

Appendix N.2

Water Supply Assessment Verification Letter CVWD, 2021

Travertine SPA
Draft EIR
SCH# 201811023
Technical Appendices

October 2023



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

June 24, 2021

Mark Rodgers
Principal
TRG Land Inc.
898 Production Place
Newport, CA 92663

Dear Mr. Rodgers:

Subject: Water Supply Assessment/Water Supply Verification, Travertine Specific Plan Project

The subject Water Supply Assessment and Water Supply Verification (WSA/WSV) for the Travertine Specific Plan Project (Project) provided an assessment of the Project's anticipated water demand and verification of the availability of sufficient water supplies during normal, single-dry, and multiple-dry years over a 20-year projection, considering existing and planned future water demands of the Coachella Valley Water District (CVWD). The CVWD Board of Directors approved this WSA/WSV in its regular meeting of November 22, 2006, and an update on March 13, 2018.

TRG Land Inc. submitted a letter dated June 16, 2021, which detailed a proposed amendment to the Project, provided water demand estimates for the Project with the proposed amendment, and requested that the 2018 WSA/WSV remain valid given that the amended Project will reduce water supply needed from the previously approved assessment of 2018 (2018 WSA/WSV, Table 10). According to the June 16 letter (attached) and the associated water demand estimates provided therein, the Project reduced the area of disturbance and the amendment will reduce the land use of the commercial elements of the Project (indoor uses and irrigated outdoor uses) from 7,759,391 square feet to 1,087,355 square feet. The 2018 WSA/WSV estimated a total Project water demand of 1,225.13 acre-feet per year (AFY). The June 16 letter included an updated estimate of the water demand for the Project with the proposed amendment of 867.47 AFY. Based on the estimates provided, the proposed amendment will reduce the Project's water demand by approximately 357.66 AFY.

CVWD staff has reviewed the 2018 WSA/WSV and the provided water demand estimates, and determined that the Project's overall water demand is decreasing. Sufficient water supplies exist, or will exist based on current water planning assumptions, to meet the projected demands of the Project. Based on this review and assessment, an update of the approved WSA/WSV is not required and the 2018 WSA/WSV is hereby extended through June 24, 2026.

Mark Rodgers
June 24, 2021
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The WSA/WSV will be reviewed every five years, or in the event that water planning assumptions have changed, until the Project completes construction to ensure it remains accurate and no significant changes to either the Project or available water supplies have occurred. The Project applicant shall notify CVWD when construction begins. If neither the Project applicant nor the lead agency contact CVWD within five years of this extension of the WSA/WSV, CVWD will assume that the Project no longer exists and the WSA/WSV will become invalid.

Approval of the WSA/WSV does not constitute an approval of the Project or relieve the Project from complying with all applicable existing and future state, county, city, and local ordinances or regulations including, but not limited to, the City of La Quinta and CVWD landscape ordinances, and indoor water use performance standards provided in the California Water Code.

Sincerely,



Steve Bigley
Director of Environmental Services

Enclosure/1/as

cc: Cheri L. Flores
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IR:s\Env\WtrRes\2021\June\Travertine Project Amendment WSA Ltr
File No: 0421.2, 0483.05





Melanie Garcia
Water Resources Associate
Coachella Valley Water District

June 16, 2021

Travertine Water Supply Assessment

Dear Melanie,

This letter is to explain the changes that have been made to the Travertine project since the approval of the Water Supply Assessment in 2018 and to request that this report will serve to retain that approval.

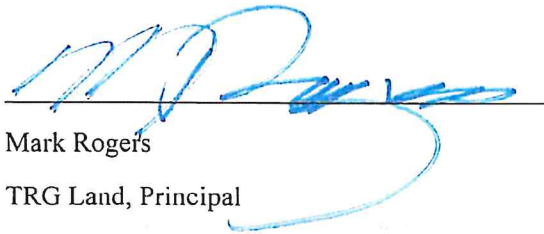
The project includes basically the same project components; however, the area of disturbance has been reduced. The number of proposed residential units remains the same, 442 Medium Density Units and 758 Single Family Units with a maximum of 1,200 units.

The tourist commercial elements have been updated in the following manner:

Approved Plan Indoor Uses	Square Feet	Proposed Plan Indoor	Square Feet
Boutique Hotel – 75 Rooms and Restaurant	40,058	Boutique Hotel (0 Rooms) and Restaurant	45,000
Resort Villas – 25 Villas	52,500	Resort Villas – 100 Villas	97,500
Spa and Wellness	11,654	Spa and Wellness	8,700
Golf Clubhouse/Restaurant, Pro Shop, Cart Barn and Banquet Facilities	64,782	Golf Clubhouse, Golf Academy, Bar and Restaurant, Driving Range Pro Shop and Tracking Bays and Banquet Facility	37,000
Irrigated Approved Plan Outdoor Uses		Irrigated Proposed Plan Outdoor Uses	
Boutique Hotel, Villas and Spa Landscape	908,293	Boutique Hotel, Villas and Spa Landscape	223,421
Golf Course Links Irrigated	1,770,731	Irrigated golf training facility & driving range area	286,656
Golf Irrigated Xeriscape	4,911,373	Golf Irrigated Xeriscape	389,078
Projected Total Water Usage Annual Demand (AF)	1225.13		867.47

We hope this letter will satisfy CVWD that the current project will reduce the water supply needed from the previously approved assessment of 2018.

Best regards,



Mark Rogers

TRG Land, Principal