



# Tamarisk Row Retention Basin Options: Palm Desert Regency Estates

NOVEMBER 14, 2024

STUDY SESSION

# Agenda

- Overview
- Basin Review
- Development History
- Responsibilities
- Current Conditions
- Options



# Overview

**Event:** Tropical Storm Hilary (August 20, 2023) caused severe flooding, especially along Interstate 10.

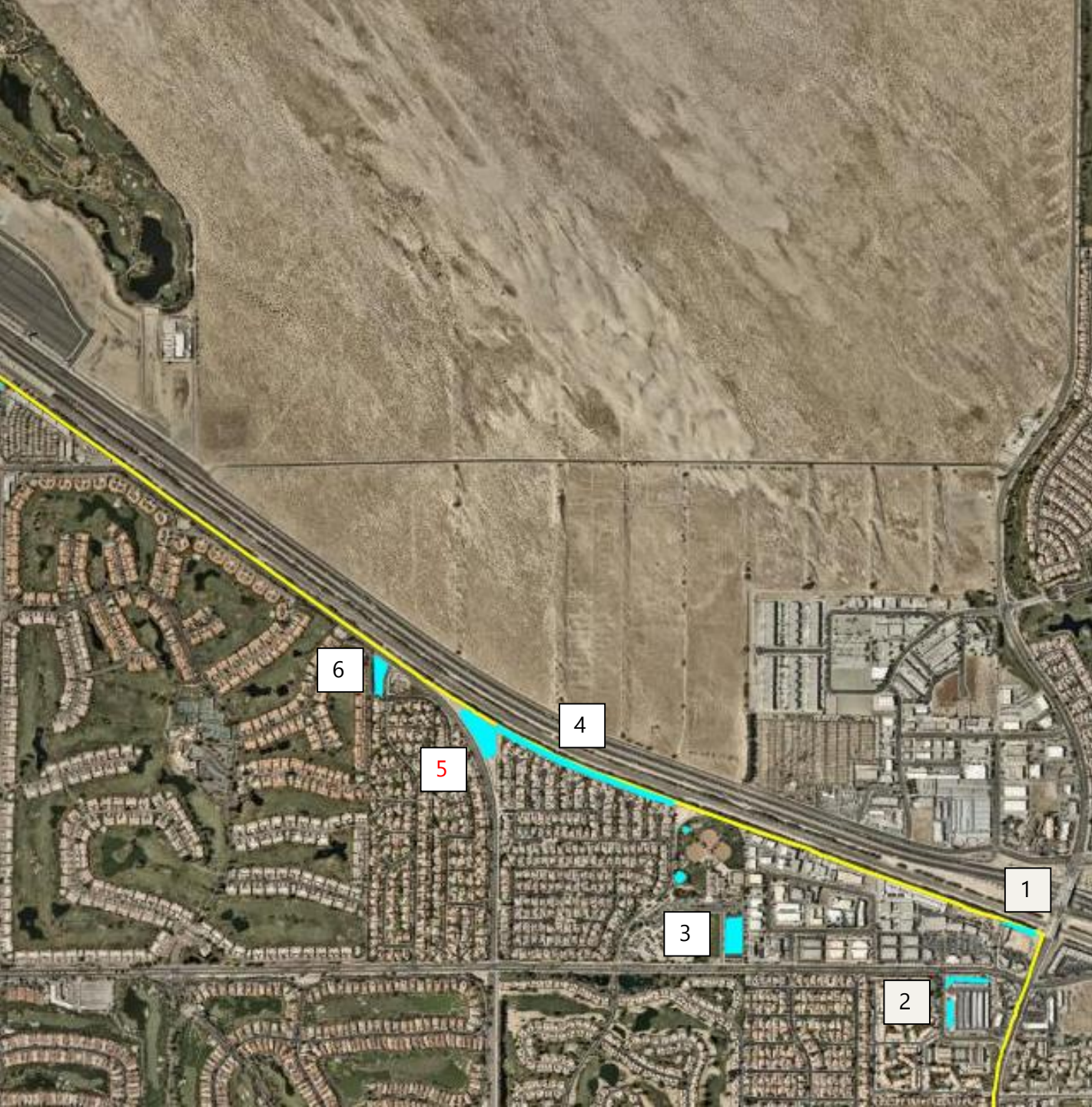
**City's Response (Public):** Completed citywide cleanup efforts, including debris removal, road repairs & drainage maintenance.

**Ongoing Issue (Private):** Retention basin at Regency Estates remains filled with water, debris & vegetation.

# Basin Review

Basins visually inspected:

1. Good condition with some debris
2. Good condition
3. Excellent condition (Freedom Park)
4. Excellent condition (Mid-Valley Channel)
5. Poor condition (Regency Estates)
6. Poor condition (Regency Palms)



# Development History: Regency Estates

## Timeline

- 1990: Recorded Tract Map
- 1991: Annexed into City
- 1993: Completed Construction

## Neighborhood Overview

- Size: 48 acres w/92 single-family homes
- Basin: 3.06 acres

## Responsibility

- Ownership: Palm Desert Regency Estates Homeowners Association
- Basin: Contributes to Mid-Valley Stormwater Project (CVWD)



# Development History: Regency Estates



3.06 Acres

# Responsibilities: Flood Mitigation

- **Coachella Valley Water District:**

- *Flood Control Conditions (11-29-89): Drainage from this area is a contributory to the Mid-Valley Stormwater Project... Mitigation measures shall be incorporated into the development to prevent flooding of the site or downstream properties. These measures may include onsite retention of water from rare & unusual storms, dedications of right-of-way for regional flood control facilities, & payment of drainage fees or other participation in the financing of regional flood control facilities.*

- **Office of Road Commission & County Surveyor:**

- *Letter of Conditions (02-15-90): The land divider shall protect downstream properties from damages caused by alteration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement.*
- *Letter of Conditions (02-15-90): The land divider shall accept & properly dispose of all offsite drainage flowing onto or through the site... Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities as approved by the Road Department.*

- **Riverside County Planning Department**

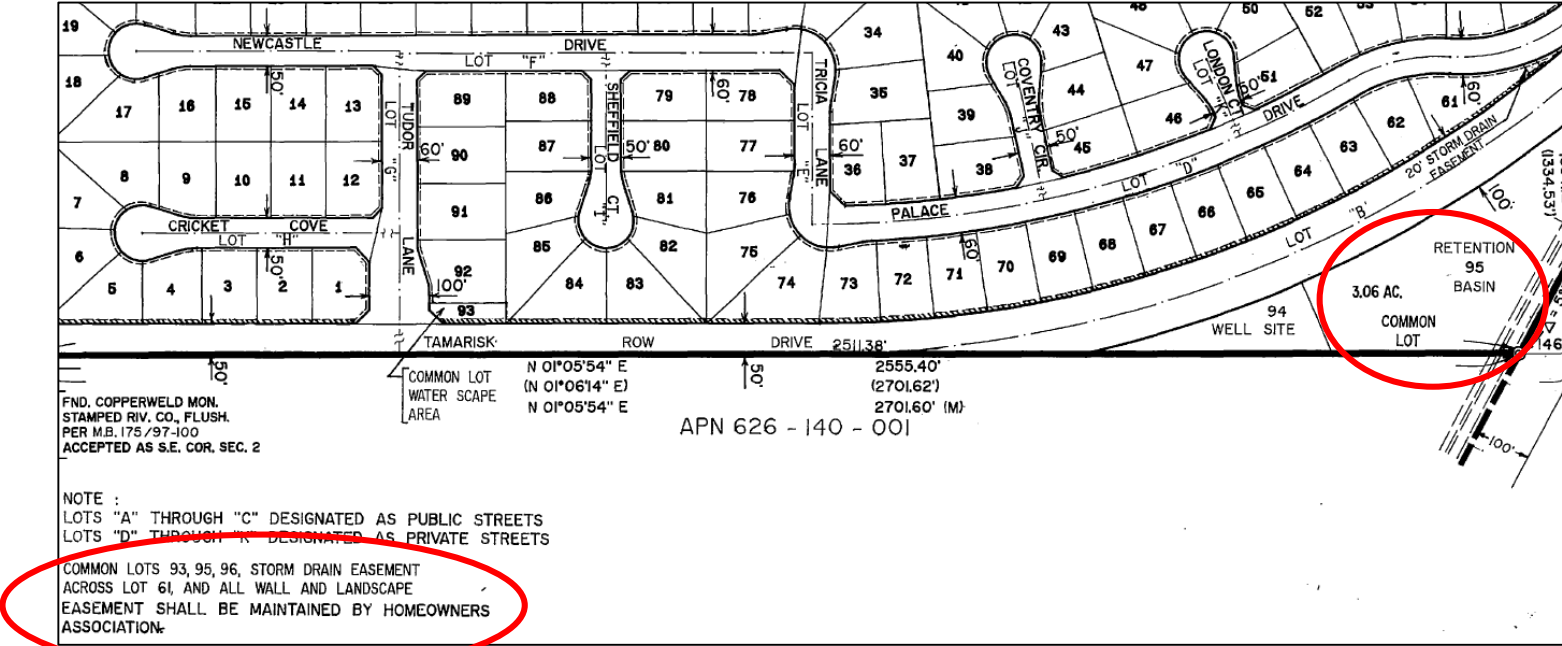
- *Environmental Assessment (02-01-90): Site is subject to flooding according to Mid-Valley Study completed by CVWD. Required (CVWD) compliance with letters dated 11-29-89 & 1-22-90.*
- *Conditions of Approval (03-20-90): The land divider shall comply with the flood control recommendations outlined by the Coachella Valley Water District' s letters dated letters dated 11-29-89 & 1-22-90.*

# Responsibilities: Maintenance

- Riverside County Planning Department**
  - Conditions of Approval (03-20-90): The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Tract Map 25445.*
  - Conditions of Approval (03-20-90): The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining the 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment.*

- Tract Map 25445**

- Tract 25445 (11-26-90): ... Lots 93, 95, & 96, indicated as Common Lots...*





# Current Conditions

- **Functionality Issue:** Basin does not properly facilitate drainage.
- **Restoration Costs:** Estimated one-time cleanup cost of \$600,000 & annual maintenance cost of \$25,000.
- **Financial Concerns:** Regency Estates has insufficient reserves for repairs.
- **Ongoing Maintenance Issues:** Lack of enforcement over the years has led to increased maintenance needs.





# Options

# Option 1: Existing Emergency Grant Program

- **Approved:** March 28, 2024.
- **Budget:** \$1.5 million
- **Grant Details:** Up to \$200,000 per property, covering a maximum of 35% of costs.
- **Current Status:**
  - \$284,000 committed (4 properties).
  - \$1,216,000 program balance.
- **Option:** Reopen the Program to enable Regency Estates to apply for assistance.
  - City Contribution: \$200,000
  - Regency Estates Contribution: \$400,000

# Option 2: Revised Emergency Grant Program

- Program Revisions:** Expand coverage to 50-75%, with the maximum cap increased to \$450,000

	50%	75%
City Contribution	\$300,000	\$450,000
Regency Estates Contribution	\$300,000	\$150,000

- Other Grantees:** If pursuing, consider raising the reimbursements for existing grants

	50%	75%
Regency Estates	\$300,000	\$450,000
Other Grantees	\$405,000	\$608,000
<b>Grant Program Total:</b>	<b>\$705,000</b>	<b>\$1,058,000</b>

## Option 3: Dedication with Maintenance Responsibilities

- **Dedication Agreement:**
  - Transfer of property to the City (via quitclaim deed)
  - City responsible for clean-up & improvement costs
    - *SCAG grant to cover costs*
  - City responsible to manage ongoing maintenance
  - HOA to compensate City for maintenance costs
- **Maintenance Costs:**
  - Estimated at \$25,000 annually
    - *\$22 per month per homeowner*
  - HOA responsible for costs in perpetuity



# Discussion