



# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
Palm Springs South Coast Field Office  
1201 Bird Center Drive  
Palm Springs, CA 92262  
[www.blm.gov/office/palm-springs-south-coast-field-office](http://www.blm.gov/office/palm-springs-south-coast-field-office)

***In Reply, Refer To:***

2800 (CAD060) P  
CACA106055359  
Legacy CACA 057182

SENT VIA EMAIL  
READ RECEIPT REQUESTED

Coachella Valley Water District  
Attn: Carrie Oliphant  
P.O. Box 1058  
Coachella, CA 92236  
email: [coliphant@cvwd.org](mailto:coliphant@cvwd.org)

Dear Carrie Oliphant:

On May 26, 2016, the Bureau of Land Management (BLM) received an amendment application from Coachella Valley Water District (CVWD) for a right-of-way (ROW) grant to construct, operate, and maintain a storm water improvement at Morongo Creek Stormwater Channel Project located in Riverside County, California.

Enclosed are two copies of an unsigned ROW Grant offer (BLM Form 2800-14) for your amendment. Please review the enclosed documents and if it meets your approval, sign, date both copies, and return **both copies of the Grant** to the address shown above. Upon our receipt of the signed documents and the fees discussed below, we will issue the Grant, absent of any other unresolved issues.

**Monitoring Fees Estimated**

According to Title 43 Code of Federal Regulations (CFR) § 2805.16 (a), you must pay a fee for the costs the BLM will incur in monitoring the operations and maintenance of your authorized use. These fees are categorized according to the number of work hours necessary to monitor your grant. The BLM estimates the total number of work hours to monitor your application exceed 50 hours (Enclosed). This places your application in a Category 6 and requires reimbursement of full reasonable costs of processing the application. The estimated Monitoring Fee for this project is **\$5,500.00 (rounded)**.

### Rental Fees Estimated

In accordance with 43 CFR §2806.10 (a), you must pay in advance a rent BLM establishes based on sound business management principles and, as far as practical and feasible, using comparable commercial practices. Rent does not include processing or monitoring, and rent is not offset by such fees. Rental fees were assessed in accordance with BLM Instruction Memorandum No. 2021-0004 which provides guidance and implements the fee schedule for authorizations on tracts of land up to 25 Acres for the State of California.

Based on the ground disturbance of 4.9 acres, the BLM has determined the proposed use falls within the Riverside County high-impact category of 0.1 to 5 acres, as described in the Small Uses Rent Schedule, (Enclosed); therefore, based on an annual rate of \$1,509.27 (with a 2.1% increase for years 2021-2025), the rent is estimated to be at a prorated rate of **\$1,093.45** for April – December 2024.

### Bonding

According to 43 CFR §2805.20 (a) and Instruction Memorandum 2019-013 (National Policy for Rights-of-Way Bonding), the BLM requires that you obtain a performance and reclamation bond, or other acceptable bond instrument, to cover any losses, damages, or injury to human health, the environment, or property in connection with your use and occupancy of the right-of-way, including costs associated with terminating the grant, and to secure all obligations imposed by the grant and applicable laws and regulations. The bond amount will be determined based on the preparation of a reclamation cost estimate (RCE). The bond must be accepted by the BLM authorized officer prior to commencement of activities under this grant. Please prepare a RCE for the transmission line. The bond must be accepted by the BLM authorized officer prior to commencement of activities under this grant.

Bond components that must be addressed when determining the RCE amount include, but are not limited to:

- (i) Environmental liabilities such as use of hazardous materials waste and hazardous substances, herbicide use, the use of petroleum-based fluids, and dust control or soil stabilization materials;
- (ii) The decommissioning, removal, and proper disposal, as appropriate, of any improvements and facilities; and
- (iii) Interim and final reclamation, re-vegetation, re-contouring, and soil stabilization. This component must address the potential for flood events and downstream sedimentation from the site that may result in offsite impacts.

The BLM will accept cash, cashier's or certified check, certificate or book entry deposits, negotiable U.S. Treasury securities, and surety bonds from the approved list of sureties (U.S. Treasury Circular 570) payable to the BLM. Irrevocable letters of credit payable to the BLM and issued by banks or financial institutions organized or authorized to transact business in the United States are also acceptable bond instruments. An insurance policy can also qualify as an acceptable bond instrument, provided that the BLM is a named beneficiary of the policy, and the


BLM determines that the insurance policy will guarantee performance of financial obligations and was issued by an insurance carrier that has the authority to issue policies in the applicable jurisdiction and whose insurance operations are organized or authorized to transact business in the United States.

Please review the grant document and if it meets with your approval, have an authorized official sign, date, and return **two (2) wet signature copies** along with the fees discussed above within **30 days of receipt of this letter**, otherwise your application may be denied.

The BLM accepts payment by check/money order or credit card, all major forms of payment (Visa, MasterCard, American Express and Discover). Payment made by check/money order must be made payable to USDI, BLM and mailed to the Palm Springs-South Coast Field Office, at the address listed above, Attn: Accounts Receivable, and reference the bill number and the BLM serial number (CACA106055359) on the check. Please be advised that we will not be able to issue the grant until all applicable fees have been paid.

If you have any questions, please contact Jessika Peltz, BLM Realty Specialist, at (760) 833-7129 or via email [jpeltz@blm.gov](mailto:jpeltz@blm.gov).

Sincerely,

 Digitally signed by  
BRANDON ANDERSON  
Date: 2024.03.21  
15:26:25 -07'00'

Brandon Anderson  
Field Manager

Enclosures:

Unsigned Right-of-Way Grants & Exhibits  
2024 Monitoring Fee Schedule and Category Determination Plan  
Financial Plan  
Small Uses Rent Schedule for Land up to 25 Acres

**Calendar Year 2024 Cost Recovery Processing and Monitoring Fee Schedule  
for FLPMA and MLA Rights-of-Way Actions**

<b>Processing Category</b>	<b>Federal Work Hours Involved</b>	<b>Processing and Monitoring fee per application as of January 1, 2024. To be adjusted annually for changes in the IPD-GDP.</b>
1. Applications for new grants, assignments, renewals, and amendments to existing grants.	Estimated Federal work hours are $>1 \leq 8$ .	\$151
2. Applications for new grants, assignments, renewals, and amendments to existing grants.	Estimated Federal work hours are $> 8 \leq 24$ .	\$535
3. Applications for new grants, assignments, renewals, and amendments to existing grants.	Estimated Federal work hours are $> 24 \leq 36$ .	\$1,007
4. Applications for new grants, assignments, renewals, and amendments to existing grants.	Estimated Federal work hours are $> 36 \leq 50$ .	\$1,443
5. Master agreements.	Varies.	As specified in the agreement.
6. Applications for new grants, assignments, renewals, and amendments to existing grants.	Estimated Federal work hours are $> 50$ .	Full reasonable costs (FLPMA) Full actual costs (MLA)

## Financial Plan for Right-of Way Application

<b>Project Name</b>	N. Cathedral City Flood Control ROW Amendment	<b>Geographic Name</b>	Morongo Wash
<b>Subact/Job</b>		<b>BLM Case File Number</b>	CACA106055359
<b>Project Lead</b>	Jessika Peltz	<b>Worksheet Date</b>	3/1/2024
<b>Office</b>	Palm Springs South Coast Field Office	<b>Funds Available - FY</b>	2024

### Labor Cost Estimate

Title or Name		Hourly Rate	Estimated Cost	Estimated Workmonths
Field Manager	3	\$95.00	\$285.00	0.02
Deputy Field Manager	4	\$85.00	\$340.00	0.02
Realty Specialist	9	\$80.00	\$720.00	0.05
Wildlife Biologist	8	\$55.00	\$440.00	0.05
Archeologist	8	\$55.00	\$440.00	0.05
Soil-Water-Air Specialist	8	\$60.00	\$480.00	0.05
Outdoor Recreation Planner	4	\$55.00	\$220.00	0.02
Environmental Coordinator	5	\$50.00	\$250.00	0.03
Administrative Staff	4	\$40.00	\$160.00	0.02
Assistant Field Manager	5	\$95.00	\$475.00	0.03
District Office Staff	6	\$125.00	\$750.00	0.03
Cadastral Review		\$60.00	\$0.00	0.00
<b>TOTALS</b>	<b>64</b>		<b>\$4,560.00</b>	<b>0.37</b>

LABOR COSTS	AMOUNT		<b>Surcharge Notes for 2013 (Labor)</b>
Labor Cost Est	\$4,560.00		Leave Surcharge - 20.5%
Surcharge	\$0.00		Fringe Benefits Surcharge- 18%
Labor - Subtotal	\$4,560.00		<b>Indirect Rate - All Projects</b> 20.58% unless waived

Operating Cost	EST. AMOUNT		Project	Total
Travel	0.00		Labor - Subtotal	\$4,560.00
Supplies			Other - Subtotal	\$0.00
Vehicles	0.00		Indirect Cost Est.	\$938.45
Contracts	0.00		FWS Contract	n/a
Equipment			<b>TOTAL</b>	<b>\$5,498.45</b>
Misc. Costs				
<b>TOTAL</b>	<b>\$0.00</b>			

ANNUAL RENTAL SCHEDULE FOR BLM LAND USE AUTHORIZATIONS TRACTS OF LAND UP TO 25 ACRES													
California Desert District		0.1 to 5 Acres			5.1 to 10 Acres			10.1 to 15 Acres			15.1 to 25 Acres		
COUNTY	Base Rent/Acre (3.19%)	Minimal 50%	Moderate 75%	High 100%	Minimal 50%	Moderate 75%	High 100%	Minimal 50%	Moderate 75%	High 100%	Minimal 50%	Moderate 75%	High 100%
<b>Imperial</b>													
\$5,807	\$185.248	\$463.12	\$694.68	\$926.24	\$926.24	\$1,389.36	\$1,852.48	\$1,389.36	\$2,084.04	\$2,778.72	\$2,315.60	\$3,473.41	\$4,631.21
<b>Inyo</b>													
\$323	\$10.315	\$25.79	\$38.68	\$51.57	\$51.57	\$77.36	\$103.15	\$77.36	\$116.04	\$154.72	\$128.93	\$193.40	\$257.87
<b>Kern</b>													
\$3,849	\$122.778	\$306.94	\$460.42	\$613.89	\$613.89	\$920.83	\$1,227.78	\$920.83	\$1,381.25	\$1,841.67	\$1,534.72	\$2,302.09	\$3,069.45
<b>Los Angeles</b>													
\$9,690	\$309.108	\$772.77	\$1,159.15	\$1,545.54	\$1,545.54	\$2,318.31	\$3,091.08	\$2,318.31	\$3,477.46	\$4,636.61	\$3,863.85	\$5,795.77	\$7,727.69
<b>Mono</b>													
\$1,002	\$31.959	\$79.90	\$119.85	\$159.79	\$159.79	\$239.69	\$319.59	\$239.69	\$359.54	\$479.38	\$399.49	\$599.23	\$798.97
<b>Orange</b>													
\$9,958	\$317.659	\$794.15	\$1,191.22	\$1,588.29	\$1,588.29	\$2,382.44	\$3,176.59	\$2,382.44	\$3,573.66	\$4,764.88	\$3,970.74	\$5,956.10	\$7,941.47
<b>Riverside</b>													
\$9,463	\$301.854	\$754.64	\$1,131.95	\$1,509.27	\$1,509.27	\$2,263.91	\$3,018.54	\$2,263.91	\$3,395.86	\$4,527.81	\$3,773.18	\$5,659.76	\$7,546.35
<b>San Bernardino</b>													
\$10,377	\$331.018	\$827.54	\$1,241.32	\$1,655.09	\$1,655.09	\$2,482.63	\$3,310.18	\$2,482.63	\$3,723.95	\$4,965.27	\$4,137.72	\$6,206.59	\$8,275.45
<b>San Diego</b>													
\$12,104	\$386.118	\$965.30	\$1,447.94	\$1,930.59	\$1,930.59	\$2,895.89	\$3,861.18	\$2,895.89	\$4,343.83	\$5,791.77	\$4,826.48	\$7,239.72	\$9,652.96