



Established in 1918 as a public agency

Coachella Valley Water District

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BUILDING DEPARTMENT

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CITY OF DESERT HOT SPRINGS

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June 25, 2015

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Geo. 030530
PZ 15-6426

Alexander P. Meyerhoff, AICP
Director of Community Development
City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

Dear Mr. Meyerhoff:

Subject: CUP 12-14 Medical Marijuana Dispensary,
Accucanna Health Center APN 660-160-010

Prior to issuance of grading permits for CUP 12-14 (Medical Marijuana Dispensary), the developer shall comply with Riverside County (County) Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When Coachella Valley Water District (CVWD) reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.



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This area is designated Zone A 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 and regional flood shall comply with California Drainage Law. The measures shall ensure that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

Plans for stormwater facilities shall be submitted to CVWD for review.

This development is subject to the City of Desert Hot Springs's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the West 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.

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

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

Alexander P. Meyerhoff, AICP
City of Desert Hot Springs

3

June 25, 2015

cc: Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
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