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June 19, 2019

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: CUP No. 310/311 for the Coachella Travel Centre Project in Coachella, CA

Dear Mr. Lopez:

On June 18, 2019, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on Conditional Use Permit no. 310/311 for the Coachella Travel Centre project (Change of Zone no. 18-11, Architectural Review no. 18-09 and Environmental Assessment no. 18-05). The applicant proposes the development of a new commercial center that will include a) a convenience store with twenty fuel pumps, b) a quick serve restaurant, c) a carwash, d) a sit down restaurant, e) a 5-story hotel, f) a semi-truck parking and washing facilities and g) site improvements, on a 14.1 acre property located at the southeast corner of State Route 86 and Avenue 50 in Coachella, CA.

The IID has reviewed the project information and found that the comments provided in the June 6, 2019 district letter (see attached letter) continue to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.,
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



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June 6, 2019

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: NOI to adopt a MND Coachella Travel Centre Project in Coachella, CA

Dear Mr. Lopez:

On May 10, 2019, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Notice of Intent to adopt a mitigated negative declaration for the Coachella Travel Centre project. The applicant proposes the development of a new commercial center that will include: a) convenience store with ten fuel pumps, b) quick serve restaurant, c) carwash, d) sit down restaurant, e) 5-story hotel, f) semi-truck parking and semi-truck washing facilities, and g) site improvements, on a 14.1 acre property located at the southeast corner of State Route 86 and Avenue 50 in Coachella, CA.

The IID has reviewed the Initial Study and MND and found that the comments provided in the April 19, 2018 district letter (see attached letter) continue to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

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April 19, 2018

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Coachella Travel Centre Project in Coachella, CA

Dear Mr. Lopez:

Pursuant to the City of Coachella Development Services Department's request for agency comments on the preliminary site plan for the Coachella Travel Centre Project, where the applicant proposes the development of a new commercial center that will include a convenience store with ten fuel pumps, a quick serve restaurant, a sit down restaurant, a carwash, a 5-story hotel and semi-truck parking and washing facilities, on a 14.1 acre property located at the southeast corner of State Route 86 and Avenue 50 in Coachella, CA; the Imperial Irrigation District has reviewed the information and has the following comments:

1. IID will not begin any engineering or estimate costs to provide electrical service for the project until the owner submits an application, detailed loading information, project schedule and estimated in-service date. The IID customer project application is available at <http://www.iid.com/home/showdocument?id=12923>.
2. Once the applicant provides the district with the required information, IID can carry out a thorough assessment to determine the specific requirements to supply electrical service to the project. Likewise, IID will determine the availability of temporary construction power from existing power lines based on construction schedules and or phasing.
3. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the area's project manager, Carlos Puente, to initiate the customer service application process. Mr. Puente can also be reached (760) 398-5837 or by email at Cpuente@IID.com.

4. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
5. The applicant will be required to provide rights-of-way and easements for any power line extensions needed to serve the project
6. Line extensions to serve the project will be made in accordance with IID Regulations:

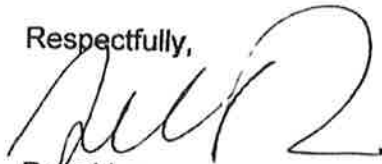
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>) and
No. 20 (<http://www.iid.com/home/showdocument?id=2560>).
7. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
8. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed developer-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
9. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
10. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to

Luis Lopez
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its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <http://www.iid.com/energy/safety/landscape-guidelines>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley - General Manager
Mike Pacheco - Manager, Water Dept.
Charles Allegranza - Manager, Energy Dept., Operations
Jamie Asbury - Deputy Manager, Energy Dept., Operations
Vance Taylor - Asst. General Counsel
Robert Laurie - Asst. General Counsel
Carlos Vasquez - Deputy Manager, Energy Dept., Planning & Engineering.
Enrique De Leon - Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp - Superintendent, Regulatory & Environmental Compliance
Harold Walk Jr. - Supervisor, Real Estate Randy Gray - ROW Agent, Real Estate
Randy Gray - ROW Agent, Real Estate