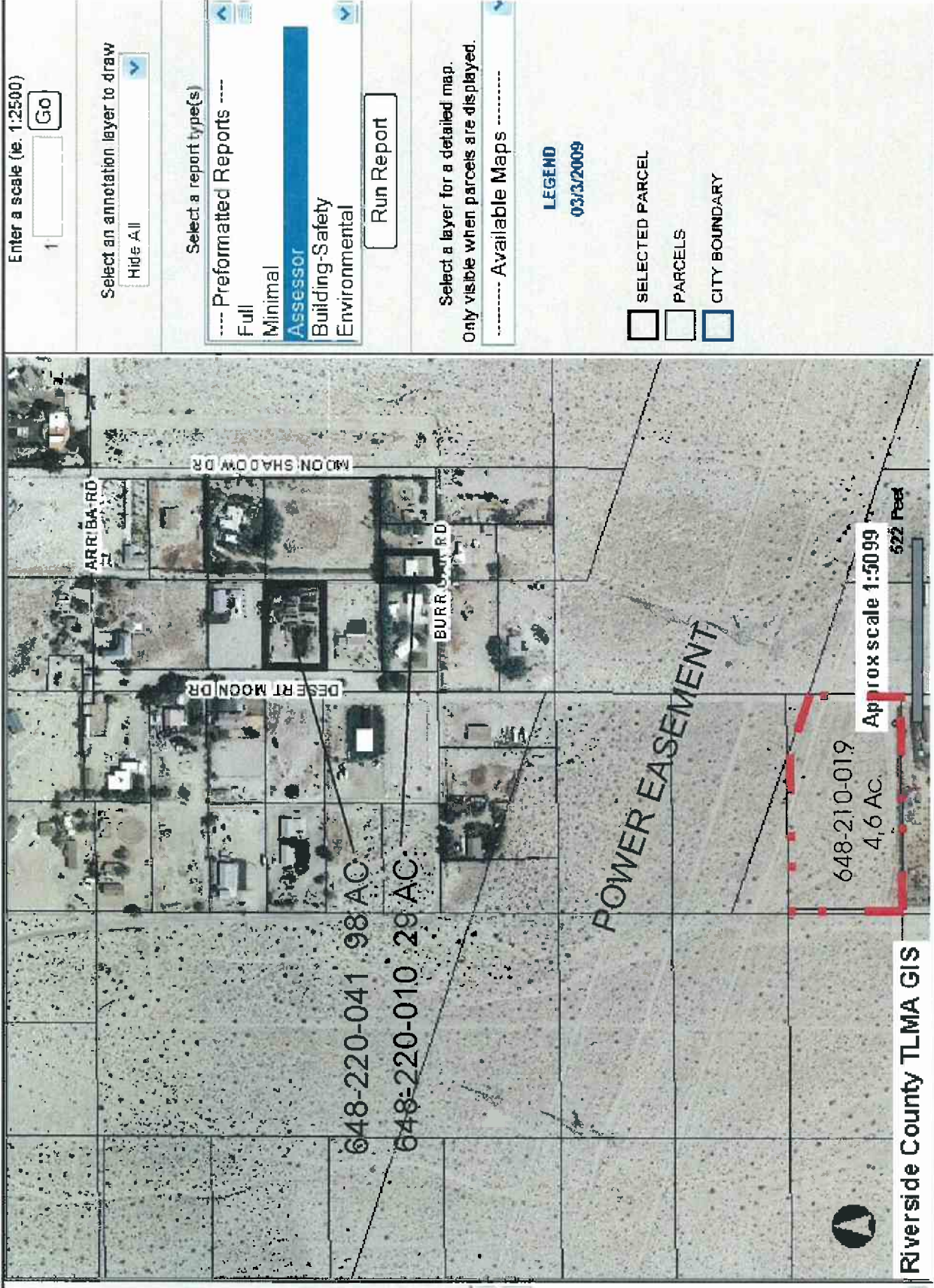
Riverside County GIS



Escamilla
 GPA No. 01031
 Land Use Plan



3/02/09



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Select a layer for a detailed map.
 Only visible when parcels are displayed.

----- Available Maps -----

LEGEND
 03/3/2009

- SELECTED PARCEL
- PARCELS
- CITY BOUNDARY



Riverside County TLMA GIS

Escamilla
 GPA No. 01031
 Neighboring Parcels North of the Power Easement 3/02/09



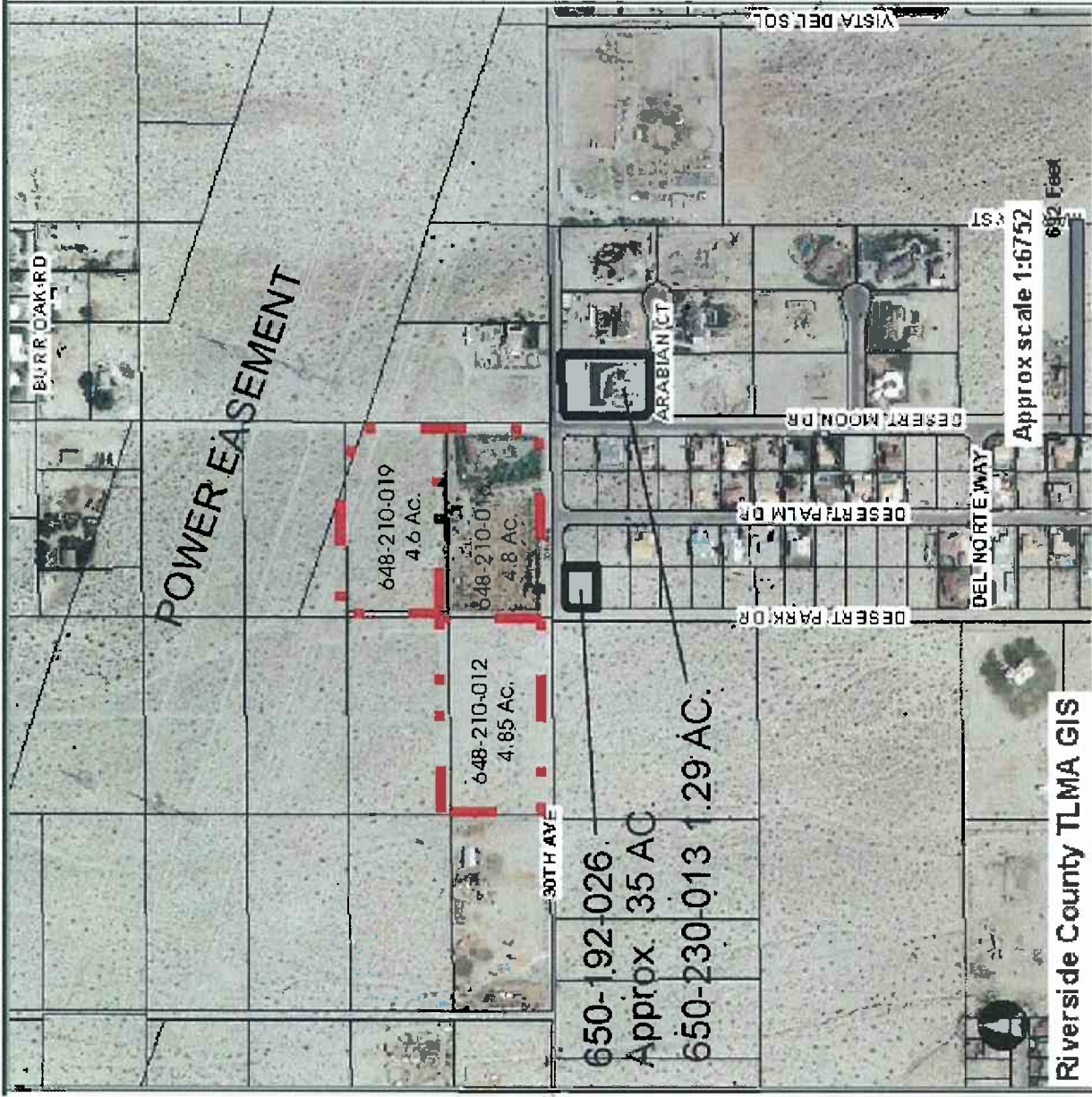
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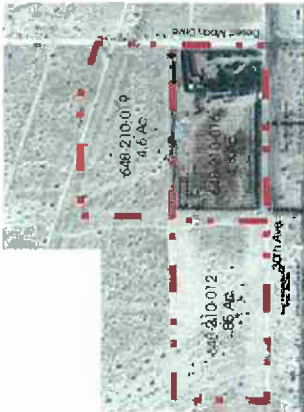
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 Only visible when parcels are displayed.

LEGEND
 03/31/2009
 SELECTED PARCEL
 PARCELS
 CITY BOUNDARY



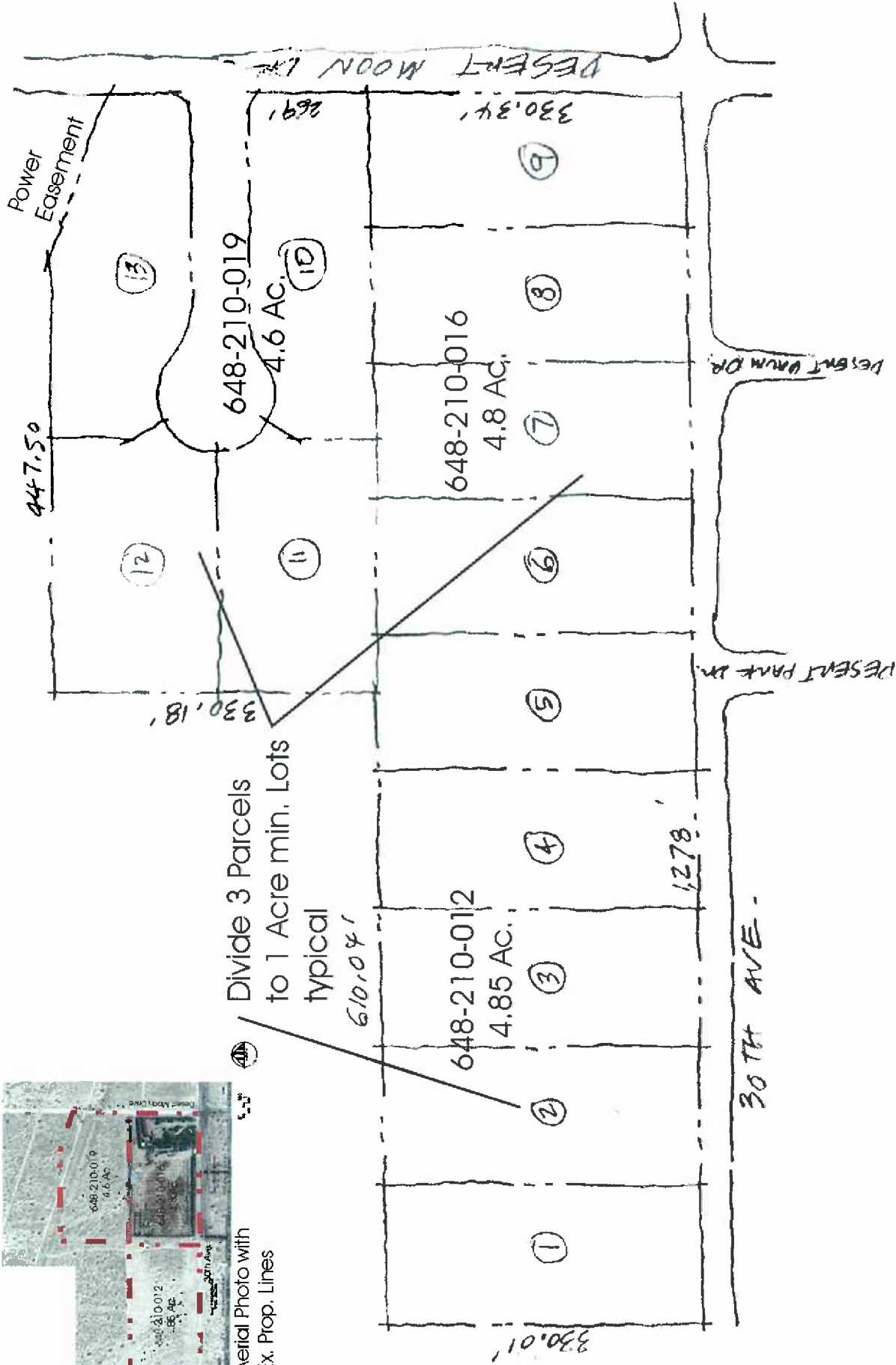
Escamilla
 GPA No. 01031
 Neighboring Parcels North of the Power Easement 3/02/09





Aerial Photo with Ex. Prop. Lines

④ Divide 3 Parcels to 1 Acre min. Lots typical
610.04'



Escamilla
GPA No. 01031
Conceptual Lotting Plan



3/02/09