

**APPENDIX H.**  
**HYDROLOGY AND DRAINAGE ANALYSIS**

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## Memorandum

To	Joseph Lambert, Development Services Director, City of Yucaipa	Page	1
Subject	Peer Review of Wilson Creek Estates Flood Hazards and Constraints Maps		
From	AECOM		
Date	September 14, 2015		

AECOM has completed a third party review of the following documents:

- Casa Blanca On-Site Preliminary Flood Hazards Map – Existing Condition
- Wilson Creek Estates Flood Hazards and Constraints Maps

The August 2012 Preliminary Flood Hazards Map for the Casa Blanca project was reviewed, as well as the Wilson Creek Estates Flood Hazards and Constraints Maps. Based on our review, the following lots within the proposed subdivision are located within a 100-year floodplain or blue line stream: 4, 8-20, 24, 28, 29, 39-47, 49, 50, 52, 53, 58-65, 71-74, 81, 82, 84-86, 89-92, 102, 111, 118, 119, 122-138, 140, 141, 145, 151, 154, 158, 159, 171, 173-180, 182,184.

It is our understanding, based on the applicant's explanation during the kick-off meeting, that a 'minimalist grading' concept is proposed for the property in addition to the recordation of easements on the impacted lots to restrict the building of structures within designated floodplain and blue line stream areas. However, it is difficult to discern the buildable areas within some of the identified lots due to the size and scale of provided plans. Additional information and exhibits are requested to clearly show easement areas and buildable pad and access areas that meet City requirements.

### **RECOMMENDATION**

AECOM recommends that the applicant:

1. Prepare and submit additional exhibits using a larger scale detailing buildable pad areas, utilizing the building setback standards for the RL-1 zone and other applicable City standards, for those lots requiring easements for flood control/natural drainage channels.

