

POWER POINTS

**CITY COUNCIL
MEETING**

OCTOBER 5, 2021

City Council Meeting

October 5, 2021



La Quinta

CALIFORNIA

City Council Meeting October 5, 2021

Closed Session In Progress



La Quinta

CALIFORNIA

Pledge of Allegiance



Public Comment - Teleconference

Join virtually via Zoom

<https://us06web.zoom.us/j/81325311999>

Meeting ID: 813 2531 1999

“Raise Hand” to speak

Limit Comments to 3 minutes

Public Comment - Teleconference

Join virtually via Zoom

by phone: (253) 215 - 8782

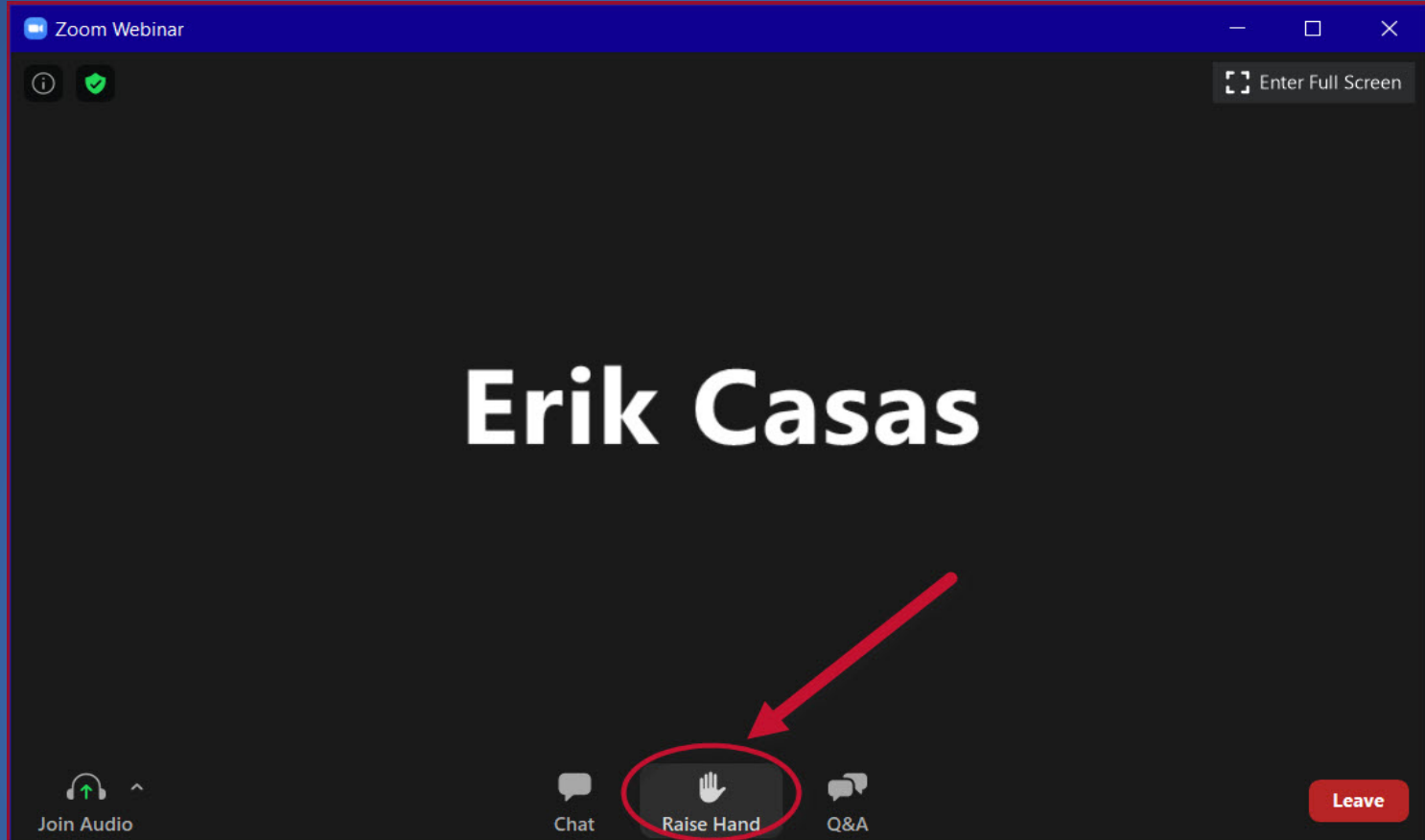
Meeting ID: 813 2531 1999

***9 = Raise Hand**

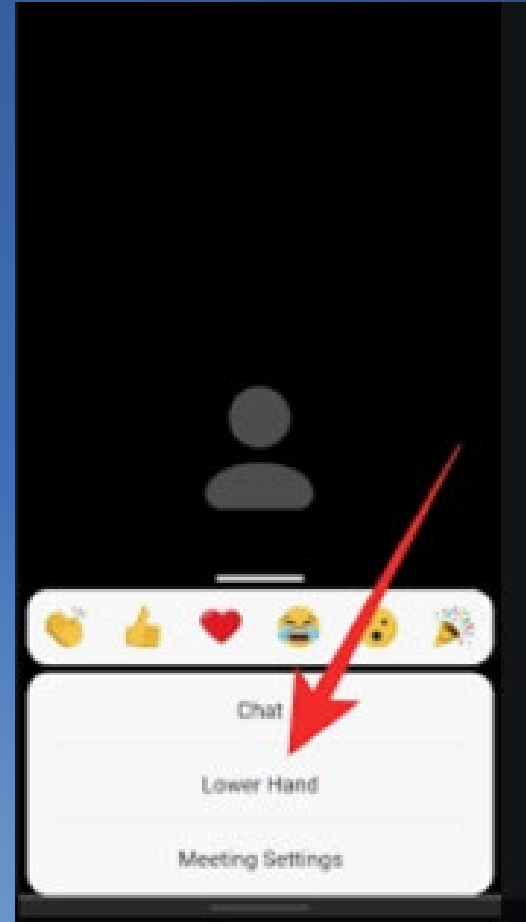
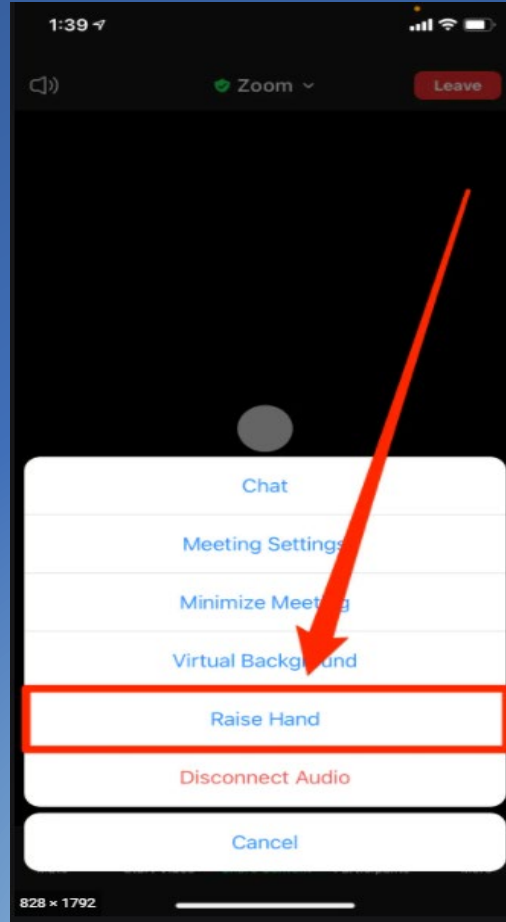
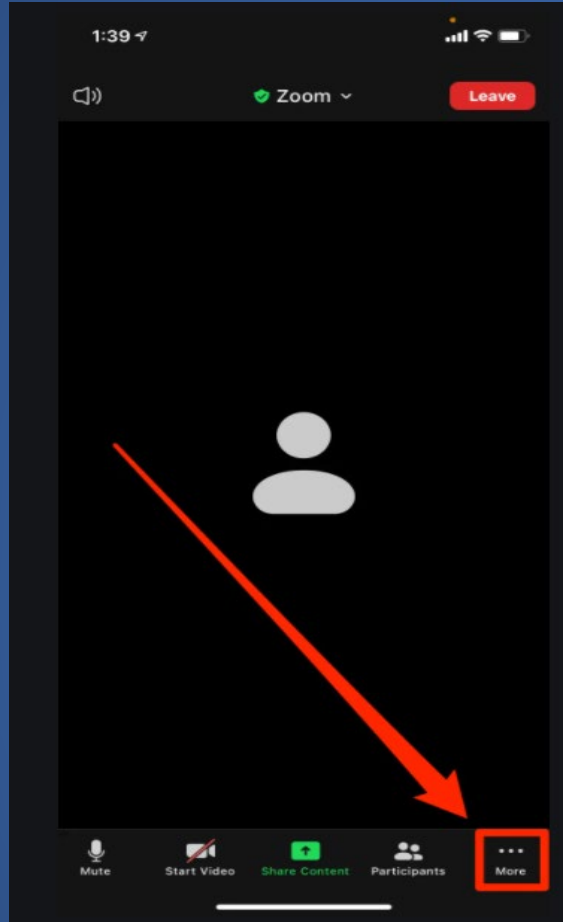
***6 = Unmute**

Limit Comments to 3 minutes

Public Comment – Raise Hand



Public Comment – Raise Hand



An aerial photograph of La Quinta, California, showing a large circular graphic overlay. The circle contains a scene with a lake, a prominent rocky mountain peak, and a residential area. The text 'La Quinta' is written in a white, cursive font across the lake, and 'CALIFORNIA' is written in a white, sans-serif font below it, flanked by horizontal lines. The background of the entire image is a wide aerial view of the desert landscape, including mountains, a residential area, and a dry riverbed.

La Quinta

— CALIFORNIA —

City Council Meeting

October 5, 2021

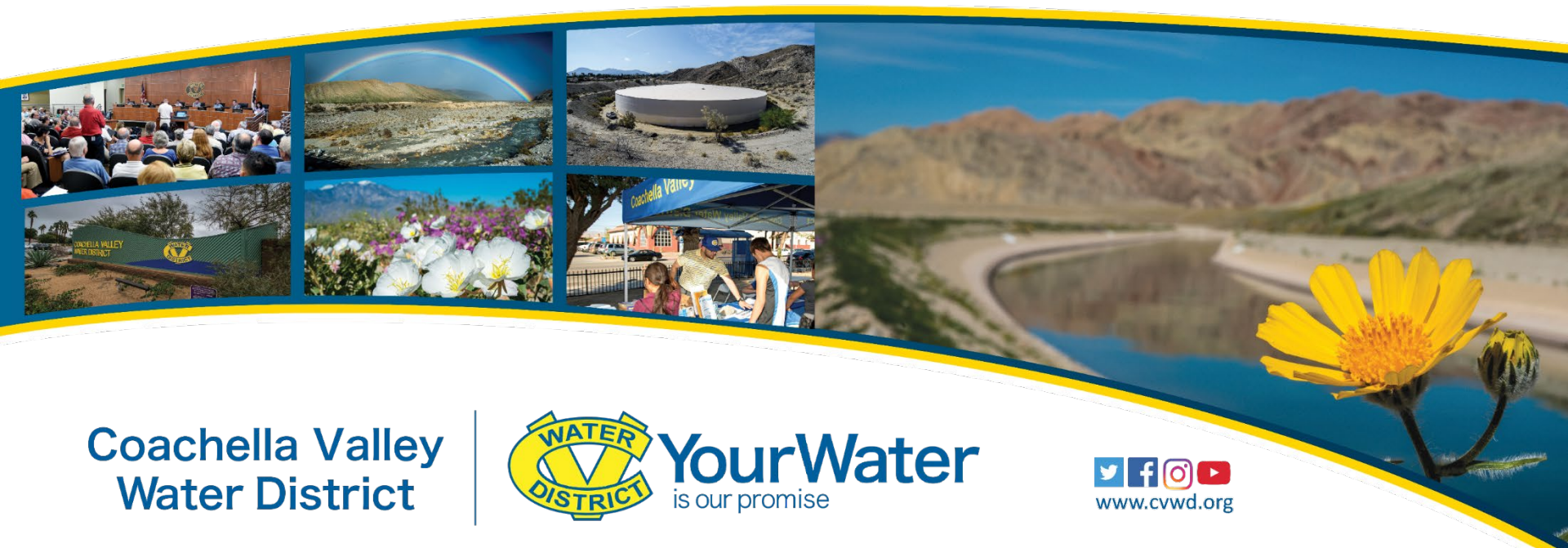
Presentations



Coachella Valley Water Management

Planning and Implementation

October 5, 2021



**Coachella Valley
Water District**



YourWater
is our promise



Zoe Rodriguez del Rey
Water Resources Manager

Katie Evans
Director of Communication and Conservation

Presentation Overview

1. Water Management Planning
2. 2022 Water Management Plan Update
3. Water Supply Assessments & Verifications
4. Landscape Plan Checks & Water Budgets

AFY = Acre-feet per year

Coachella Valley Water Management

- Coachella Valley Water District (CVWD) was formed in 1918 to protect local water resources
- Began delivering Colorado River water in 1949 for agricultural use
- Began replenishing the groundwater basin with State Water Project Exchange water in 1973
- Adopted first Water Management Plan in 2002 & update in 2012

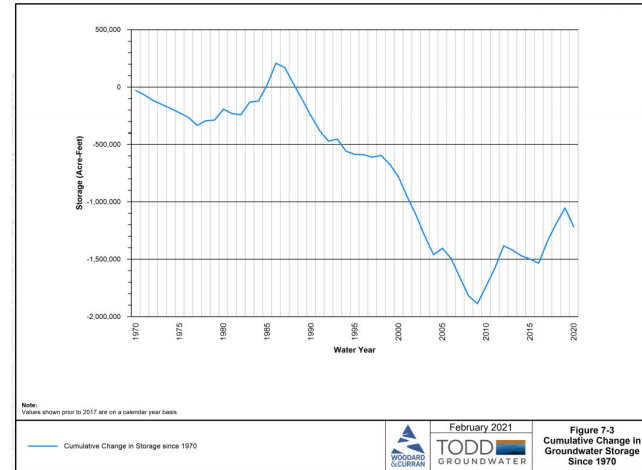
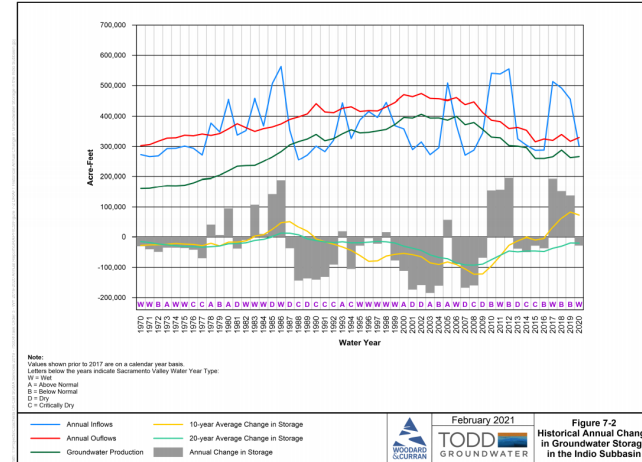
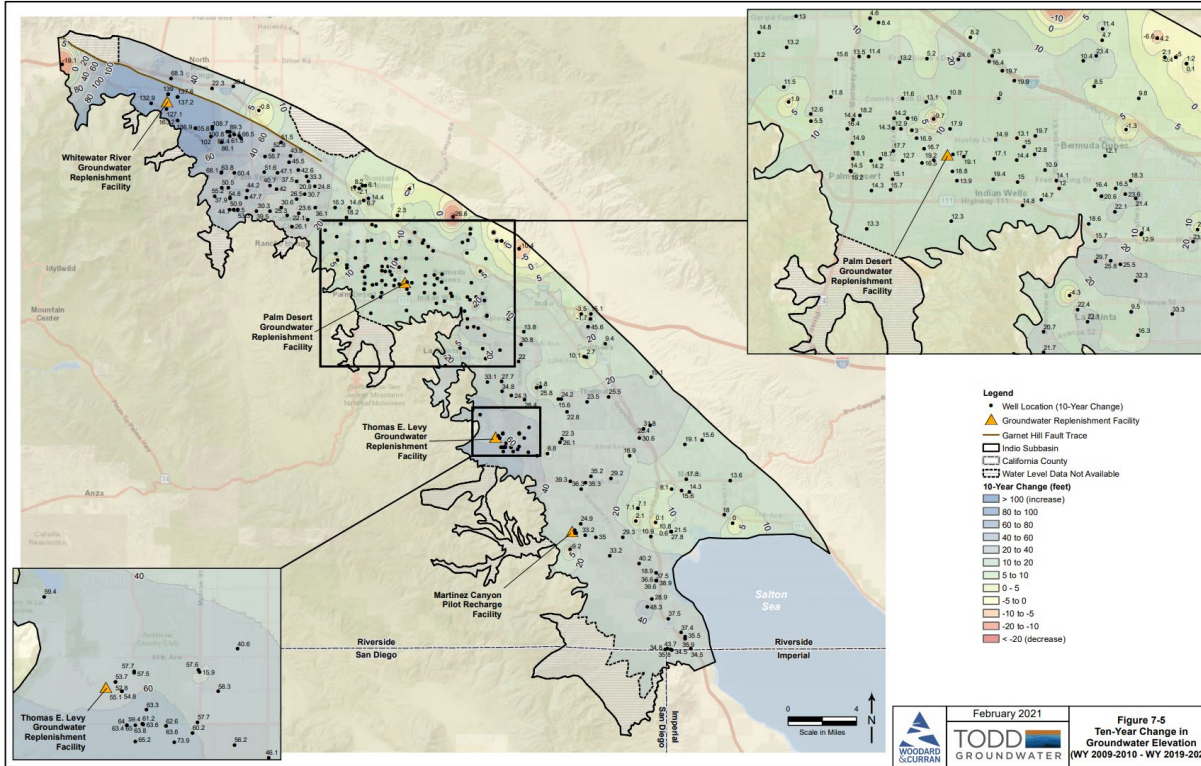


Water Management Plan Objective

- To reliably meet current and future water demands in a cost-effective and sustainable manner



Groundwater Sustainability



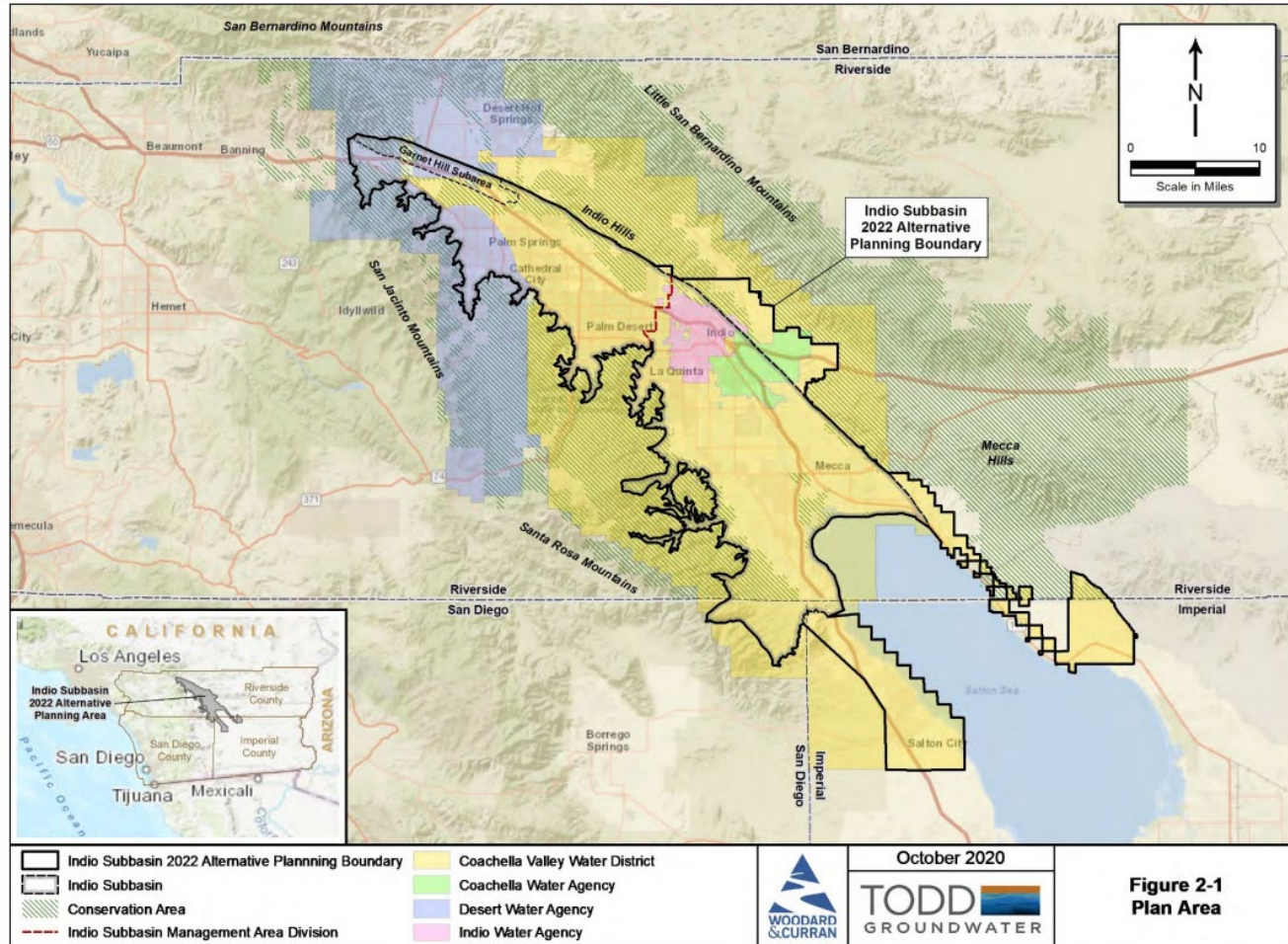
Sustainable Groundwater Management Act

- SGMA (2014) established statewide requirements for management of groundwater in California
- Requires groundwater to be managed sustainably within 20 years by local groundwater sustainability agencies (GSAs) who must develop Groundwater Sustainability Plans (GSPs)
- The four GSAs of the Indio Subbasin collaboratively submitted the Coachella Valley Water Management Plan as an Alternative to a GSP for the Indio Subbasin
- The Department of Water Resources (DWR) approved the Alternative in July 2019 and requires that an update be submitted by January 1, 2022, and every five years thereafter



Plan Area

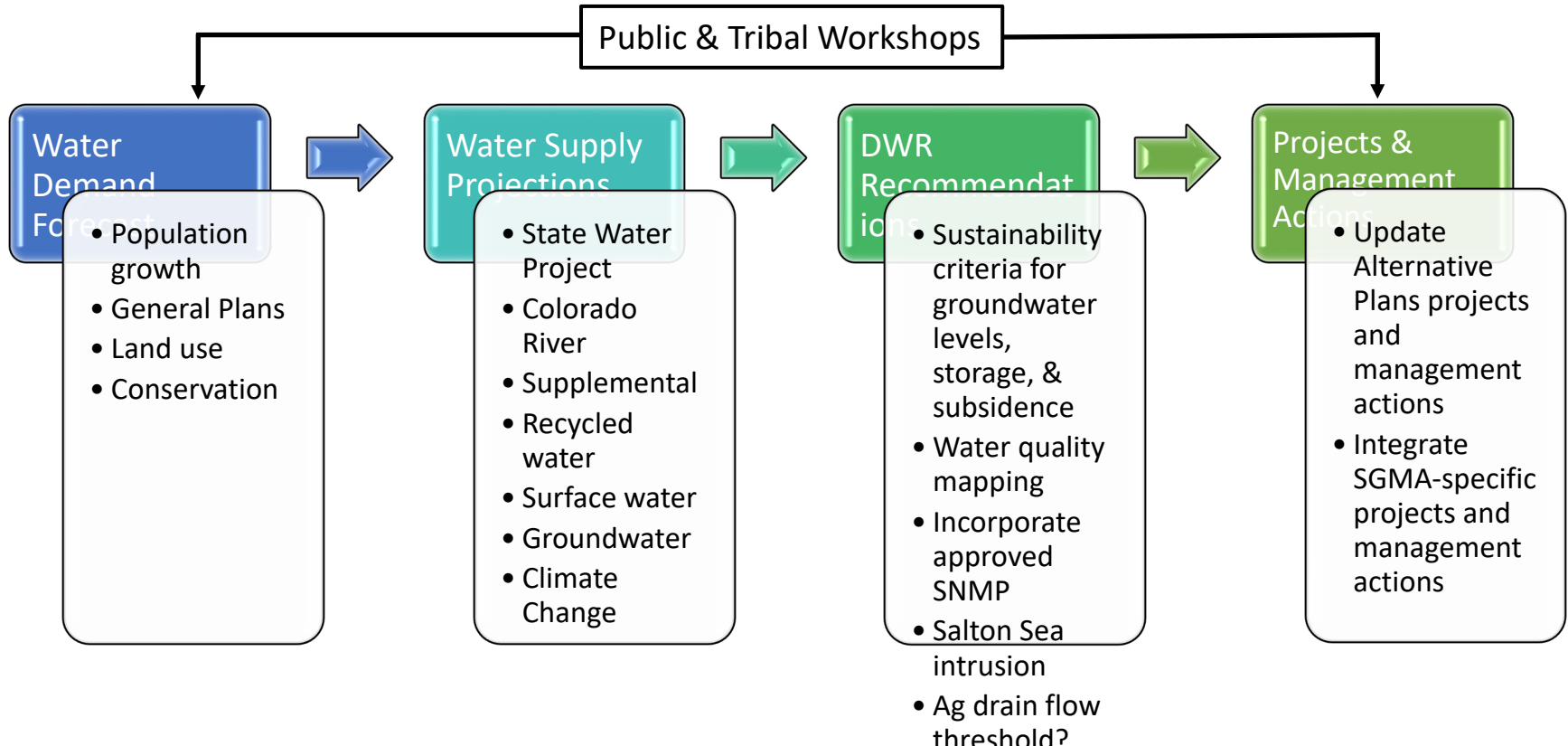
- Indio Subbasin
- Areas currently served by or expected to be served by groundwater from the Subbasin



Plan Goals and Objectives

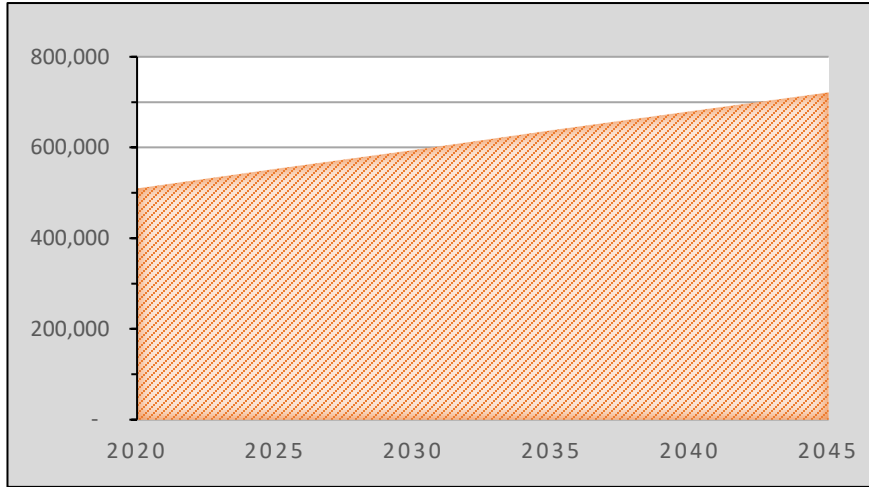
- Meet current & future water demands with 10% municipal supply buffer
- Avoid chronic groundwater overdraft
- Manage and protect water quality
- Collaborate with tribes and state and federal agencies on shared objectives
- Manage future costs
- Minimize adverse environmental impacts
- Reduce vulnerability to climate change and drought impacts

Plan Assessment & Update



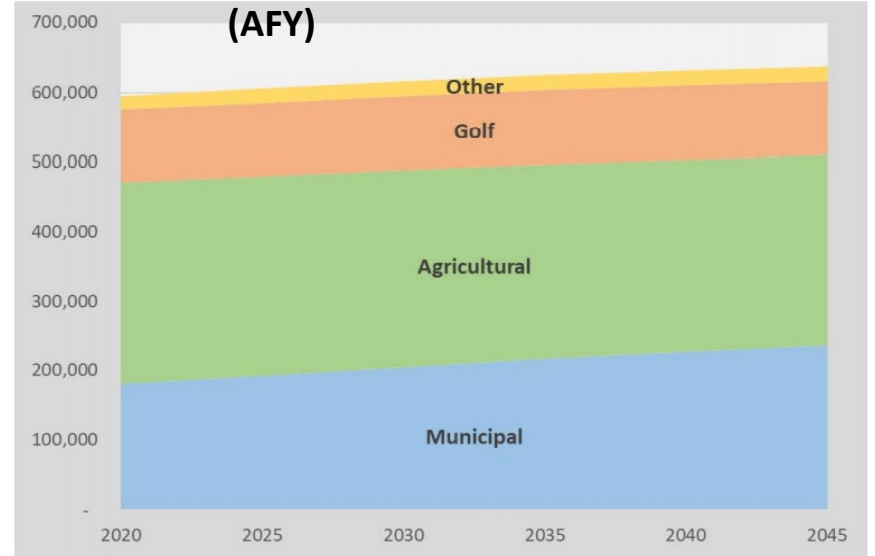
Updated Growth & Water Demand Forecast

Permanent & Seasonal Residents (Based on 2020 SCAG Regional Growth Forecast)



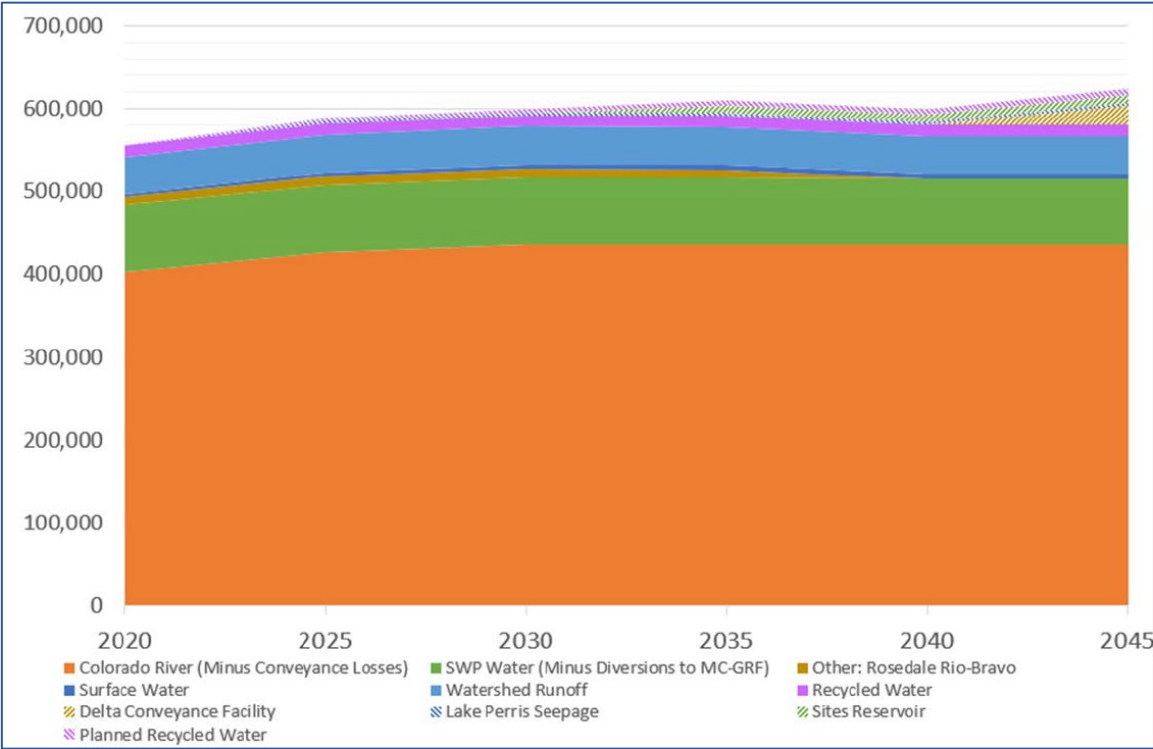
	2016 Baseline	2020	2025	2030	2035	2040	2045
Coachella Valley Water District	267,136	287,987	308,015	328,042	348,069	364,297	380,523
Coachella Water Authority	45,828	54,736	66,488	78,241	89,993	105,175	120,357
Desert Water Agency	66,755	70,451	74,164	77,878	81,591	85,576	89,561
Indio Water Authority	91,366	96,107	103,429	110,751	118,072	124,408	130,743
Plan Area Total	471,085	509,281	552,096	594,912	637,725	679,456	721,184

Demand Projections (AFY)



Water Demand Type	2020	2025	2030	2035	2040	2045
Municipal	180,318	192,098	204,163	216,074	225,997	235,148
Agricultural	290,312	287,092	284,693	283,045	281,644	280,243
Golf	105,300	106,075	106,850	107,625	107,625	107,625
Other	18,893	21,593	21,593	21,593	21,593	21,593
Plan Area Total	594,823	606,858	617,299	628,337	636,859	644,610

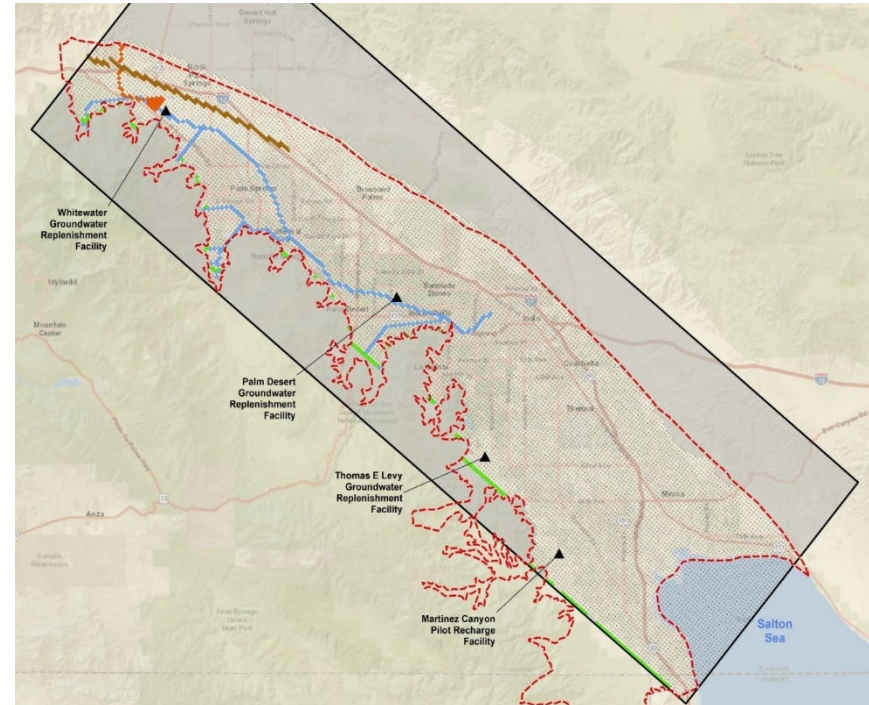
Projected Surface & Recycled Water Supplies with Climate Change Assumptions (AFY)*



*Does not include groundwater supply, which varies under different scenarios and is quantified using the groundwater model

Indio Subbasin Groundwater Model

- Updated through 2019
- Historical model accurately simulates shallow and deep groundwater levels in all areas of the Subbasin
- Then used to predict future water level and storage changes under different inflow and outflow scenarios
- Model provides forecasts of future drain flows, Salton Sea interactions, and other water budget conditions



Plan Scenarios

No New Projects = Baseline

Existing supplies & facilities, no new projects

Baseline w/Climate Change

Existing supplies & facilities limited by climate change assumptions

Five-Year Plan w/Climate Change

5-year CIP supplies and facilities limited by climate change assumptions

Future Projects w/Climate Change

All planned supplies & facilities limited by climate change assumptions

Expanded Agriculture w/Climate Change

Expanded agricultural demands and all planned supplies & facilities, limited by climate change assumptions

Projects and Management Actions

Water Conservation

- 1: Urban Water Conservation
- 2: Golf Water Conservation
- 3: Agricultural Water Conservation

Water Supply Development

- 4: Increased Surface Water Diversion
- 5: Delta Conveyance Facility
- 6: Lake Perris Seepage
- 7: Sites Reservoir
- 8: Future Supplemental Water Acquisitions
- 9: EVRA Potable Reuse

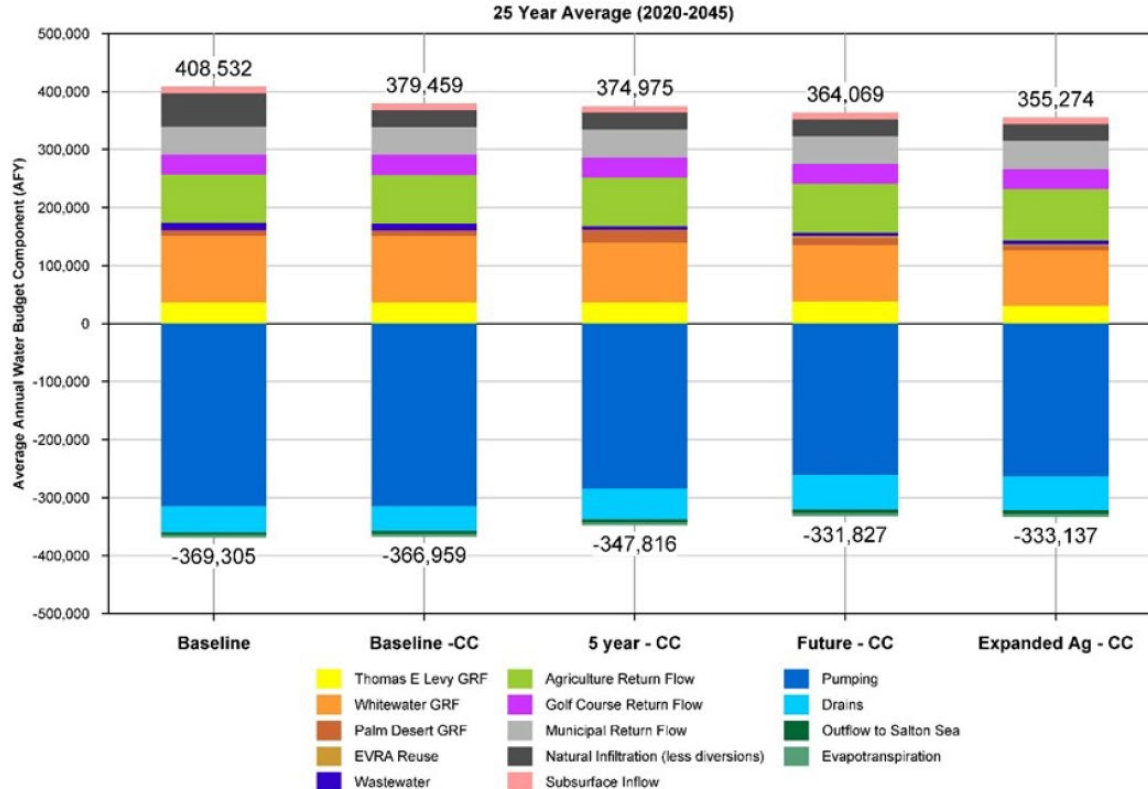
Source Substitution & Replenishment

- 10: Mid-Valley Pipeline Direct Customers
- 11: East Golf Expansion
- 12: Oasis Distribution System
- 13: WRP-10 Recycled Water Delivery
- 14: WRP-10 Tertiary Expansion
- 15: Canal Water Pump Station Upgrade
- 16: WRP-7 Recycled Water Delivery
- 17: WRP-4 Tertiary Expansion & Delivery
- 18: DWA WRP Recycled Water Delivery
- 19: PD-GRF Phase 2 Expansion
- 20: TEL-GRF Expansion
- 21: WWR-GRF Operation

Water Quality Protection

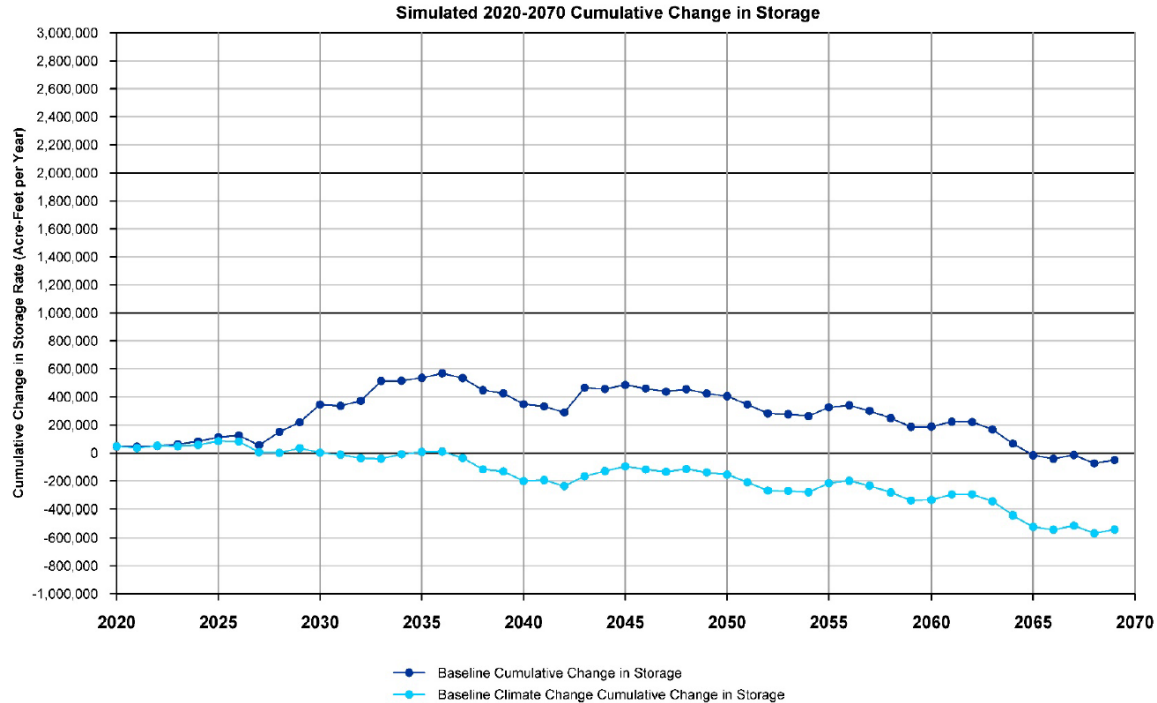
- 22: Eliminate Wastewater Percolation
- 23: Wellhead Treatment
- 24: Small Water System Consolidations
- 25: Septic to Sewer Conversions
- 26: CV-SNMP GW Monitoring Program Workplan
- 27: CV-SNMP Development Workplan
- 28: Colorado River Salinity Forum
- 29: Source Water Protection

Model Inflows and Outflows



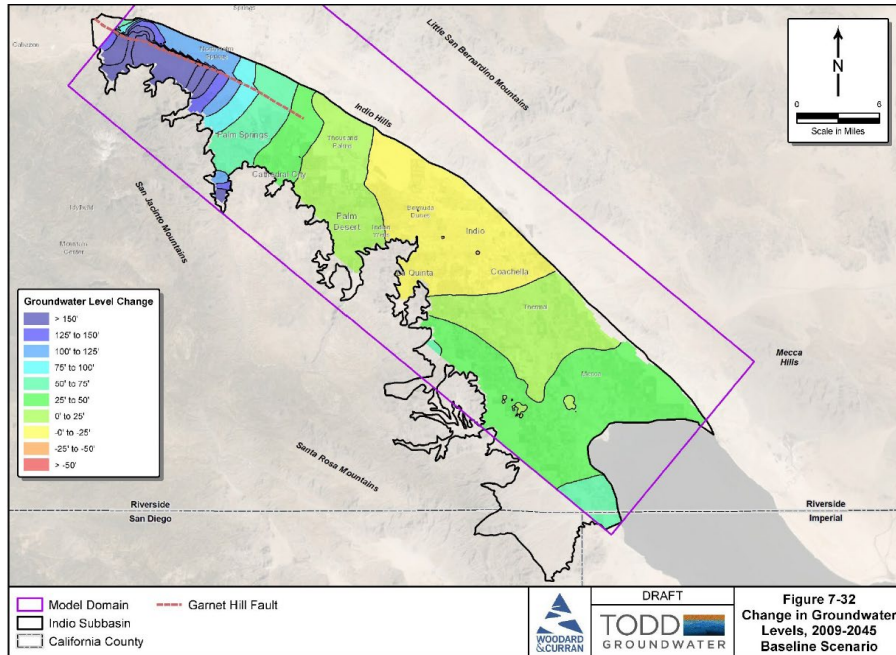
Modeling Results - Baseline

- Baseline (No New Projects) could be sustainable except for climate change
- Baseline with Climate Change scenario indicates decreases in storage
- Simulated local declines in groundwater levels

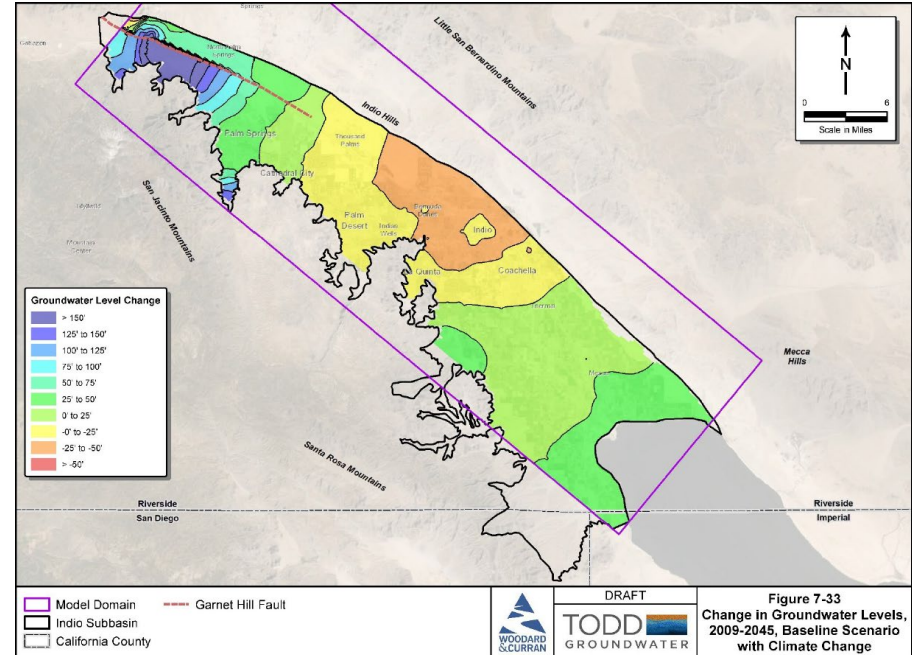


Future Change in Groundwater Levels 2009-2045, Baseline Scenarios

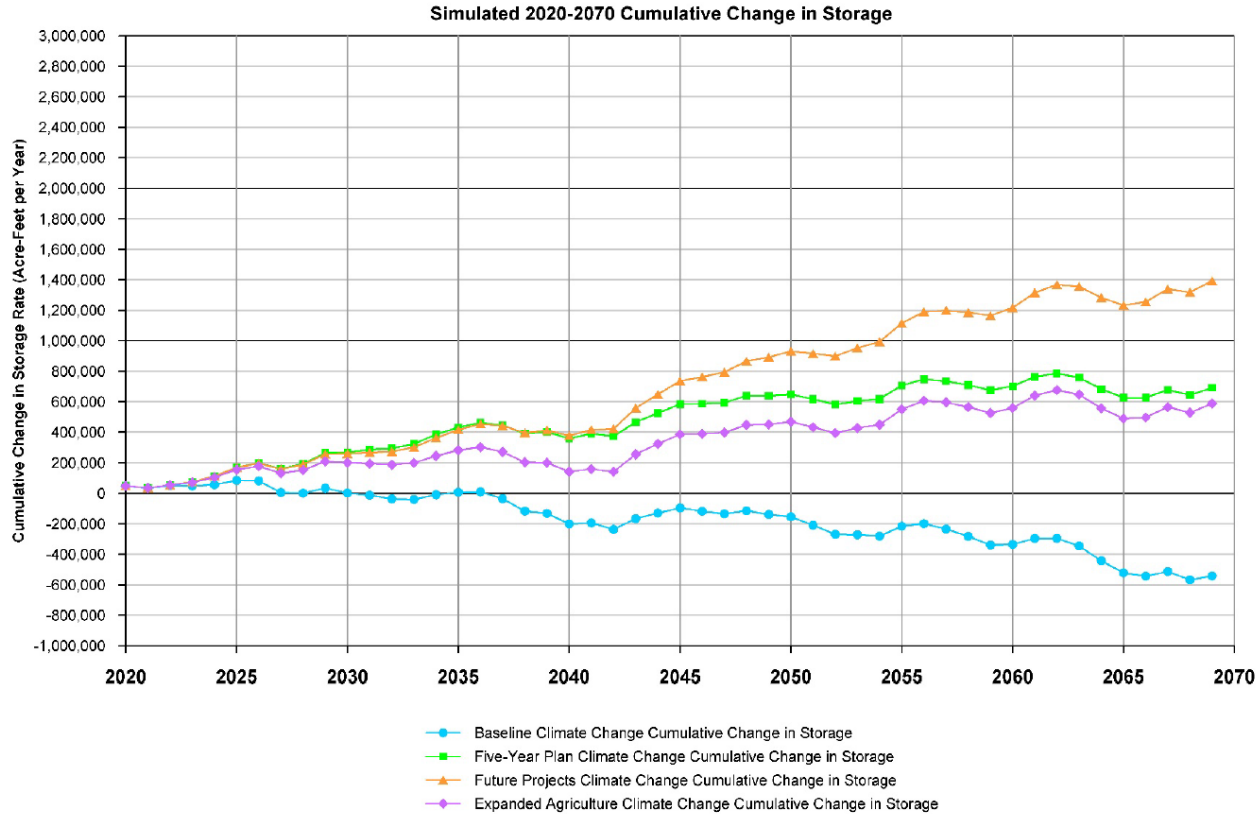
Baseline Scenario



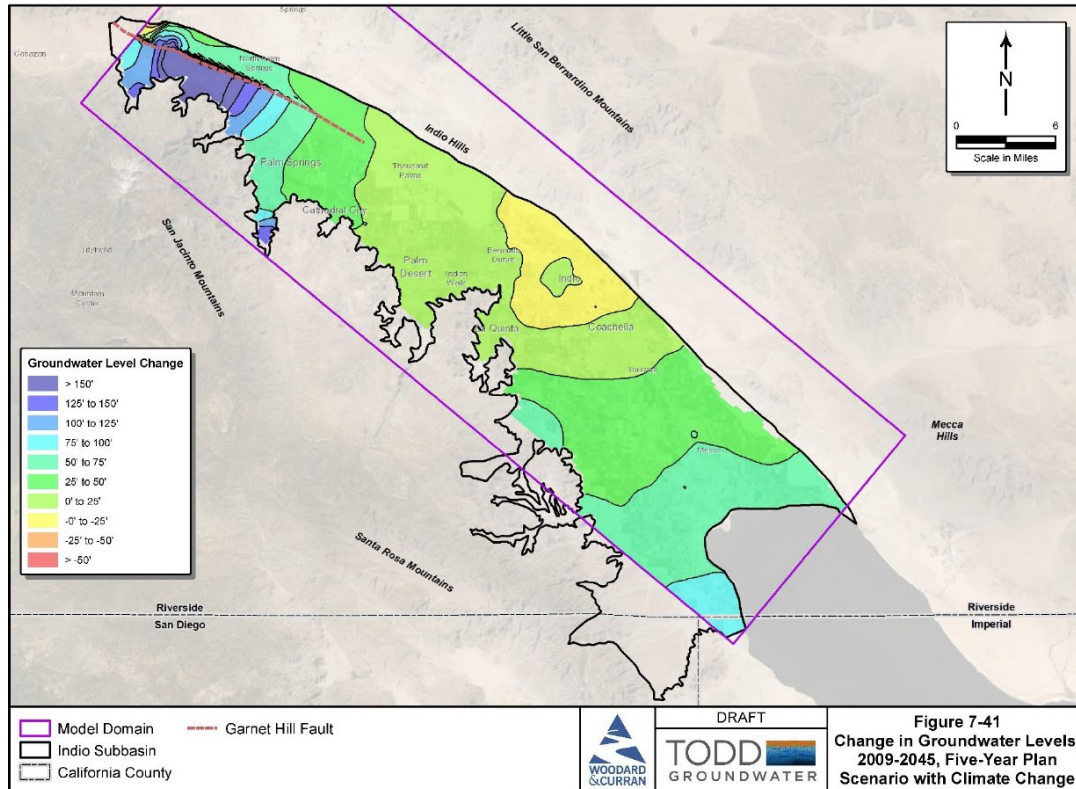
Baseline with Climate Change Scenario



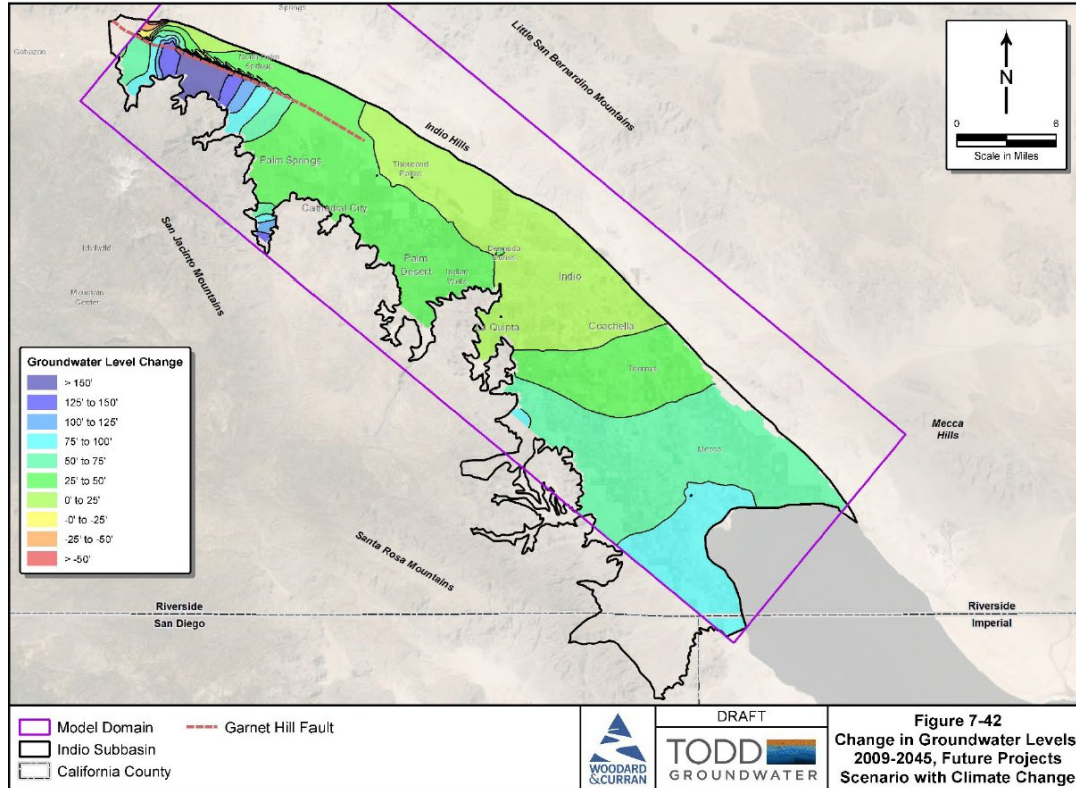
Modeling Results - Projects



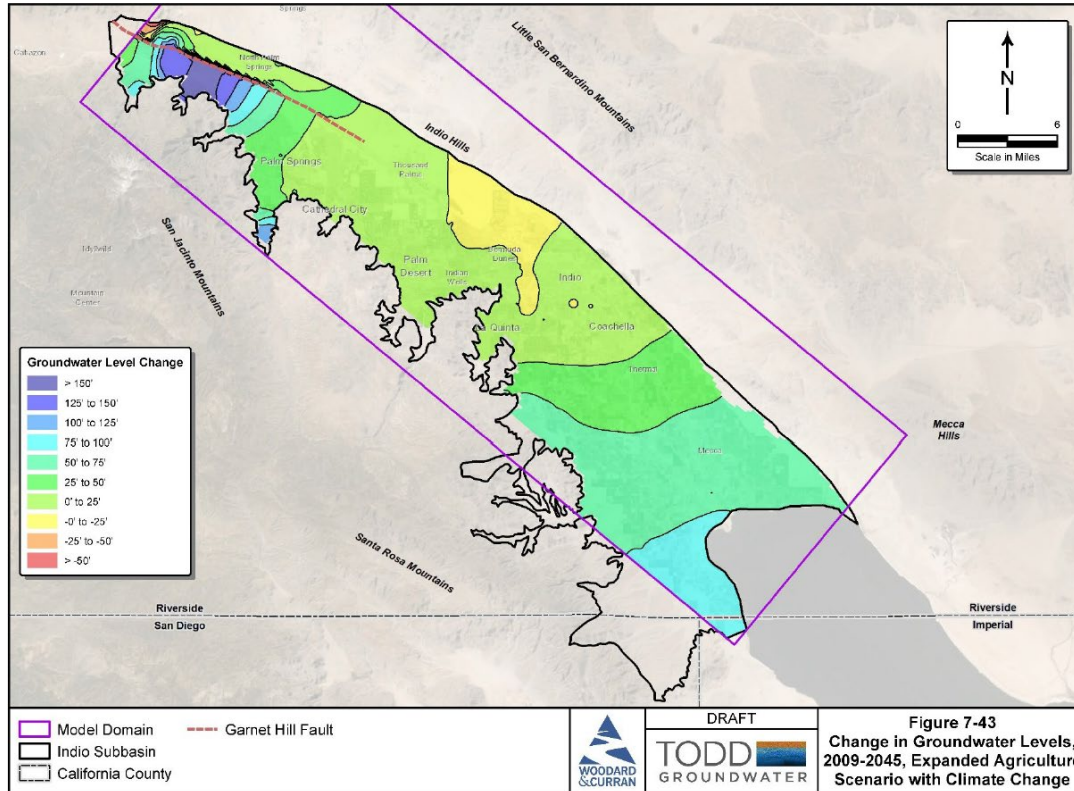
Future Change in Groundwater Levels 2009-2045, 5-Year Plan with Climate Change



Future Change in Groundwater Levels 2009-2045, Future Projects with Climate Change



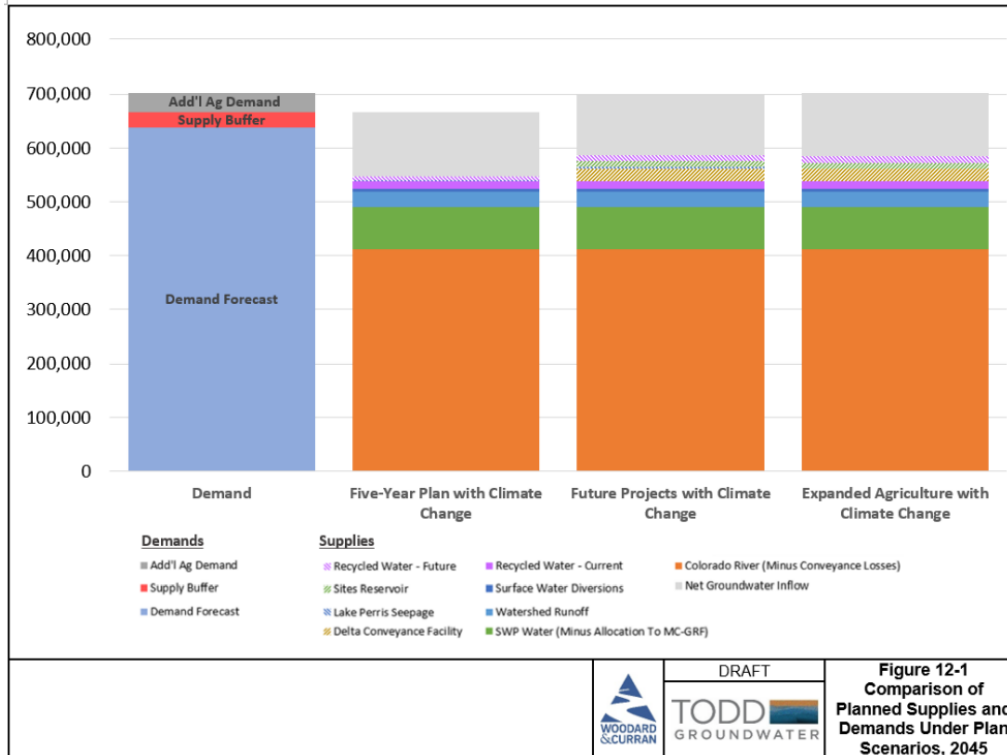
Future Change in Groundwater Levels 2009-2045, Expanded Agriculture with Climate Change



Future Scenario Simulation Results

- Scenarios indicate:
 - Decline in groundwater levels and storage for Baseline with Climate Change
 - Increases in groundwater levels and storage for all other scenarios
- Plan Update analysis shows ability to meet projected future water demands and SGMA sustainability goals with planned projects and management actions
- Planned projects and management actions are needed to reliably meet projected future demands in face of climate change and uncertainties in demand past 25-year planning horizon

Comparison of Projected Demands and Supplies Under Plan Scenarios, 2045



2022 Water Management Plan – Public Review & Workshop

ANNOUNCEMENT: Our final public workshop for the 2022 *Indio Subbasin Alternative Plan Update* will be held on **Wednesday, October 20** in **hybrid** format – in person at CVWD’s Steve Robbins Administration Building AND virtually on GoToMeeting.

Indio Subbasin Alternative Plan Update – Public Workshop #7

Wednesday, October 20, 2021 at 2:00 pm – 4:00 pm

In Person

Coachella Valley Water District – Steve Robins Administration Building
75515 Hovley Ln E, Palm Desert, CA 92211

GoToMeeting

Please join my meeting from your computer, tablet or smartphone <https://global.gotomeeting.com/join/647606925>
You can also dial in using your phone: +1 (646) 749-3122, Access Code: 647-606-925

Thank You,

Indio Subbasin GSAs



Learn more at www.IndioSubbasinSGMA.org

Water Supply Assessment (WSA)

- Senate Bill (SB) 610 was enacted in 2001 to more closely link land use decision-making and water supply availability.
- Encourages communication and coordination among water suppliers and local land use agencies (cities and counties) in connection with the approval of sizable development projects.
- Is there sufficient supply available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

What Triggers a WSA?

- Under SB 610, any city or county that determines a “project” under Water Code section 10912 is subject to CEQA must identify the public water system that may provide water service to the project and request the water provider to prepare a WSA.

What Projects are Subject to a WSA?

- 1) Residential development of more than 500 dwelling units;
- 2) Shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- 3) Commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- 4) Hotel or motel, or both, having more than 500 rooms;
- 5) Industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
- 6) Mixed-use project that includes one or more of the projects specified above; or
- 7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

What Must Be Included in a WSA?

- Water supply documentation
 - “Any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and a description of the quantities of water received in prior years by the public water system ... under the existing water supply entitlements, water rights, or water service contracts.”
 - An analysis of the sufficiency of the groundwater from the basin(s) from which the project will be supplied to meet projected water demands
- Water demand documentation
 - Projected demand associated with the proposed project
 - Existing demand within a water provider’s service territory
 - Documenting demands associated with a water provider’s “planned future uses”

How is a WSA Used?

- Lead land use agency (city or county) must include the WSA in the Environmental Impact Report (EIR) prepared for the project.
- If a WSA concludes that water supplies are not sufficient to serve the projected demand in addition to existing and planned future uses, the water provider must submit its plans for acquiring additional water supplies needed to serve the project.
- The city or county acting as lead agency under CEQA makes the final determination based on the entire record whether water supplies will be sufficient to serve the project in addition to existing and planned future uses.

Water Supply Verifications

- SB 221 only applies to development agreements or tentative maps that includes a subdivision, defined as a residential development projects with 500 or more dwelling units.
- The approval of a development agreement or tentative map including a subdivision must be conditioned on obtaining an approved Water Verification from the water provider at some point.

Landscape Plan Check



- CVWD worked with CVAG and the cities to develop landscape ordinances. Your city has approved a landscape ordinance which projects are required to comply with.
- Sets a Maximum Applied Water Allowance which a project cannot exceed.

Landscape Plan Check

- Applicability for plan submission– Requires a building or landscape permit, plan check or design review
 - Public agency and private development projects
 - Developer installed single family or multi-family projects
 - Homeowner constructed/occupied single family or multi-family project w/total landscape area over 2,500 square feet.
 - Any residential project with a landscape area of 2,500 square feet or less may complete Appendix H to conform to ordinance.

Landscape Plan Check

- Reviewed for compliance with Ordinance 1302.5.
 - If plan meets requirements of Ordinance plan is signed.
 - If plan requires corrections, comments are returned to landscape architect (goes back and forth until plan meets requirements for signature)
 - Plan is scanned, assigned drawing numbers, plan check fees are charged and upon payment plan is released to landscape architect.
- Clearance is given to Development Services to sell meter and then meter is installed.
 - Project is placed on future inspection list.



Landscape Plan Check

- CVWD staff conducts randomized visit sites for inspection based on the future inspection list.
 - If upon inspection the project was installed per plan, we make a note and remove it from the pending inspection list.
 - If upon inspection the project is not installed per plan, we make a note and attempt to contact the Developer.
 - If the project is within a Tract and we have not installed all of the meters, we place a hold on the future meters until the landscape under construction is brought into compliance per the designed plan or plan revisions are submitted.
 - If the project is a single family home built by a homeowner we attempt to contact the homeowner for correction.
 - If all of the above meters are installed we attempt to get compliance but can face difficulty because once the meters are installed we do not have anything to hold.

Water Budget Based Tiered Rates

- Once a project is installed, they are billed against the use of that property.
- Water budget: An amount of water allocated to a specific property for a given period of time based on the individual needs of that property.
 - Commercial: indoor based on sewer demand
 - Homes: indoor and outdoor use
 - Landscape: based on size, weather and efficiency
- Budgets do not exceed landscape plan specifications.



Commercial Water Budgets

- Calculated using:
 - Equivalent Dwelling Units (EDUs) purchased for business based on sanitation capacity/usage (Tier 2)
 - I.E. 1 EDU= 8 CCF budget
- Should have separate landscape meter
 - Some older facilities use their meter for both landscape and indoor use
 - These meters will be charged sewer rates for all water used even though not all water is going down sewer



Landscape Water Budgets

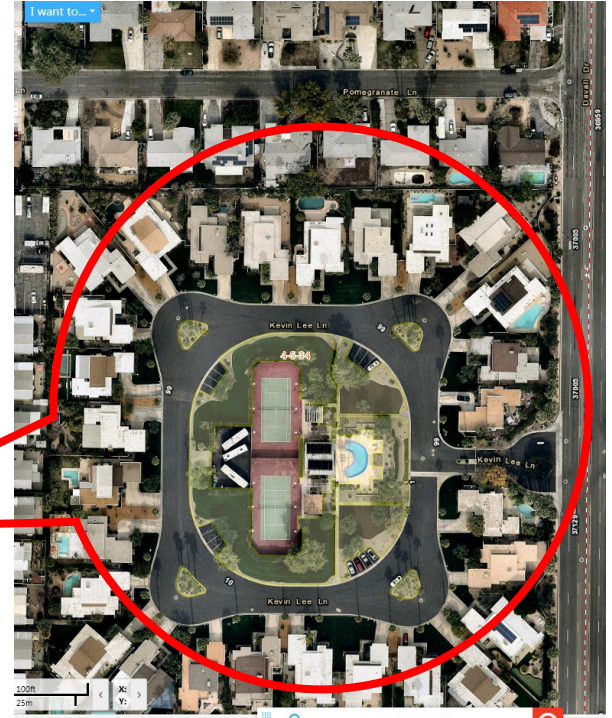
- Calculated using:
 - Landscape area in square feet (mapped in GIS)
 - Evapotranspiration (ET) total in inches for days in billing period
 - Weather based adjustment factor (based on microclimate zone)
 - Monthly plant factor
 - Volumetric conversion (gallons to CCF)
 - Irrigation system efficiency



Landscape Water Budgets

- Existing properties are mapped and the landscape area is measured in square feet.
- New development is based on the landscape plan submission.
 - Not building to plan will result in increased costs

Mapped
Property



Questions/Discussion



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B1 – Short-Term Vacation Rental Program Code Amendment



Background – STVR Exemption

- Adjacent to La Quinta Resort & Tourist Commercial District zone
- Within gated boundaries of La Quinta Resort
- Connected to resort via a direct driveway to provide access to the resort's amenities / facilities for guests
- Historically operated as STVRs
- Rented through La Quinta Resort Leasing Office
- Total of 48 units; 16 registered as STVRs

La Quinta Resort Tennis Villas





La Quinta

— CALIFORNIA —

City Council Meeting

October 5, 2021

B2 – Community Services Grant Requests 2021-22



Community Services Grants

- Budget is \$60,000 (3 rounds)
- Recommend \$21,500 for 8 organizations
- \$38,500 would remain for next 2 grant rounds

Applicant	Requested	Committee Recommendation
Academy of Musical Performance	\$5,000	\$2,500
Alzheimer's Association	\$5,000	\$5,000
Assistance League Coachella Valley	\$3,000	\$1,500
Desert Arc	\$5,000	\$5,000

Applicant	Requested	Committee Recommendation
Galilee Center	\$5,000	\$1,500
John Glenn Middle School – Kids in the Kitchen*	\$500	\$500
Soroptimist House Inc.*	\$500	\$500
YMCA of the Desert	\$5,000	\$5,000

*Starter Grant



La Quinta

— CALIFORNIA —

City Council Meeting October 5, 2021

B3 – Veterans Recognition Ceremony



Veteran Recognition Ceremony

Date: November 11, 2021
Location: Civic Center - Courtyard
Time: 9:00 AM – 10:30 AM



Honoring Those Who Served

- 302 names engraved on the Veterans Acknowledgement Monuments
- 13 Applications submitted
 - 5 Army
 - 2 Air Force
 - 1 Coast Guard
 - 5 Navy
- Nominations submitted in person and via email
- Nominees vetted by City staff
- Submitted for Council approval

2021 Nominees

Last Name	Middle Name	First Name	Suffix	Branch	Rank	Years of Service
Clerc	Benjamin	Antoine		Army	SPC	1997-2000
McIntosh	Higgins	James		Army	CAPT	1974-1981
Hedwell	Allen	Richard		Army	ET2	1949-1953
Garrott	Wilson	Robert	Jr	Army	COL	1961-1989
Hughes	R.	Walter		Army	SP3	1955-1957
Intemann	W.	George		Army Aircorps - Air Force	Major	1943-1973
Dorsey	Darnell	Keith		Air Force	SSgt	1983-1988

2021 Nominees

Last Name	Middle Name	First Name	Suffix	Branch	Rank	Years of Service
Lambert		James		Coast Guard	ICFN	1973-1973
Bemben		Edward		Navy	S2	1944-1947
Lewis	K.	James		Navy	ICFN	1973-1973
Doyle	Raymond	John		Navy	CAPT	1971-2000
Wayman	N.	Robert		Navy	PO1	1980-1994
Johnston	Xavier	Francis	III	Navy / Maritime Service	CAPT RADM	1960 -1962 1984-1990

Requirements

- Current or former La Quinta resident
- Honorable discharge from service
- Proof of military service (DD214)



Veteran Recognition Ceremony

(Continued)

- Nominees honored
- Past nominees acknowledged
- Name, rank, and date of service engraved on Veterans Acknowledgment Monuments





La Quinta

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City Council Meeting

October 5, 2021

B4 – Amendment No. 4
SilverRock Development Company





SilverRock Development Company LLC
City of La Quinta – Council Meeting Update

October 5, 2021

Site Overview



Project Status Overview

Montage Hotel and Spa

- Site Watering – *April 2021 – Complete*
- Mylars for Precise Grading Plan Approval – *July 2021 – Complete*
- Grading & Pad Certification – *July 2021 – Complete*
- Model Room Construction – *Under construction*
 - *FF&E due December 2021*
- Underground Utilities – *July 2021 – In progress*
 - *Storm Drain, Sewer, and Water installation – In progress*
- Building Construction – *July 2021 – In progress*
 - *Building permits for Main Building and Spa – Issued*
- Completion – *April 2023 – On schedule*



Project Status Overview

Montage Hotel Vertical Construction

- Under-Slab Electrical Conduit Installation – *September 2021 – Complete*
- Under-Slab Plumbing Installation – *September 2021 – Complete*
- Footing Excavation – *September/October 2021 – In progress*

Montage Spa Vertical Construction

- Under-Slab Electrical Conduit Installation – *September 2021 – Complete*
- Footing Excavation – *September 2021 – Complete*
- Footing Rebar Installation – *September/October 2021 – In progress*
- Concrete Pour – *October 2021 – On schedule*

Montage Guestrooms Phase I

- Footing Excavation – *October 2021 – On schedule*



Progress Image – Montage Hotel & Guestrooms



Progress Image – Montage Spa



Progress Image – Montage Spa



Project Status Overview

Montage Residences

- *Underground Utilities – September to January 2022 – In process*
 - *Permits – Ready to issue*
 - *Storm drain materials – Delivered*
 - *CVWD approval – Complete*
- *Temporary Power – September 2021 – Permit Issued*
- *Cart Path Relocation – October 2021 – In process*
- *Curb & Gutter Construction – November to December 2021*
- *Building Construction – September 2021*
 - *Permits – Issued*
 - *Subcontract issuance – In process*
 - *Construction – In process*
- *Completion Phase 1 – November 2022*



Progress Photo – Montage Residences



Progress Photo – Montage Residences



Project Status Overview

Conference and Shared Services Building

- Mylars for Precise Grading Plan – *Approved*
- Site Watering – *July 2021 – Complete*
- Grading & Pad Certification – *September 2021 – Complete*
- Executed GMP Contract with GC – *September 2021 – Complete*
- Building Construction – *October 2021 – On schedule pending permit issuance*
- Completion – *May 2023*



Project Status Overview

Golf Clubhouse

- Mylars for Precise Grading Plan – *Approved*
- Site Watering – *July 2021 – Complete*
- Grading & Pad Certification – *September 2021 – Complete*
- Executed GMP Contract with GC – *September 2021 – Complete*
- Building Construction – *September 2021 – In Progress*
 - Permit – *Issued October 2021*
 - Underground utilities trenching – *In Progress*
- Completion – *October 2022*



Progress Image – Golf Clubhouse



Project Status Overview

Pendry Residences

- Final Map Approval – *August 2021 – In process*
- Final Map Recordation – *October 2021 – On schedule*
- Site Watering – *August 2021 – Complete*
- Mylars for Precise Grading Plan Approval – *October 2021 – In process*
- Grading & Pad Certification – *October 2021*
- Underground Utilities – *October 2021*
- Phase 1 Building Construction – *January 2022 – On schedule*
- Phase 1 Completion – *February 2023 – On Schedule*



Project Status Overview

Pendry Hotel

- Mylars for Precise Grading Plan – *August 2021 – Complete and pending approval*
- Site Watering – *July 2021 – Complete*
- Grading & Pad Certification – *October 2021 – In process*
- Building Construction – *April 2022 – On schedule*
- Completion – *February 2024*



An aerial photograph of a golf course during sunset. The sun is low on the left, casting a warm golden glow over the scene. The golf course features several green fairways, a winding path, and a central water feature. In the background, there are large, rugged mountains with some mist or clouds clinging to their slopes. The overall atmosphere is serene and scenic.

Thank you

Background

- November 2014 - Council approved Purchase, Sale, and Development Agreement
- May through November 2017 golf course realignment
- November 2018 - Council approved Amendment No. 3 updating schedule to enable closing of \$212 million construction financing

Background

- April 2019 through November 2019 mass grading and site preparation
- March 2020 through April 2021 project delays as a result of COVID-19 and cost escalations
- April 2021 City issued a notice of default and requested cure

Amendment No. 4

Purpose

- Cure Default
- Revise capitalization of Project
- Update Schedule of Performance
- Create additional milestones
- Negotiate new business terms

Amendment No. 4

Updated Schedule

Project Component	Amendment No. 3		Amendment No. 4	
	Start	Finish	Start	Finish
Luxury Hotel	8/26/19	12/31/20	8/30/21	9/30/23
Lifestyle Hotel	8/1/19	12/31/20	9/30/22	7/31/24
Conference and Shared	8/1/19	12/31/20	8/30/21	9/30/23
Golf Clubhouse and Range	10/31/19	12/31/20	8/30/21	11/1/22

Amendment No. 4

Business Terms

- Decrease available TOT receipts by 5%
- Increase purchase price of Option Property
- Require hotel operator to manage vacation rentals of branded residences and golf villas
- Update lifestyle residences closing requirement
- Quarterly reports detailing delays, schedule changes or other circumstances that could impact milestones

Questions?



An aerial photograph of La Quinta, California, showing a large circular graphic overlay. The circle contains a scene with a lake, a prominent rocky mountain peak, and a residential area. The text 'La Quinta' is written in a white, cursive font across the lake, and 'CALIFORNIA' is written in a white, sans-serif font below it, flanked by horizontal lines. The background of the entire image is a wide aerial view of the desert landscape, including mountains, a residential area, and a dry riverbed.

La Quinta

— CALIFORNIA —