



GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 29, 2019

The Honorable Phil Ting
California State Assembly
State Capitol
Sacramento, CA 95814

RE: Assembly Bill 1486 (Ting) – Oppose Unless Amended as Amended March 28, 2019

Dear Assemblymember Ting:

Coachella Valley Water District (CVWD) is respectfully opposed to Assembly Bill 1486 unless it is amended to address our concerns. AB 1486 requires public agencies to offer their land for development before leasing their property. CVWD was formed in 1918 to protect and conserve local water sources. Since then, the District has grown into a multifaceted agency that delivers irrigation and domestic (drinking) water, collects and recycles wastewater, provides regional storm water protection, replenishes the groundwater basin and promotes water conservation.

AB 1486 requires special districts and other local agencies to offer the right of first refusal to affordable housing developers, schools, and parks before selling, leasing, or otherwise conveying their land. The new requirements in the bill are problematic for many public agencies that have valid reasons to lease or otherwise protect land they own, such as buffer land surrounding a wastewater plant, or the long-term lease of cemetery district property that will be needed for future internments.

Under AB 1486, attempting to lease land in support of an agency's governmental function would trigger the requirements for the disposal of surplus land. As written, AB 1486 would require agencies to offer up property which may be incompatible for use for housing, schools, or parks. AB 1486 would also make it more difficult to protect an agency's land for a future governmental use.

CVWD currently leases lands to myriad entities, many of which are not suitable for human habitation. For example, the District receives lease payments for the placement of cellular towers on parcels near storage reservoir tanks or near well sites. For public safety purposes, these parcels are not appropriate for development, and the requirements of this bill would place an undue procedural burden on CVWD.

CVWD respectfully request AB 1486 be amended to limit the scope of the bill to the sale of surplus land and not include property for lease. The District's opposition is not a challenge to the need for affordable housing, but a validation of the need for local flexibility when it comes to proper governmental land use management.

For these reasons, Coachella Valley Water District respectfully opposes AB 1486 unless it is amended.

Sincerely,



Kristen Johnson, JD
Government Affairs Specialist

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