



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

**ATTACH 2 - CVWD
COMMENTS**

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

February 15, 2024

VIA MAIL AND EMAIL AT AMORENO@COACHELLA.ORG

Adrian Moreno
Development Services Department
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Mr. Moreno:

Subject: City of Coachella, Development Services Department, Request for Comments, CUP 266,
[TTM 37040 Coachella Vineyards \(Modification\), APN 697-330-002, -012, -013, -014](#)

This letter supersedes the previous Coachella Valley Water District (CVWD) letter dated March 28, 2018.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. CVWD requests review of said flood protection measures for compliance with California Drainage Law from a regional valley floor drainage perspective.

This area is underlain with agricultural drainage lines. There are CVWD/Private facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD/Private facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The CVWD/Private conflicts include but are not limited to the Avenue 46 East Drain Line and private tile drain system (TD-172). Developer should contact CVWD to obtain drawings of these facilities. A permit from CVWD may be necessary for any encroachments or modifications.

The project lies within the East 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.

Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the well(s) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

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The Sustainable Groundwater Management Act (SGMA) is a law requiring that groundwater basins are managed to achieve sustainability. In accordance with the SGMA, CVWD submitted the Coachella Valley Water Management Plan as an alternative to a Groundwater Sustainability Plan (Alternative Plan) for the Indio Subbasin. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the Alternative Plan. The goal of the Alternative Plan is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the subbasin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.

This development lies within the City of Coachella's water service area boundary. CVWD and the City have signed a Memorandum of Understanding (MOU) to work together to provide sufficient water supplies for new development. The MOU outlines ways that the City will participate in funding CVWD's acquisition of supplemental water supplies sufficient to offset the impacts of new water demands resulting from development within the City.

The MOU also ensures that the two agencies coordinate on the review and approval of a Water Supply Assessment (WSA) for this development. The City is responsible for preparing and approving the WSA and shall submit the draft WSA to CVWD for review prior to approval. CVWD's review will ensure that the WSA incorporates the goals and objectives of the Alternative Plan.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, at extension 3535.

Sincerely,



Carrie Oliphant
Director of Engineering

Enclosure/1/as

cc: Shantel Bacon
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47950 Arabia Street, Suite A
Indio, CA 92201

Abraham Gottlieb
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Los Angeles, CA 90069

TH: a:\Eng\Dev Svcs\2024\Feb\DRL PZ 24-15491 City of Coachella - Vineyards
File: 0163.1, 0421.1, 0721.1, 1150.10
Geo: 050821-3
PZ 24-15491





COACHELLA VALLEY WATER DISTRICT

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GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 28, 2018

Mr. Luis Lopez
Department of Building and Planning
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Lopez:

Subject: Coachella Vineyard RV Resort and Townhouse/Hotel Project Case No. TTM 37040, TPM 37083, CUP 266 and EA 16-01 APN 697-330-002 and 697-330-003

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The City of Coachella (City) 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 area is underlain with agricultural drainage lines. There are CVWD/Private facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD/Private facilities and associated right-of-way and provided City with written confirmation that there is no interference. The CVWD/Private conflicts include but are not limited to Avenue 46 East Drain and Private Tile Drain 172.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

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CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

The project lies within the East 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 CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD 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 plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

This development lies within the City of Coachella's water service area boundary. CVWD and the City have signed a Memorandum of Understanding (MOU) to work together to provide sufficient water supplies for new development. The MOU outlines ways that the City will participate in funding CVWD's acquisition of supplemental water supplies sufficient to offset the impacts of new water demands resulting from development within the City.


The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid.

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The MOU also ensures that the two agencies coordinate on the review and approval of a Water Supply Assessment (WSA) for this development. The City is responsible for preparing and approving the WSA and shall submit the draft WSA to CVWD for review prior to approval. CVWD's review will ensure that the WSA incorporates the goals and objectives of the 2010 Coachella Valley Water Management Plan Update.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


for Carrie Oliphant
Assistant Director of Engineering

cc: Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Coachella Vineyard Estates, LLC
45-920 Meritage Lane
Coachella, CA 92236

Filepath: RM:s\Eng\DevSvcs\2018\March\DRL PZ 18-8735 Coachella Vineyard RV Resort

File: 0163.1, 0421.1, 0721.1
Geo. 05-0821-3
PZ 18-8735

