



Established in 1918 as a public agency

Coachella Valley Water District

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Peter Nelson, President - Div. 4
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Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

September 17, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
060822-1

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Rull:

Subject: Tentative Parcel Map No. 33490, Change of Zone 7495

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Approval of Tentative Parcel Map No. 33490 and Change of Zone No. 7495 does not include any new construction or development. Therefore, slope protection is not required at this time. However, there may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion.

Prior to approval of plot plans or issuance of grading permits associated with Tentative Parcel Map No. 33490 and Change of Zone No. 7495, the developer will be required to pay fees and submit plans to the District as part of the hydraulic analysis review by our consultant, Northwest Hydraulic Consultants, for the concrete slope protection for the Coachella Valley Stormwater Channel.

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).

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.

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Design for retention basins for this area must consider high groundwater levels and clay soils.

CVWD 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 CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants 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 parcel map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service. The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County of Riverside with written confirmation that there is no interference. The USBR conflicts include but are not limited to Lateral 99.8-0.51.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provide the County of Riverside with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 57 East Drains.

Paul Rull
Riverside County
Planning Department

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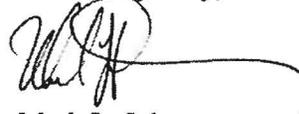
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Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities 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.

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 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 parcel map as lots and/or easements to be deeded to CVWD for such purpose.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: See attached list

JC:ch\eng\sw\12\TPM 33490



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cc: Tommy Fowlkes
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