



# WELCOME





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It's easy. Repair drips and leaks. A leak as small as the tip of a pen can waste more than 200 gallons per day.

[CVWaterCounts.com](http://CVWaterCounts.com).

*Water*  
COUNTS





# SESSION 4: DEVELOPMENT & FUTURE NEEDS

## INTRODUCTIONS

# Gloria Hernandez

SENIOR MANAGEMENT ANALYST, INDIO WATER AUTHORITY





# Live Water Wise

It's **easy**. Convert your front or back yard to drought-friendly landscaping and save on average 230 gallons per day.

[CVWaterCounts.com](http://CVWaterCounts.com).

*Water*  
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# DEVELOPMENT & FUTURE NEEDS BUILDING & DEVELOPMENT AND WATER EFFICIENCY

## Gretchen Gutierrez

DESERT VALLEYS BUILDERS ASSOCIATION





***PRESENTATION TO:  
CV WATER COUNTS ACADEMY***

***FEBRUARY 20, 2024***

## ***Mission Statement:***

***The DVBA is the Trade Association of the Building Industry Professionals, representing all levels of the construction industry and committed to ensuring that building of all types remains vibrant and strong in our region.***

***We are dedicated to providing excellence in community development while protecting the natural beauty of the Coachella & Imperial Valleys.***



**We are engaged with over 100 Agencies comprised of:**  
***Across 3 Counties: Riverside, San Bernadino & Imperial***  
***Local City Governments & County Agencies***  
***School Districts***  
***Water Districts***  
***Air Quality Management Agencies &***  
***Regional Transportation Agencies &***  
***Variety of Other Regulatory Agencies***  
***Throughout the Region & at the***  
***State/National Levels***





**The DVBA is a partner/participant with these Organizations and Others:**

- ✓ **California League of Cities – Only Building Industry Partner in the State**
- ✓ **Coachella Valley Housing Coalition (CVHC) – Advisory Board Member**
  - ✓ **California Desert Association of Realtors Partner Member**
  - ✓ **Greater Palm Springs Association of Realtors Partner Member**
  - ✓ **Rancho Mirage Chamber of Commerce Partner Member**
  - ✓ **Palm Desert Chamber of Commerce Partner Member**
  - ✓ **Indian Wells Chamber of Commerce Partner Member**
- ✓ **Desert Business Association Chamber of Commerce Partner Member**
  - ✓ **Thousand Palms Chamber of Commerce Partner Member**

**DVBA also maintains as a Separate Subsidiary:**

**“The Coachella Imperial Valleys Strategies PAC”**

**Involved with Local, County, State & Federal Elections & Issues**

**(Over 200 Campaigns Supported/Opposed in Past 8 Years**

**With a nearly 80% Success Rate of Campaigns)**



## **OBTAINING A WATER WILL SERVE LETTER**

**SB 610 – ENACTED JANUARY 1, 2002 & SB 221 – ENACTED JANUARY 1, 2002**

**THESE TWO STATE LEGISLATIVE BILLS FORMED THE BASIS BY WHICH “WILL SERVE” LETTERS ARE NOW GENERATED AS PART OF THE ENTITLEMENT PROCESS FOR NEW PROJECTS (HOUSING, INDUSTRIAL, COMMERCIAL, ETC).**

**ALL NEW DEVELOPMENT PROJECTS ARE CONDITIONED TO RECEIVE ONE OF THESE LETTERS FROM THE AGENCY THAT WILL BE PROVIDING WATER SERVICE TO THE FINISHED PROJECT**

**AS RELATED TO HOUSING PROJECTS WAS ORIGINALLY ENACTED FOR *LARGE* SUBDIVISION PROJECTS (*500 OR MORE UNITS*), HAS SINCE BEEN AMENDED TO INCLUDE ALL PROJECTS**

**UNLESS AN AGENCY ISSUES A “WILL SERVE” LETTER AS PART OF THE CONDITIONS OF APPROVAL FOR THE PROJECT, THE PROJECT WILL NOT BE APPROVED NOR MOVE FORWARD**



***So what “really” has  
happened since  
March of 2020 with Permits  
& Housing Starts?***



# What's happened to the Coachella Valley with Home Sales since COVID 19 Hit Us?

***The resale market went a LOT!!! crazy the past 4 YEARS!***

- ✓ From Extremely Low inventory
- ✓ To Multiple Offers for Resales
- ✓ Low Low Interest Rates – so lots of Refi's as well as Pushing Buying Power
  - ✓ **RATES CHANGED DRAMATICALLY STARTING IN 2022 AND CONTINUE**
  - ✓ **TODAY TO BE NEARLY 7% - GONE ARE THOSE 2-3% LEVELS!!**



***And On the New Home Side of Sales??  
(Just as **Crazy!** For Sales)***

- ✓ Sales Office Moved to Appointments/Virtual Tours Initially
- ✓ Reopened to include Walk Ins – But many remain Virtual Tours as optional
- ✓ Buyers **WERE** originally predominately California Based During Much of COVID
- ✓ Will Seasonal/Snowbirds/2<sup>nd</sup> Homeowners Ever Return to the Market? (**STARTED TO RETURN WINTER 2022 & CONTINUING THRU PRESENT TIME**)
- ✓ New Housing Projects Sold Out Months Earlier than Forecast **AND THAT IS CONTINUING TODAY!**



## How Many Houses Were “Really” Built?

*Last building boom (2008!!) saw nearly 8,800 permits issued across the  
9 Coachella Valley Cities....*

*But how does it look since the Economic Downturn?*

*While we are told it ended in 2013 – the Reality is this ....*

*2015..... 794 permits issued*

*2016..... 742 permits issued*

*2017..... 900 permits issued*

*2018..... 995 permits issued (Only 5 more than the prior year!)*

*There is currently a housing deficit of 1.5 million residences nationwide*

*We need to exceed 1.1 million starts per year to reduce it*

*California in 2021 – 65, 191 & in 2022 only 61, 468*

*Need 100,00 per year to reduce deficit*



# WHY DOES IT COST SOOOOOO MUCH TO BRING HOUSING TO THE MARKET?



**AND WHILE ITS BEEN A ROLLER COASTER OF THE LAST 4 YEARS  
WITH NEW HOME SALES  
AVERAGING NEARLY 2500 PERMITS ISSUED EACH YEAR TO START  
NEW CONSTRUCTION.....  
HOW HAS THE COST OF PULLING THOSE PERMITS INCREASED?**

**60 Unit Tract Home Development**

City	2021 Fee Study	2024 Fee Study	Notes
Cathedral City	\$35,412	\$56,273	Recently updated permit fees and impact fees
Coachella	\$47,919	\$54,631	
Desert Hot Springs	\$44,487	\$51,873	
Indian Wells	\$38,407	\$46,732	Recently updated permit fees and impact fees
Indio	\$46,512	\$50,522	
La Quinta	\$43,850	\$48,134	
Palm Desert	\$40,105	\$42,979	Fee study in progress
Palm Springs	\$46,649	\$50,010	
Rancho Mirage	\$46,514	\$51,040	
Average	\$43,317	\$50,244	

City	2021 Fee Study	2024 Fee Study	Notes
Lowest	\$35,412	\$42,979	Lowest in 2024 has fee study in progress
Average	\$43,317	\$50,244	Fees changing by about 5% per year on average
Highest	\$47,919	\$56,273	Highest in 2024 recently completed fee study



# JUST THE TIP OF THE ICEBERG COSTS TO INCREASING HOMEOWNERSHIP:

- ✓ ***Tri Annual Updates to Construction Building Codes/Standards***  
***(NEW ELECTRICAL CODES IMPLEMENTED JAN 1, 2022)***  
***(NEXT BUILDING CODE UPDATE JAN 1, 2024)***  
***AND POTENTIAL OFF ALL “ELECTRIC” IN 2027***
- ✓ ***(How does the Infrastructure Grid Support That?)***
- ✓ ***State Government ever increasing regulations!!!!***  
***Fees – ever increasing costs of permitting***
- ✓ ***Length of time to gain approvals/NIMBYISM/  
Supply Chain/Labor Issues***





# ***FEDERAL RESERVE ISN'T HELPING EITHER! HOW HIGHER INTEREST RATES PRICE OUT BUYERS!!***

The difference between a slightly more than 3% mortgage rate and a 7% mortgage rate adds roughly an **additional \$1,000 mortgage payment to a typical, new median-priced single-family home** and prices 18 million U.S. households “out” of the market for the home.

This means that a mortgage payment on a \$450,700 home would have increased from \$1,925 in January 2022.....  
to \$2,923 in late October when mortgage rates topped 7%.

And while mortgage rates fell back modestly to a level of 6.42% at the end of the year 2022, the monthly mortgage payment on the same home increased from \$1,925 in January when rates were just above 3%, to \$2,740 in December when rates doubled, *adding more than \$800 to the cost of the home loan.*

***The Forecast is for rates below 6% by end of 2023!***

***WELL UNFORTUNATELY THAT DIDN'T HAPPEN AND WE ARE STILL NEARLY AT 7%!***



***HOW DVBA IS ENGAGED IN THESE CHALLENGES:***

- ✓ ***WORKING WITH ALL AGENCIES ON ANNUAL FEE SCHEDULES***
- ✓ ***SUPPORTING STATE AND FEDERAL LEGISLATION THAT IS “GOOD” AND “OPPOSING” THE BAD LEGISLATION***
- ✓ ***ENGAGED POLITICALLY THRU OUR REGIONAL/STATE/NATIONAL PAC***
- ✓ ***ACTIVE ENGAGEMENT WITH AGENCIES ON ISSUES IMPACTING THE INDUSTRY AND FUTURE DEVELOPMENT: WATER SUPPLY; ELECTRIC/ENERGY SUPPLIES; ENVIRONMENTAL CONCERNS***
  - ✓ ***TO NAME JUST A FEW***
- ✓ ***PROVIDING TIMELY PROGRAMMING ON TOPICS OF INTEREST TO OUR MEMBERS AND THE PUBLIC***

***REMEMBER – THE WORLD IS RUN BY THOSE WHO SHOW UP!***





***DVBA representing the Industry at  
From Washington DC Legislative  
Visits; Regional Legislative Forums;  
Trade Topic Luncheons to  
Fun Networking Events –  
We Cover Lots of Ground Each Year!***





## **Contact the DVBA:**

**Website:** [www.TheDVBA.org](http://www.TheDVBA.org)

**Phone:** 760-776-7001

**Office Location:** 34360 Gateway Drive, Palm Desert



***FOLLOW US ON FACEBOOK @  
“DESERTVALLEYSBUILDERSASSOCIATION”***

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**James Brownyard, VP Legislative Affairs:** [james@thedvba.org](mailto:james@thedvba.org)

**Erin Hyland, Community & Membership Liaison:** [erin@thedvba.org](mailto:erin@thedvba.org)

**Paul Mahoney, Directional Sign Program Manager:** [paul@pmaadvertising.com](mailto:paul@pmaadvertising.com)





# Live Water Wise

It's easy. Water your yard during non-daylight hours. More water will reach the roots, and less water will evaporate.

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*Water*  
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# DEVELOPMENT & FUTURE NEEDS SALTON SEA MANAGEMENT PROGRAM

## Miguel Hernández

PUBLIC AFFAIRS OFFICER, CALIFORNIA NATURAL  
RESOURCES AGENCY





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# Salton Sea Management Program

Miguel Hernández, Public Affairs Officer, CNRA

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## Programa de Gestión de Salton Sea

Miguel Hernández, Oficial de Asuntos Públicos





# Presentation Overview

## Descripción General de la Presentación

- What is the Salton Sea Management Program (SSMP)?
- SSMP Projects
- Projects in Planning Phases

- ¿Qué es el Programa de Gestión del Salton Sea (SSMP)?
- Proyectos del SSMP
- Proyectos en Fases de Planeación

# What is the Salton Sea Management Program (SSMP)?

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- ¿Qué es el Programa de Gestión de Salton Sea (SSMP)?

SSMP Team

Equipo del  
SSMP



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## Salton Sea Challenges

- Dust from exposed lakebed may affect air quality and public health for surrounding communities.
- Increased salinity in the waters of the Sea is unable to sustain many forms of aquatic life.
- Habitat values are being lost, including for several bird species on the Pacific Flyway.
- Drought and water availability

## Retos del Salton Sea

- El polvo proveniente del lecho del lago expuesto puede afectar la calidad del aire y la salud pública de las comunidades aledañas.
- El aumento de la salinidad del agua de Salton Sea no permite la supervivencia de varias formas de vida acuática.
- Se pierden los valores de los hábitats, incluidas varias especies de aves en la ruta migratoria del Pacífico.
- Sequía y disponibilidad de agua.



# SSMP Phase I: 10-year plan

# Plan a 10 años del SSMP

## Phase 1: 2018 – 2028

- 10-Year Plan aims to improve conditions around the Sea by constructing 30,000 acres of projects to reduce wind-blown dust from exposed lakebed and create habitat for fish and birds.



## Fase 1: 2018 – 2028

- El Plan de 10 Años tiene como objetivo mejorar las condiciones alrededor de Salton Sea al construir 30,000 acres de proyectos para reducir el polvo arrastrado por el viento proveniente del lecho del lago expuesto, y crear hábitats para peces y aves.

# Salton Sea Long-Range Plan

- The Salton Sea Management Program prepared this draft Long-Range Plan (LRP or Plan) to comply with State Water Board Revised Order WR 2002-0013.
- SSMP's Phase 1: 10-Year Plan is addressing challenges happening now through 2028. The Phase 2: Long-Range Plan is intended to address challenges beyond 2028.

## Plan a Largo Plazo de Salton Sea

### Salton Sea Long-Range Plan

*Public Draft*

*December 2022*



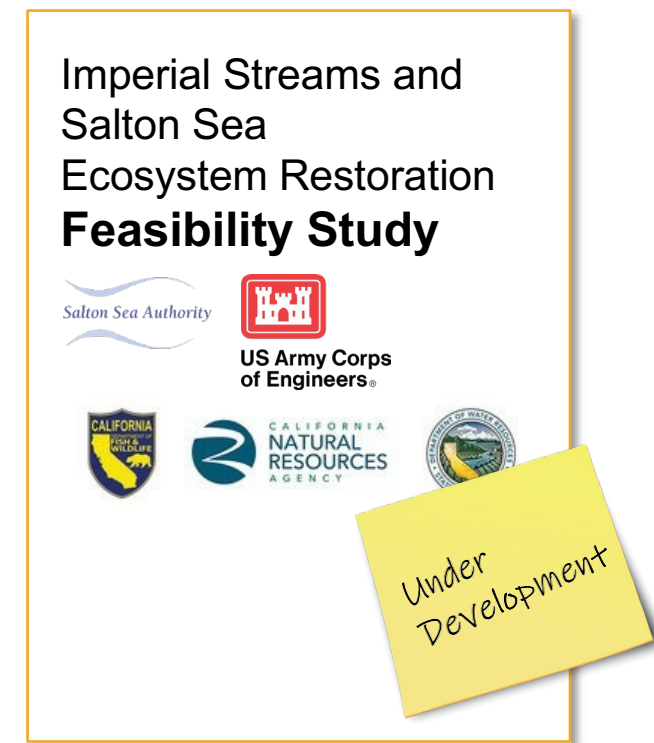
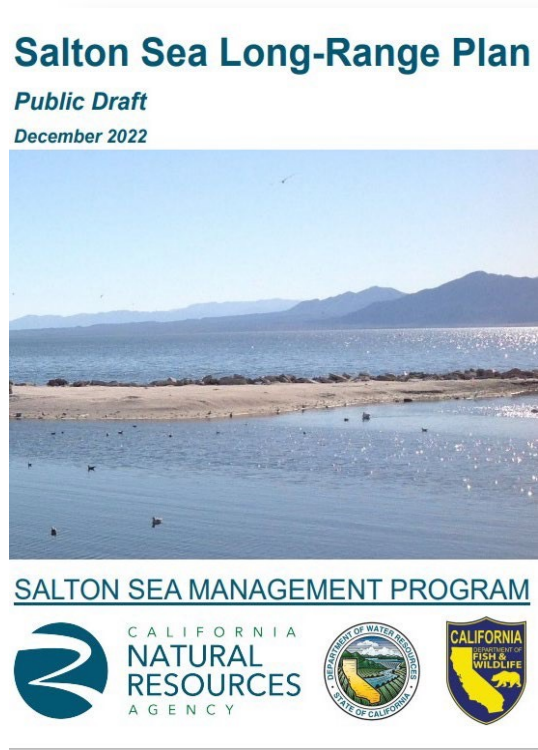
SALTON SEA MANAGEMENT PROGRAM



- El Programa de Gestión del Salton Sea preparó este borrador del Plan a Largo Plazo (LRP o Plan) para cumplir con la Orden Revisada WR 2002-0013 de la Junta Estatal del Agua.
- La Fase 1: El Plan de 10 años de SSMP aborda los desafíos que ocurran a partir de ahora y hasta el año 2028. La Fase 2: Plan a largo plazo pretende abordar los retos más allá del 2028.

# Imperial Streams Salton Sea Feasibility Study

# Estudio de Viabilidad de Entradas de Imperial de Salton Sea



Draft LRP informs the development of a Feasibility Study - (Environmental Review)

El LRP informa el desarrollo de un Estudio de Viabilidad - (Revisión Ambiental)

# SSMP Projects

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## Proyectos del SSMP



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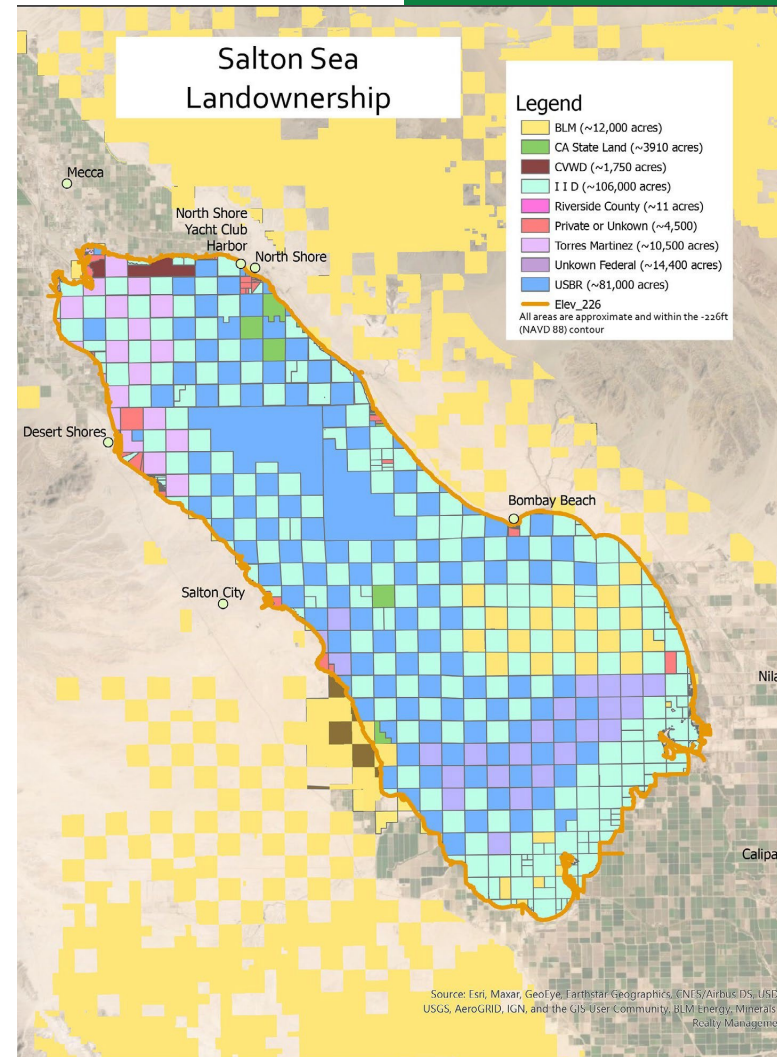




## Land Access Remains an Important Driver of Project Timelines

## El acceso a la tierra aún es importante para los plazos del proyecto

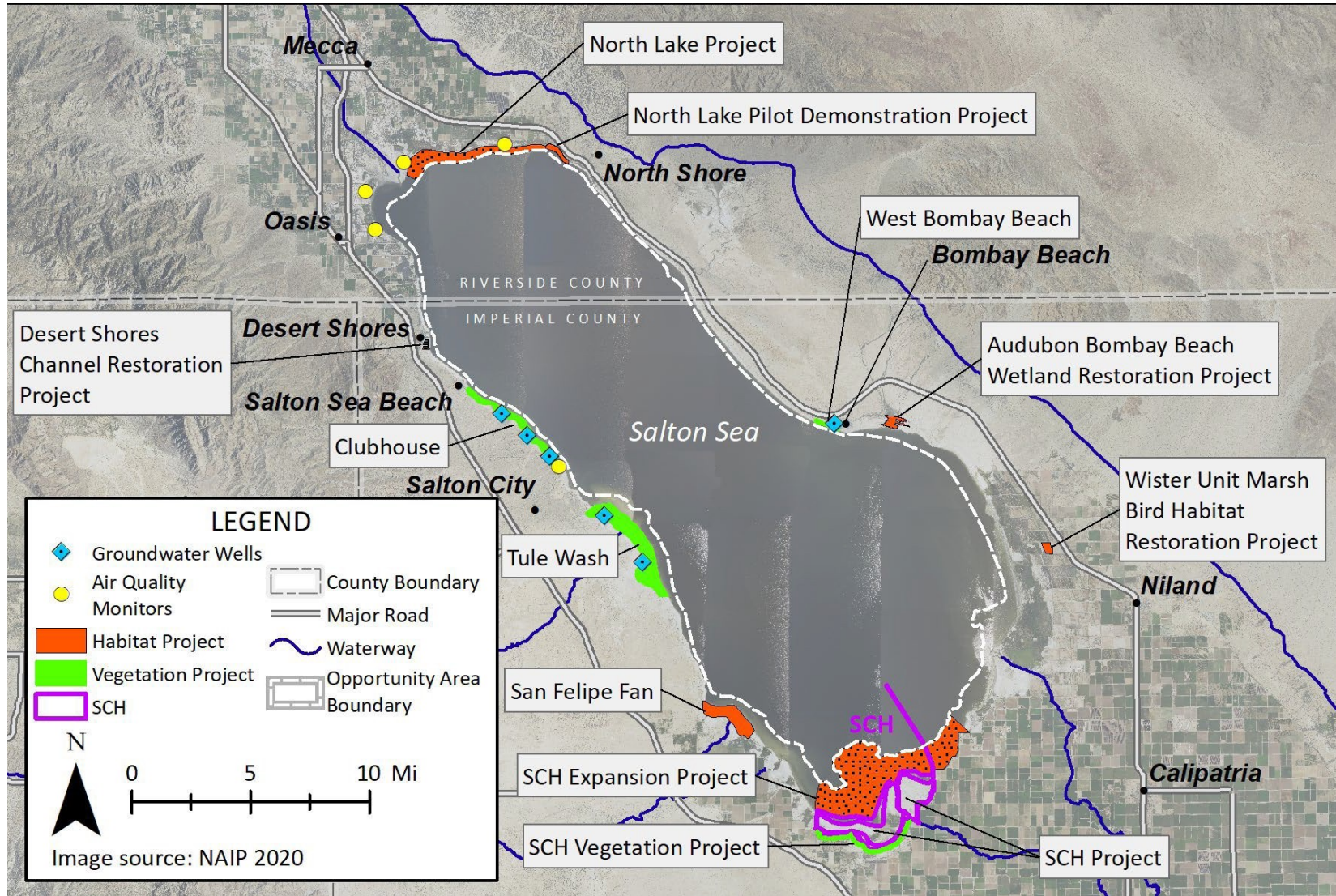
- Collaboration with landowners is critical to land access.
- Lack of state-owned lands and the checkerboard land ownership creates some challenges
- Securing land access agreements is a key driver affecting the planning and project delivery schedule



- La colaboración con propietarios es esencial para el acceso a las tierras.
- La falta de tierras estatales y el “damero” de propietarios generan varios desafíos.
- Asegurar acuerdos de acceso a la tierra es un factor clave para la planificación y el cronograma de realización del proyecto.

# Projects in progress at the Sea

# Proyectos en curso en Salton Sea



# Species Conservation Habitat Project

(4,100 acres)

- First major habitat project of the state's 10-Year Plan.
- Improve air quality and provide critical habitat for birds and fish at the Salton Sea.
- Reduces dust emissions by covering exposed lakebed with water.

# Proyecto Hábitat de Conservación de Especies (4,100 acres)

- Primer gran proyecto de hábitats del Plan a 10 años del Estado.
- Proyecte la calidad del aire y proporciona un hábitat crítico para aves y peces en el Salton Sea.
- Reduce las emisiones de polvo al cubrir con agua el lecho expuesto del lago.



**Species Conservation Habitat Project**  
(4,100 acres)

**Proyecto Hábitat de Conservación de  
Especies (4,100 acres)**



**Species Conservation Habitat Project**  
(4,100 acres)

**Proyecto Hábitat de Conservación de  
Especies (4,100 acres)**



# Species Conservation Habitat Project (4,100 acres)

# Proyecto Hábitat de Conservación de Especies (4,100 acres)





# Vegetation Enhancement Projects

The goal of these projects is to suppress dust in exposed lakebed areas around the Salton Sea through native vegetation establishment and enhancement of existing vegetation stands.

Projects total  $\approx$ 1,700 acres

- Clubhouse 400 acres
- Tule Wash 1,215 acres
- West Bombay Beach 90 acres

## Proyectos de Mejora de la Vegetación

El objetivo de estos proyectos es suprimir el polvo en las áreas de lecho de lago expuesto alrededor de Salton Sea a través de la plantación de vegetación nativa y la mejora de la vegetación existente.

Proyectos totales  $\approx$ 1,700 acres

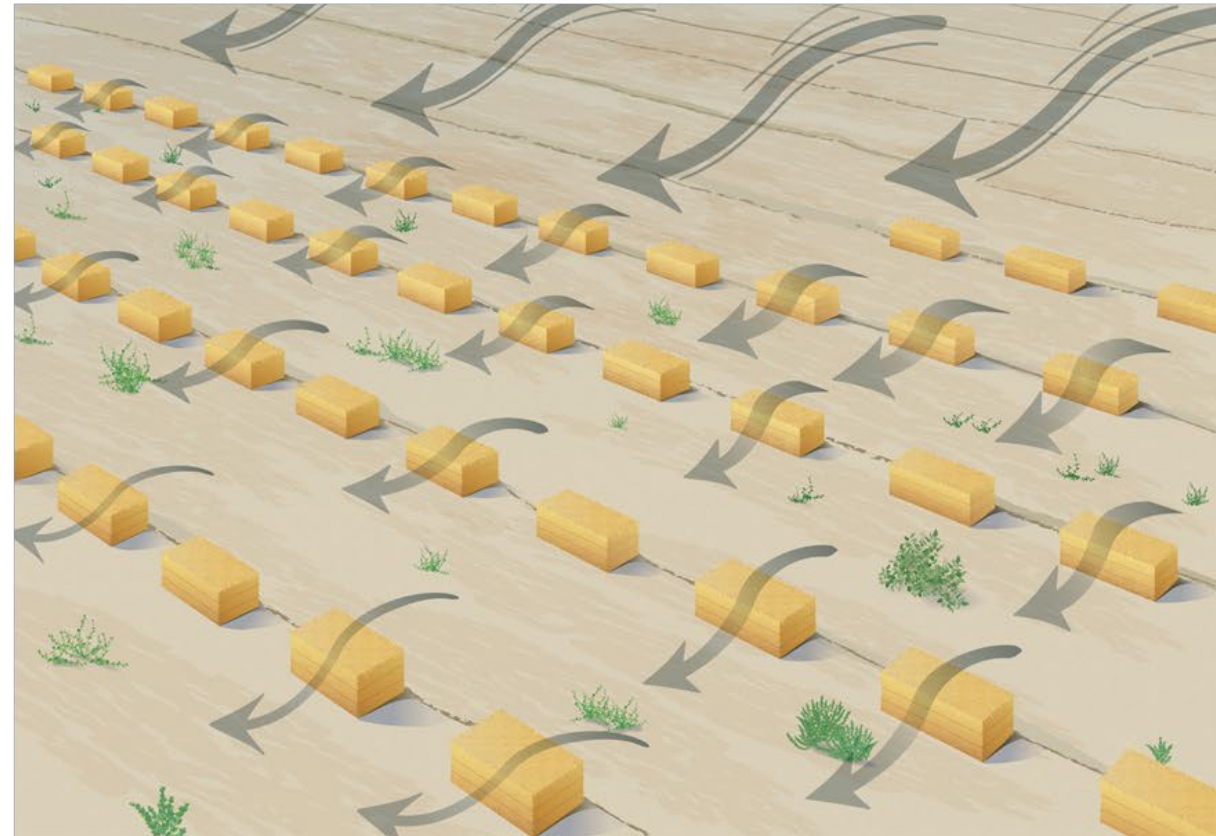
- Clubhouse 400 acres
- Cause Tule 1,215 acres
- West Bombay Beach 90 acres





# Vegetation Enhancement Project Concept

## Concepto del Proyecto de Mejora de la Vegetación



# Vegetation Enhancement Projects

## Proyectos de Mejora de la Vegetación



# Vegetation Enhancement Projects

## Proyectos de Mejora de la Vegetación





# Collaborative Projects with SSMP Support

- **Audubon Bombay Beach Wetland Enhancement Project** (832 acres of aquatic)
- **North Lake Pilot Demonstration Project** (≈ 160 acres of aquatic)
- **Desert Shores Channel Restoration Project** (≈ 30 acres of aquatic)

## Proyectos cooperativos con apoyo del SSMP

- **Proyecto de Mejora de Humedales de Audubon Bombay Beach** (832 acres de acuático)
- **Proyecto de Demostración Piloto de North Lake** (~160 acres de acuático)
- **Proyecto de Restauración de Canales de Desert Shores** (~30 acres de acuático)



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## Projects in Planning Phases

- **SCH Expansion Project**
  - (≈ 3,000-5,000 acres of aquatic)
- **North Lake Project – Full Lake**
  - (≈ 1,615 acres of aquatic)
- **San Felipe Fan Project** (660 acres of vegetation)
- **Wister Unit Marsh Bird Habitat Restoration Project** (≈ 150 acres of aquatic)
- **SCH Vegetation Project**
  - (≈ 600 acres of vegetation)

## Proyectos en etapa de planificación

- **Proyecto de Expansión de SCH** (~7.000 acres de hábitat acuático)
- **Proyecto North Lake – Lago completo** (~1.615 acres de acuático)
- **Proyecto San Felipe Fan** (660 acres de vegetación)
- **Proyecto de Restauración de Hábitat para Aves de Pantano de Wister Unit** (~150 acres de acuático)
- **Proyecto de Vegetación de SCH** (~600 acres de vegetación)

# Thank You!

Learn more about multiple engagement opportunities and sign-up for updates at:



[www.saltonseaca.gov](http://www.saltonseaca.gov)



Email the SSMP team at:

[cnra-saltonseaca@resources.ca.gov](mailto:cnra-saltonseaca@resources.ca.gov)

## ¡Muchas Gracias!

Obtenga más información sobre las múltiples oportunidades de participación y suscríbese a las actualizaciones en:



[www.saltonseaca.gov](http://www.saltonseaca.gov)



O envíe un correo electrónico al equipo del SSMP a:

[cnra-saltonseaca@resources.ca.gov](mailto:cnra-saltonseaca@resources.ca.gov)

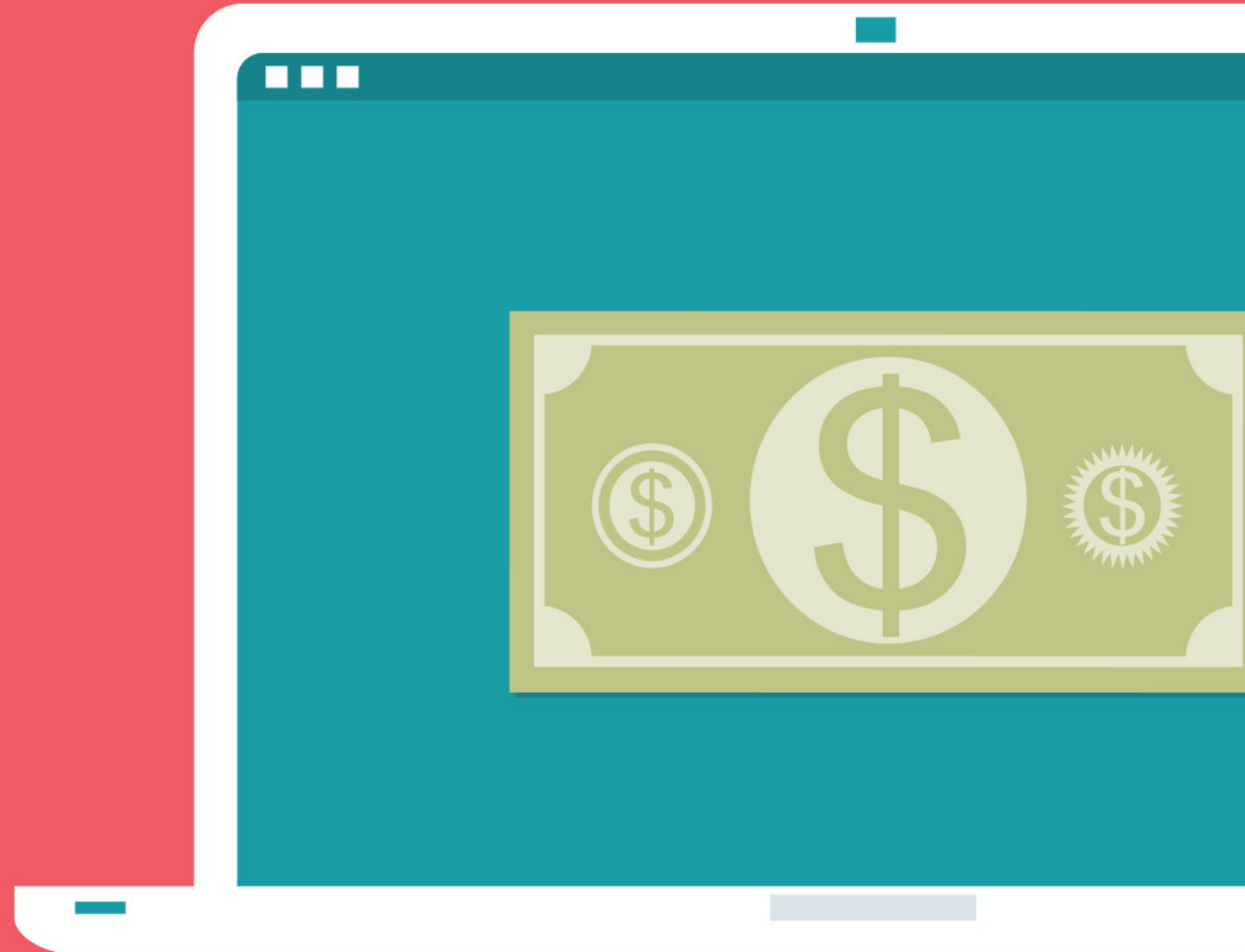


# Live Water Wise

It's easy. Check with your water agency to see what rebates are available, to save water, money, and beautify your home!

CVWaterCounts.com.

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COUNTS







# Questions?





## Session 5 – TOUR

March 2, 2024, 8 AM – 12 PM  
(breakfast included)

CVWD: Groundwater Replenishment Facility

MSWD: Regional Water Reclamation Facility

DWA: Whitewater Canyon Hydroelectric Plant

Make sure to dress weather appropriate and wear closed-toed shoes.





Thank you!

