



AGENDA

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING OF THE CITY OF COACHELLA

THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,
COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

May 11, 2022

5:00 PM Closed Session

6:00 PM Regular Meeting

Pursuant to Assembly Bill 361,
along with the Governor’s State of Emergency Declaration issued on March 4, 2020,
this meeting may be conducted via teleconference.

This meeting’s options will be either in-person or via Zoom:

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09 Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**
If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**
Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER: - 5:00 P.M.

ROLL CALL:

VIRTUAL PUBLIC MEETINGS:

1. Resolution No. 2022-44 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

APPROVAL OF AGENDA:

“At this time the Council/ Board/Corporation/Authority may announce any items being pulled from the Agenda or continued to another date or request the moving of an item on the agenda”

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
In re: Glenroy Coachella, LLC, Debtor
US Bankruptcy Court, Central Dist. of California, Case No. 2:21-bk-11188-BB
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
Two (2) potential cases

RECONVENE REGULAR MEETING: - 6:00 P.M.

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

PROCLAMATIONS/PRESENTATIONS:

4. Sheriff’s Department: Traffic Enforcement Presentation
5. Interactive Online Coachella Development Projects Map
6. Bagdouma Basketball Court Restoration - Project Update
7. Landscape and Lighting Maintenance Districts (LLMD) Outreach Update for Districts 10, 13 and 14

WRITTEN COMMUNICATIONS:

CONSENT CALENDAR:

(It is recommended that Consent Items be acted upon simultaneously unless separate discussion and/or action is requested by a Council Member or member of the audience.)

8. Regular Meeting Minutes of April 27, 2022, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
9. Voucher Listing — EFT's/Utility Billing Refunds/Permit Refunds/FY 2021-22 Expenditures as of May 11, 2022, \$3,738,093.96.
10. Investment Report – March 2022
11. Development Status Report
(*Receive and File*)
12. Authorize the Purchase of 1,000 ¾” Master Meters for an Amount not to Exceed \$198,698.00

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

13. Approve cooperative agreement for El Grito Event between: the City of Coachella, Greater Coachella Valley Chamber of Commerce (Chamber), Telemundo and Mexican Consulate in San Bernardino and approve operation of a beer garden by the Chamber for the 2022 El Grito Event.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

14. Tripoli Mixed-Use Project

Adopt Ordinance No. 1193 and Resolution No. 2022-48 approving Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation (*First Reading*)

PUBLIC COMMENTS (NON-AGENDA ITEMS):

The public may address the City Council/Board/Corporation/ Authority on any item of interest to the public that is not on the agenda but is in the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager’s Comments.

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
5/11/2022

TO: Honorable Mayor and City Council Members

FROM: Dr. Gabriel Martin, City Manager
Best Best & Krieger, LLP, City Attorney

SUBJECT: Resolution No. 2022-44 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

STAFF RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2022-44 to continue fully or partially virtual public meetings.

BACKGROUND:

The Brown Act generally allows for teleconference or virtual meetings, provided that the physical locations of the council members joining by teleconference are posted on the agenda, that those locations are open to the public and that a quorum of the council members is located within the City. Newly enacted AB 361 provides an exception to these procedures in order to allow for fully virtual meetings during proclaimed emergencies, including the COVID-19 pandemic.

In March of 2020, Governor Newsom issued Executive Order N-29-20, which suspended portions of the Brown Act relating to teleconferencing, enabling fully virtual meetings without having to post the location of the council members attending virtually. Many cities and other public agencies have been holding public meeting using virtual platforms since this time. In June of 2021, Governor Newsom issued Executive Order N-08-21, which provided that the exceptions contained in EO N-29-20 would sunset on September 30, 2021.

On September 10, 2021, the Legislature adopted AB 361, which allows public agencies to hold fully virtual meetings under certain circumstances. Governor Newsom signed the bill into law on September 16, 2021. Because it contained an urgency provision, it took immediate effect. The Governor then suspended AB 361 until October 2, allowing a transition period from the prior Executive Order.

Under AB 361, cities can hold meetings without a public meeting space and without providing notice of the council members' teleconference locations if there is a Governor-proclaimed state of emergency and either state or local officials are imposing or recommending measures to promote social distancing or the City Council determines that meeting in person will be unsafe for attendees. If the virtual meeting is due to social distancing recommendations, the City Council does not have

to make any findings at its first meeting under AB 361. However, to continue meeting virtually, the City Council must find that state or local officials still at least recommend measure to promote social distancing. The findings must be made within 30 days of the first meeting and every thirty days thereafter.

DISCUSSION/ANALYSIS:

On March 4th, 2020, the Governor proclaimed a state of emergency due to the COVID-19 pandemic. The state of emergency remains in effect as of the publication of this report.

Virtual meetings are currently allowed under AB 361 because state and local officials are continuing to recommend measures to promote social distancing. In the case of the pandemic, the requisite standards for holding virtual meetings are low. The City Council would only have to find that any state or local official is recommending measures to promote social distancing. Under the plain language of the statute, there does not have to be an order requiring social distancing, and the recommendation only needs to come from a state or local official. Nothing in the bill requires that the recommendation be a formal recommendation of a local health officer or in any sort of formal guideline.

Under AB 361, the “local agency” – which the Brown Act defines as the City, not the City Council - may utilize virtual meetings if the “legislative body” makes the required findings. As defined in the Brown Act, a “legislative body” includes both the City Council and all committees and commissions. Because the City Council is the most appropriate board to make findings and policy decisions on behalf of the City, the proposed resolution contains a two-pronged approach: It provides that all commissions and committees shall be authorized to utilize virtual meeting procedures for 30 days, and authorizes each individual commission or committee to make findings in support of virtual meetings if the City Council has not renewed or terminated the resolution. Thus, the proposed resolution provides the City Council with the flexibility to allow its commissions and committees to host virtual meetings, while still maintain the City Council’s jurisdiction to require in-person meetings as warranted.

AB 361 allows the use of fully virtual meetings under the foregoing conditions, but it does not prohibit hybrid meetings. By adopting the proposed resolution, and continuing to renew it as conditions warrant, the City Council and any subordinate boards are not precluded from holding meetings that have some traditional components and some virtual or telephonic components. The City Council (and other City boards) may hold meetings where some members join in the Council Chambers and some members join virtually. The City Council may also continue to allow both live and virtual public comments, together with reduced capacity in the Chambers as conditions warrant. For any hybrid meetings, AB 361 requires that members of the public be able to make live public comments directly to the Council or other board using telephonic or electronic means and that the agenda identify the means for making public comments.

As noted above, by adopting the proposed Resolution, the City Council is not prohibited from returning to fully in-person meetings. The Resolution is intended to provide the option to utilize the AB 361 procedures in lieu of the Brown Act’s standard teleconferencing requirements. At future City Council meetings, a consent calendar item will be placed on each agenda to reconsider

and potentially renew the Resolution.

FISCAL IMPACT:

None.

ATTACHMENT:

Resolution No. 2022-44

RESOLUTION NO. 2022-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, MAKING FINDINGS AND DETERMINATIONS UNDER AB 361 FOR CONTINUED VIRTUAL MEETINGS

WHEREAS, the Ralph M. Brown Act (Gov. Code § 54950 et seq.) generally requires local agencies meeting via teleconference, including through other virtual or electronic means, to provide public access at each location in which members of the legislative body are teleconferencing; and

WHEREAS, the Legislature recently enacted Assembly Bill 361 (AB 361), which amended Government Code section 54953 to allow local agencies to meet fully virtually during a proclaimed state of emergency if state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, the City Council finds that the Governor issued a proclamation declaring a state of emergency on March 4, 2020 due to the COVID-19 pandemic, pursuant to section 8625 of the California Emergency Services Act; and

WHEREAS, the City Council has reconsidered the circumstances of the state of emergency and finds that state or local officials continue to recommend measures to promote social distancing; and

WHEREAS, the City Council desires that the City of Coachella, including all commissions, committees, and other Brown Act bodies shall continue to hold virtual meetings pursuant to AB 361 and Government Code section 54953(e).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. The City Council and all other commissions, committees or other Brown Act bodies of the City shall be authorized to continue to meet virtually in accordance with Government Code section 54953(e) and without compliance with section 54953(b)(3).

Section 3. This Resolution does not prevent or prohibit the City Council or any commission, committee or other Brown Act body of the City from holding hybrid meetings (containing both virtual and in-person components) or from meeting in-person, provided such meetings comply with AB 361 and with all state and local health orders. Commissions, committees and other Brown Act bodies shall comply with all rules established by the City Council and/or City Manager for attendance at meetings.

Section 4. The City Council shall take action to renew this Resolution every thirty days for as long as any state or local officials continue to recommend any measures to promote social

distancing, but the City Council may terminate the Resolution at any time. In the event that more than 30 days pass between regular City Council meetings, the City Council shall take action to renew this Resolution prior to taking any action or engaging in any deliberation or discussion in a virtual meeting; renewal of this Resolution may occur either at the beginning of the next regular meeting or at a special meeting called for such purposes. In the event this Resolution has lapsed, and the City Council has not terminated it, any commission, committee or other Brown Act board of the City shall be authorized to, and shall, make any required findings in order to meet virtually under AB 361.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that the City Council would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED this 11th day of May 2022.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. 2022-44 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of May 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



Item 4.

City of Coachella

MOTORCYCLE
ENFORCEMENT DEPUTY

LT. RANDY VASQUEZ - 2022

Traffic Related Issues

Item 4.

- RECKLESS DRIVING
- SPEEDING
- TRAFFIC COLLISIONS
- DRIVING UNDER THE INFLUENCE (ALCOHOL & DRUGS)
- STOPLIGHT/STOP SIGN VIOLATIONS.

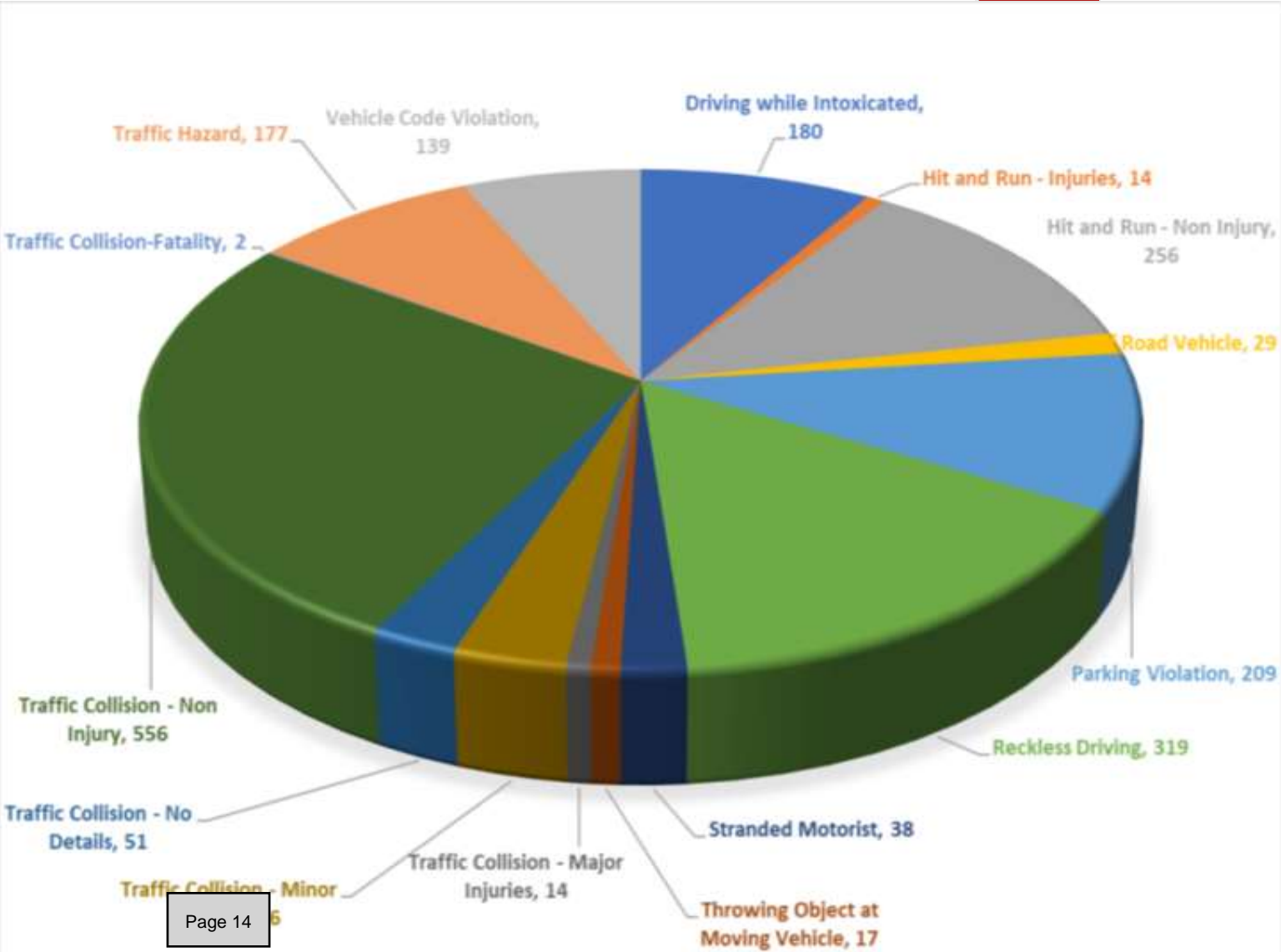
Traffic Statistics

TAKEN FROM LAST 3 YEARS 2019 TO 2021

(15 CALL TYPES)

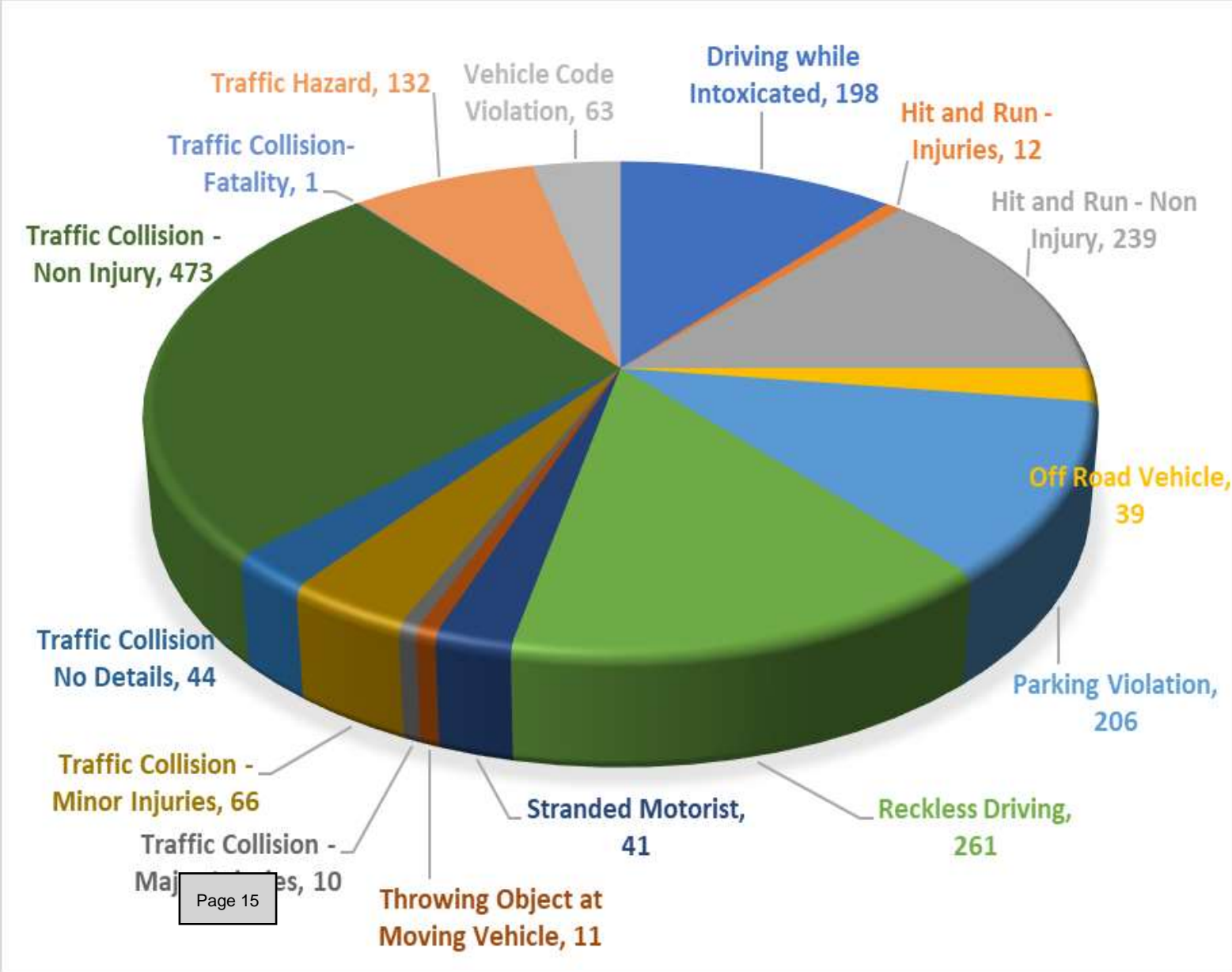
Total by Call Type 2019

Call Type	Total
Driving while Intoxicated	180
Hit and Run - Injuries	14
Hit and Run - Non Injury	256
Off Road Vehicle	29
Parking Violation	209
Reckless Driving	319
Stranded Motorist	38
Throwing Object at Moving Vehicle	17
Traffic Collision - Major Injuries	14
Traffic Collision - Minor Injuries	66
Traffic Collision - No Details	51
Traffic Collision - Non Injury	556
Traffic Collision-Fatality	2
Traffic Hazard	177
Vehicle Code Violation	139
Grand Total	2067



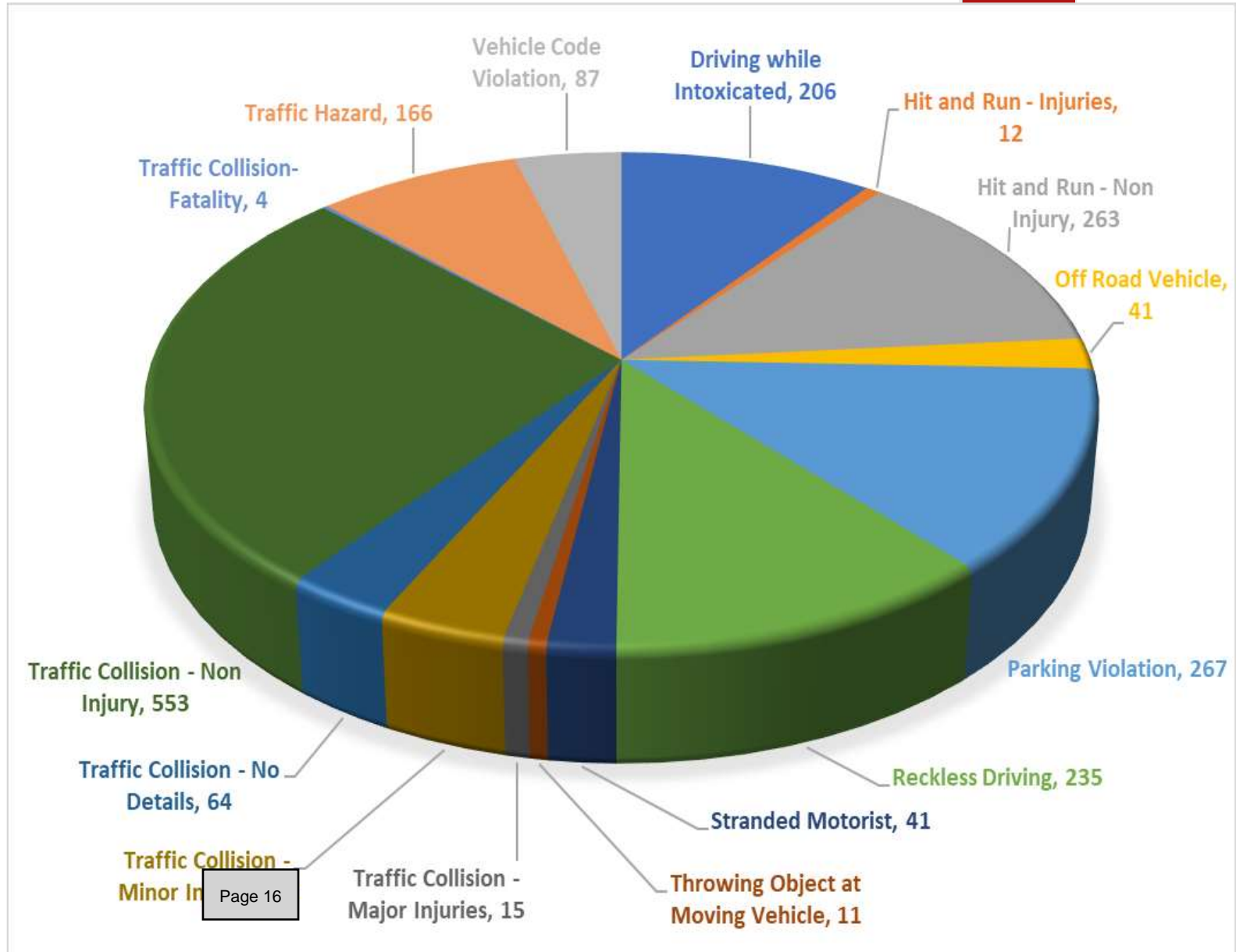
Total by Call Type 2020

➤ Call Type	Total
➤ Driving while Intoxicated	198
➤ Hit and Run - Injuries	12
➤ Hit and Run - Non Injury	239
➤ Off Road Vehicle	39
➤ Parking Violation	206
➤ Reckless Driving	261
➤ Stranded Motorist	41
➤ Throwing Object at Moving Vehicle	11
➤ Traffic Collision - Major Injuries	10
➤ Traffic Collision - Minor Injuries	66
➤ Traffic Collision - No Details	44
➤ Traffic Collision - Non Injury	473
➤ Traffic Collision-Fatality	1
➤ Traffic Hazard	132
➤ Vehicle Code Violation	63
➤ Grand Total	1796

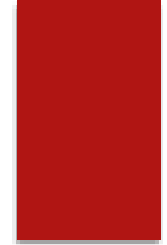


Total by Call Type 2021

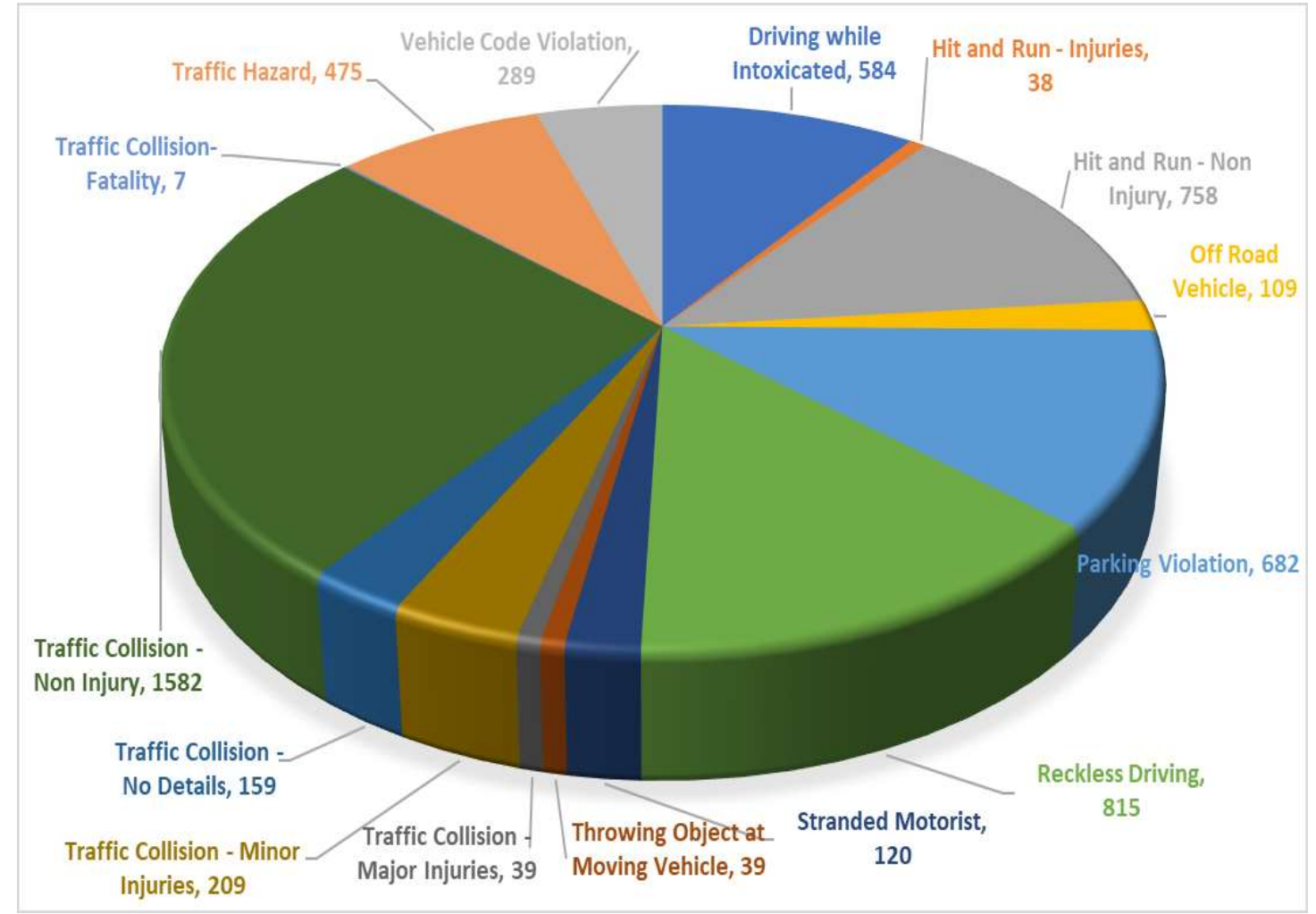
Call Type	Total
➤ Driving while Intoxicated	206
➤ Hit and Run - Injuries	12
➤ Hit and Run - Non Injury	263
➤ Off Road Vehicle	41
➤ Parking Violation	267
➤ Reckless Driving	235
➤ Stranded Motorist	41
➤ Throwing Object at Moving Vehicle	11
➤ Traffic Collision - Major Injuries	15
➤ Traffic Collision - Minor Injuries	77
➤ Traffic Collision - No Details	64
➤ Traffic Collision - Non Injury	553
➤ Traffic Collision-Fatality	4
➤ Traffic Hazard	166
➤ Vehicle Code Violation	87
➤ Grand Total	2042



3 Year Total by Call Type 2019-2021



➤ Call Type	Total
➤ Driving while Intoxicated	584
➤ Hit and Run - Injuries	38
➤ Hit and Run - Non Injury	758
➤ Off Road Vehicle	109
➤ Parking Violation	682
➤ Reckless Driving	815
➤ Stranded Motorist	120
➤ Throwing Object at Moving Vehicle	39
➤ Traffic Collision - Major Injuries	39
➤ Traffic Collision - Minor Injuries	209
➤ Traffic Collision - No Details	159
➤ Traffic Collision - Non Injury	1582
➤ Traffic Collision-Fatality	7
➤ Traffic Hazard	475
➤ Vehicle Code Violation	289
➤ Grand Total	5905





Motorcycle vs Patrol Car

				FY 20-21		FY 21-22	
				Rate	*Rate	Hours	Total
City of Coachella-Motor Cost							
Dedicated Positions							
	1 (One) Deputy Sheriff (fully supported) position-Motor Officer	Sheriff's Patrol Officer (SDC-B)		169.37	177.84	2,088.00	371,329.92
Differential							
	Motor Diff Hourly	Deputy K9/Motor Diffs		1.93	2.03	2,088.00	4,238.64
Mileage							
	Miles Vehicles: Black & White Units:			0.87	0.87	-	-
	*FY20-21 plus			5%			
	Mileage			0%			
						375,568.56	

				FY 20-21		FY 21-22	
				Rate	*Rate	Hours	Total
City of Coachella-Traffic Cost							
Dedicated Positions							
	(One) Deputy Sheriff (fully supported) position- Traffic 1 Officer	Sheriff's Patrol Officer (SDC-B)		169.37	177.84	2,088.00	371,329.92
Differential							
	Motor Diff Hourly	Deputy K9/Motor Diffs		1.93	2.03	-	-
Mileage							
	Miles Vehicles: Black & White Units:			0.87	0.87	9,771.84	8,501.50
	*FY20-21 plus			5%			
	Mileage			0%			
						379,831.42	

Why a Motorcycle and not a Patrol Car?

MOTORCYCLE

- MANEUVERABILITY
- QUICKER RESPONSE
- ACCESSIBILITY
- IDEAL FOR TARGETED ENFORCEMENT
- BETTER VISIBILITY FOR THE OFFICER

Patrol Car

- Difficult to maneuver
- Slower response
- Limited to roadways
- Limited visibility for officer

Motorcycle purchase impact

BMW Motorcycle (est.) 32,000.00 = \$32,000.00

Uniforms Shirts, Pants, Jacket Gloves = \$3,800.00

Equipment Helmet = \$1,200.00

Training POST Reimbursed = \$0.00

TOTAL: \$37,000.00

Reoccurring cost:

Milage Cost Motors \$0 \$0.00

Motor Fuel (est.) Avg \$300.00 a month x 12 = \$3,600.00

Motor Maintenance (est.) Avg #300.00 a month x 12= \$3,600.00

TOTAL: 7200.00

QUESTIONS?



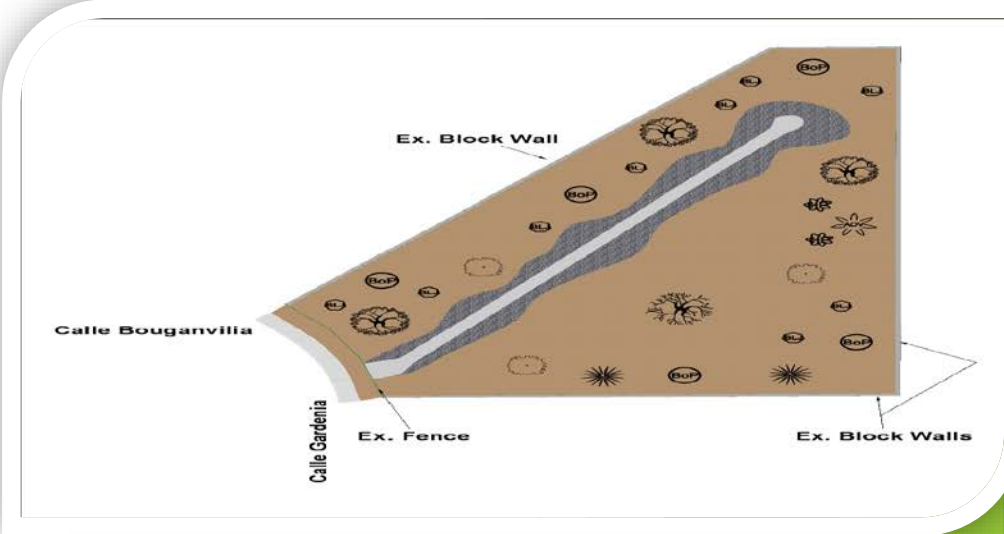
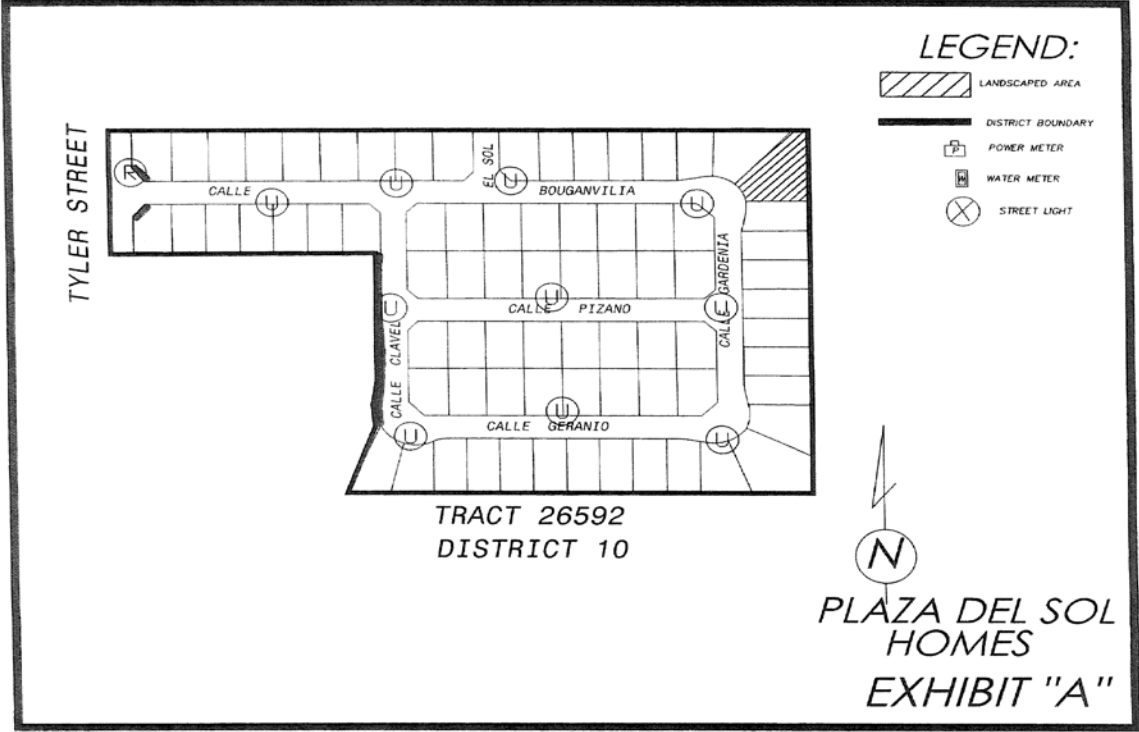
LLMD Update

May 11, 2022

LLMD Overview

- ▶ Overview of LLMD Basins recommended be landscaped which currently are not.
 - ▶ District 6 - Fiesta Homes
 - ▶ District 7 - La Paz Homes
 - ▶ District 10 - Plaza Del Sol
 - ▶ District 13 - Hacienda Adobe
 - ▶ District 14 - Pueblo de la Paz
 - ▶ District 20 - Posada del Valle

District 10



District 10

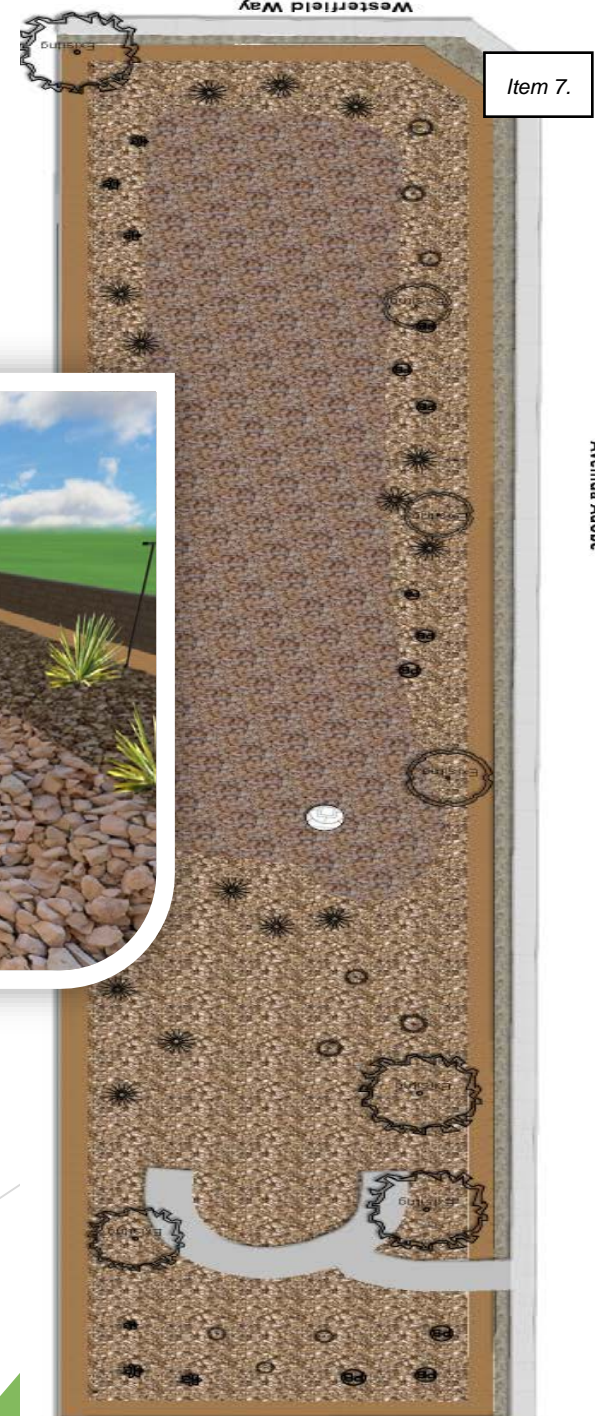
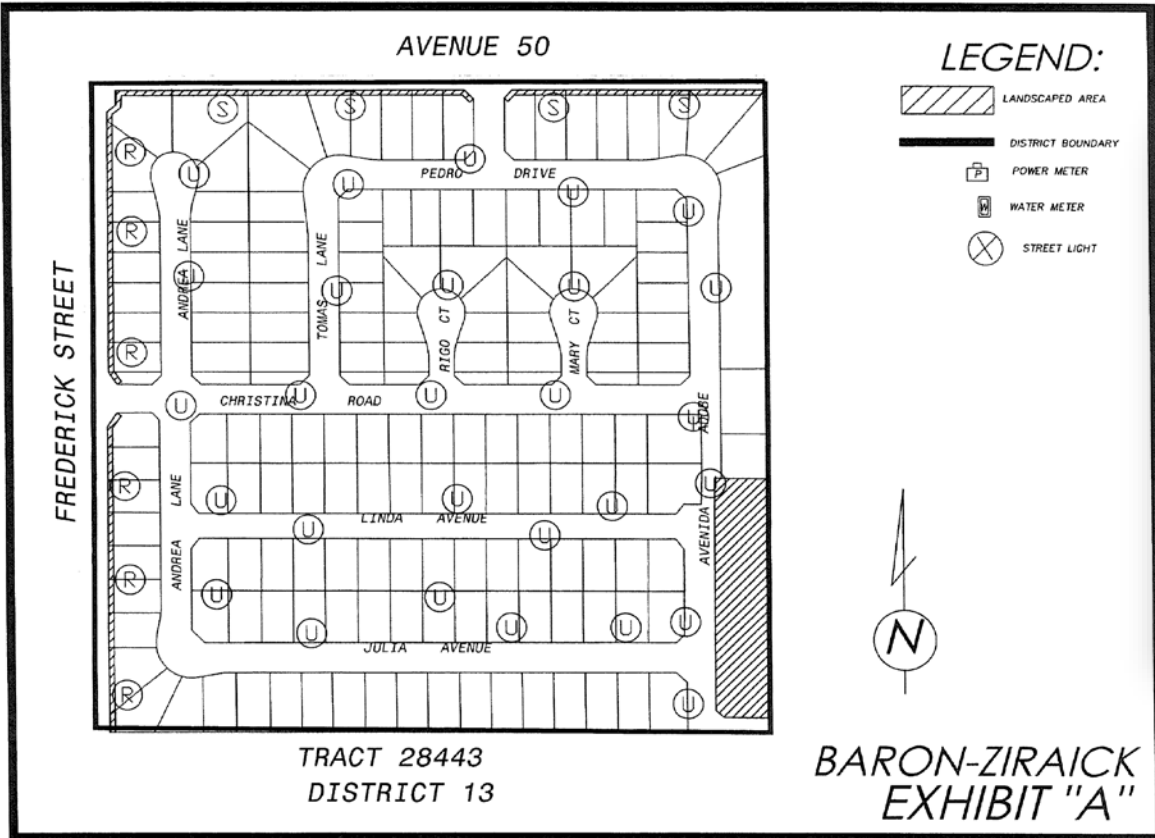
Outreach Feedback

- ▶ Add a maintenance gate access
- ▶ Add seating
- ▶ Supportive of concept drawing.

Cost

- ▶ Installation Cost = \$25,000
- ▶ Maintenance Cost = \$90 per month

District 13



District 13

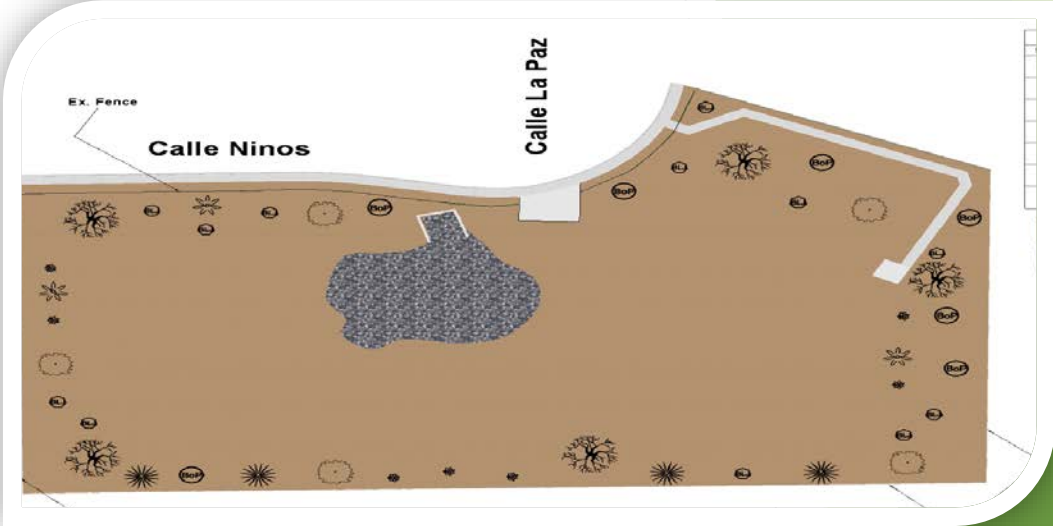
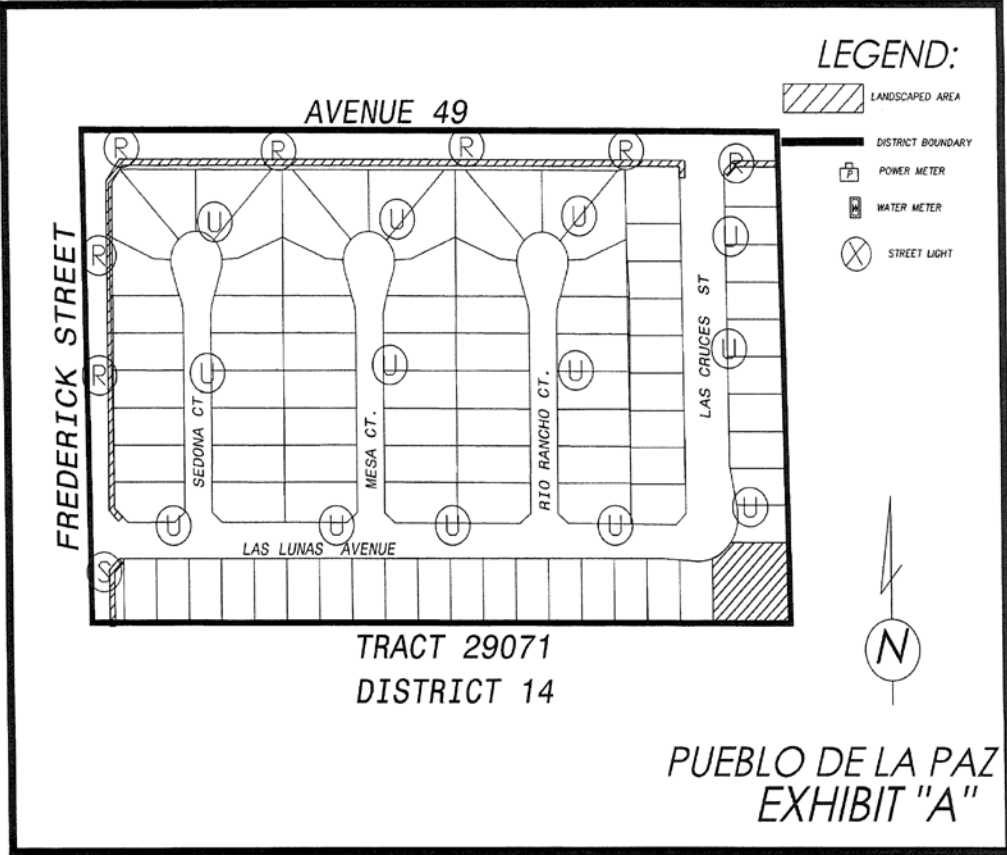
Outreach Feedback

- ▶ Add additional trees
- ▶ Add additional seating
- ▶ Supportive of concept drawing.

Costs

- ▶ Installation Cost = \$110,000
- ▶ Maintenance Cost = \$355 per month

District 14



District 14

Outreach Feedback

- ▶ Add additional seating
- ▶ Add additional drain improvements
- ▶ Supportive of concept drawing.

Costs

- ▶ Installation Cost = \$30,000
- ▶ Maintenance Cost = \$170 per month

Overview and Next Steps

- ▶ Next Steps
 1. Bid out the identified improvements.
 2. Return to Council for direction and award.



City Hall Council Chamber
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING OF THE CITY OF COACHELLA

THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,
COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

April 27, 2022

5:00 PM Closed Session

6:00 PM Regular Meeting

CALL TO ORDER: - 5:00 P.M.

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:20 p.m. by Mayor Hernandez.

ROLL CALL:

Present: Councilmember Beaman Jacinto (*arrived at 5:46 p.m.*), Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.

City Treasurer Aviles, and City Clerk Zepeda

Absent: Mayor Pro Tem Gonzalez.

It was noted for the record that Councilmember Beaman Jacinto will arrive in time to join the regular meeting, and Mayor Pro Tem Gonzalez will be absent.

Pursuant to Assembly Bill 361, along with the Governor’s State of Emergency Declaration issued on March 4, 2020, this meeting was conducted both in-person and via teleconference/electronically.

VIRTUAL PUBLIC MEETINGS:

1. Resolution No. 2022-41 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

Approved: 3-0, by a unanimous voice vote.

APPROVAL OF AGENDA:

City Manager Martin asked Council to add to the agenda a presentation item as Item 3a.

Motion: To approve the agenda as amended

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

Approved: 3-0, by a unanimous roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Pro Tem Gonzalez.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

Council adjourned into Closed Session at 5:23 p.m. to discuss the following items:

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
Two (2) potential cases

Councilmember Beaman Jacinto joined the meeting during Closed Session.

RECONVENE REGULAR MEETING: - 6:00 P.M.

The City Council reconvened into open session at 6:12 p.m.

PLEDGE OF ALLEGIANCE:

Coachella resident and former Mayor Sylvia Montenegro led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

City Attorney Campos stated that Council met in Closed Session, and direction was given, but no reportable action was taken, and Councilmember Beaman Jacinto joined the meeting during Closed Session.

PROCLAMATIONS/PRESENTATIONS:

3. Proclaiming April DMV/Donate Life Month

- 3a. Presentation from the Salton Sea Restoration Committee Member Sylvia Montenegro

4. Transformative Climate Communities (TCC) Program Round 4 Implementation Grant Overview

City Clerk Zepeda left the meeting at 6:37 p.m.

WRITTEN COMMUNICATIONS:

Mayor Hernandez announced that written communication was received via email pertaining to Item 3a and was forwarded to Council.

CONSENT CALENDAR:

5. Regular Meeting Minutes of April 13, 2022, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
6. Resolution No. 2022-37 to approve the Delegation of Claims Settlement authority to the Public Entity Risk Management Association (PERMA) for small claims and authorize the establishment of a Member Trust Account under the liability program.
7. Quarterly Reports - Third Quarter FY 2021-2022
8. Approval of a Reimbursement Agreement with the Coachella Valley Association of Governments for Avenue 48 Arts and Music Line Project Design
9. Investment Report – January 2022
10. Investment Report – February 2022
11. Approve a Community Based Grant to the American Outreach Foundation in the Amount of \$1,000
12. Approve a Community Based Grant to the Assistance League of Palm Springs in the Amount of \$1,000
13. Approve a Community Based Grant to the Theresa A. Mike Scholarship Foundation in the Amount of \$1,000
14. Approve a Community Based Grant to Coachella Valley High School ASB SOSA Club in the Amount of \$1,000

Motion: To approve per staff recommendation, Consent Calendar Items 5 through 14.

Made by: Councilmember Galarza
Seconded by: Councilmember Beaman Jacinto
Approved: 5-0, by a unanimous voice vote.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

Mayor Hernandez recused himself on the following item and left the dais.

15. Authorize Lease agreement with Williams Scotsman, Inc. for Temporary Housing for the Fire Station #79 Rehabilitation and Expansion Project (F-7)

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Councilmember Beaman Jacinto

Approved: 3-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Gonzalez, and Mayor Hernandez.

Mayor Hernandez returned to the dais at this point in the meeting.

16. Reduce the Park User Fee schedule to reflect a zero fee permit and include public reservation fields be identified, as identified in Option #4 provided.

Motion: To approve Option #4

Made by: Councilmember Delgado

Seconded by: Mayor Hernandez

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Gonzalez.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

17. Public Hearing for Mariposa Pointe-Tract 32074, 32074-1 & 32074-2 — “LLMD 40”:

Mayor Hernandez opened the Public Hearing for Item 17 at 7:31 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 17 at 7:32 p.m.

- Resolution No. 2022-42 Conducting Property Owner Protest Ballot Proceedings

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Galarza

Approved: 4-0, by the following roll call vote:

(Item 17, Public Hearing on Resolution Nos. 2022-42 and 43, continued from previous page.)

AYES: Councilmember Beaman Jacinto, Councilmember Delgado,
Councilmember Galarza, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Gonzalez.

- Resolution No. 2022-43 Approving the Formation of Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe-Tract 32074, 32074-1 & 32074-2) (“LLMD 40”), Confirming the Engineer’s Report, the Assessment Diagram and Ordering the Levy and Collection of Assessments.

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Galarza

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado,
Councilmember Galarza, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Gonzalez.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

None.

REPORTS AND REQUESTS:

City Clerk Zepeda returned to the meeting at 7:42 p.m. during Council Comments.

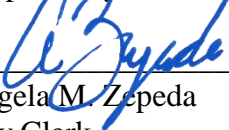
Council Comments/Report of Miscellaneous Committees.

City Manager’s Comments.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 7:56 p.m.

Respectfully submitted,



 Angela M. Zepeda
 City Clerk

Bank : ewfb EFT FOR WELLS FARGO BANK -1

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
648	4/13/2022	53958	ATLAS TECHNICAL	686792	3/4/2022	PE3/4 AVE 48 & HARRISON BI	18,973.00	18,973.00
649	4/13/2022	45929	BECK OIL, INC.	52243CL	3/31/2022	PE3/31 STREETS DEPT FUEL	321.87	
				52153CL	3/31/2022	PE3/31 ENG DEPT FUEL	204.13	
				52158CL	3/31/2022	PE3/31 STREETS DEPT FUEL	544.76	
				52160CL	3/31/2022	PE3/31 WATER DEPT FUEL	605.93	
				52163CL	3/31/2022	PE3/31 PARKS DEPT FUEL	530.79	
				52181CL	3/31/2022	PE3/31 VEHICLE MAINT DEPT	984.30	
				52182CL	3/31/2022	PE3/31 SENIOR CNTR FUEL	223.58	
				52192CL	3/31/2022	PE3/31 STREETS DEPT FUEL	107.94	
				52205CL	3/31/2022	PE3/31 SANITARY DEPT FUEL	1,268.90	
				52212CL	3/31/2022	PE3/31 BLDG MAINT DEPT FL	123.97	
				52213CL	3/31/2022	PE3/31 ADMIN DEPT FUEL	42.53	4,958.70
650	4/13/2022	43672	DESERT VALLEY SERVICES INC	566216	3/23/2022	AIR FRESHENER & CLNR BO	137.94	
				566693	3/28/2022	DISH DAWN DETERGENT, LI	400.21	
				566381	3/24/2022	NITRILE GLOVES	172.92	711.07
651	4/13/2022	53799	ENTERPRISE FM TRUST	FBN4426220	3/3/2022	MAR2022 LEASE CHRGS ('20/	10,890.85	10,890.85
652	4/13/2022	00207	GRAINGER INC	9257993999	3/25/2022	FIRST AID KITS	310.66	310.66
653	4/13/2022	53123	GRANICUS	147084	12/23/2021	DEC2021/22 GOVACCESS (M/	18,725.18	18,725.18
654	4/13/2022	51892	HERC RENTALS, INC.	32741416-001	3/23/2022	3/17-23 BOARD MSG RNTL	720.07	720.07
655	4/13/2022	00996	HOME DEPOT	6010830	3/22/2022	HVY DUTY MOUNTING TAPE,	68.38	68.38
656	4/13/2022	24600	LOPES HARDWARE	010378	3/14/2022	GREASE GUN, HAMMER PICK	792.29	792.29
657	4/13/2022	48436	UNIVAR SOLUTIONS USA INC.	50119993	3/31/2022	SODIUM HYPOCHLORITE	6,882.15	6,882.15
658	4/13/2022	50440	VELOCITY DYNAMICS LLC	0000024789	3/17/2022	SK LIQUIFRAM 3.0 20HV, ETC	470.48	470.48
659	4/13/2022	50629	VINTAGE ASSOCIATES, INC	222889	11/30/2021	INSTLL'D PLANTS @ RLF PAF	480.00	
				224123	3/15/2022	INSTLL'D AGAVES @ BGDMA	520.00	
				224192	3/15/2022	FB-MA2022 LNDSCPE MAINT	7,350.00	
				224200	3/18/2022	INSTLL'D PALOMINO ROCK @	290.00	8,640.00
660	4/13/2022	51697	WESTERN WATER WORKS SI	1404293-00	3/11/2022	PVC PIPE	295.80	
				1404292-00	3/11/2022	GALV VLV BOX TOP	31.97	
				1404327-00	3/23/2022	HINGED STEEL COVER	1,351.33	
				1404301-00	3/15/2022	8 DI PUSH ON PLUG, ETC	159.20	
				1404275-00	3/17/2022	POLYMER READ LID	124.30	
				1404434-00	3/29/2022	BRZ TEE & NIPPLE	57.42	2,020.02
661	4/13/2022	53596	XTREME HEATING AND AIR	2226	3/25/2022	RPLC'D 5TON TRANE PKG SY	10,500.00	10,500.00

Γ FOR WELLS FARGO BANK -SEPARATE CHECK: 84,662.85

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113355	4/13/2022	51489	AIRWAVE COMMUNICATIONS 3998	3/24/2022	INSTLL'D RADIO, ANTENNA &	10,413.88	10,413.88
113356	4/13/2022	42251	ARCOS, MARIA Ck 4/12/22	4/5/2022	VOUCHER 82, 1/19-4/5	285.60	285.60
113357	4/13/2022	43862	BRENTAG PACIFIC, INC BPI228719	3/25/2022	CHEMCHLOR SODIUM HYPO	2,362.17	2,362.17
113358	4/13/2022	43470	CERTIFIED LABORATORIES 7726113	3/18/2022	CERTOP INDUSTRIAL ISO 320	1,487.55	1,487.55
113359	4/13/2022	53220	COACHELLA ACE HARDWARE3484/1	3/28/2022	THREAD SEAL TAPE	4.43	
			3454/1	3/23/2022	PNT TRAY BK, BETTER BRSH	60.79	
			3418/1	3/17/2022	CASTR TWN WHL 2"	8.69	
			3456/1	3/23/2022	BEN EXT SFT GLS & STRETC	148.41	
			3130/1	1/24/2022	CONTCT ADH LO VOC	17.39	
			3202/1	2/4/2022	HOSE NOZZLE GUN HVY WT	19.56	
			3263/1	2/17/2022	ACE WRENCH BASIN 10", ET	28.24	
			3265/1	2/17/2022	24HR MECH TIMER OUTDR	25.00	
			3461/1	3/24/2022	HANDLE THRD, TARP STRAP	53.18	
			3445/1	3/22/2022	SLEDGE 2 FACE #8 COLLINS	43.49	409.18
113360	4/13/2022	09550	COACHELLA VALLEY COLLEC068523	3/31/2022	MAR2022 UB COLLECTION SI	26.40	26.40
113361	4/13/2022	01924	CONSOLIDATED ELECTRICAL3298-1010541	3/11/2022	26W 4PIN DOUBLE TUBE	65.25	65.25
113362	4/13/2022	52375	CORE & MAIN LP P453614	3/14/2022	RHS ALL F SYS PM1	5,437.50	
			Q518117	3/15/2022	ADJ VLV OPER WRCH, ETC	479.63	5,917.13
113363	4/13/2022	49858	CV PIPELINE CORP. S2850	3/31/2022	STORM DRAIN SYSTEM MAIN	4,320.00	4,320.00
113364	4/13/2022	02115	CWEA RH-4/30/22	2/22/2022	MBRSHP RNWL: R. HUERTA #	192.00	
			DF-5/31/22	3/28/2022	5/31 CERT RNWL E&I GRD 2:	96.00	288.00
113365	4/13/2022	50103	D&H WATER SYSTEMS I2022-0419	3/22/2022	SYNCH MOTOR, AC REVER M	1,340.61	1,340.61
113366	4/13/2022	01089	DESERT ELECTRIC SUPPLY S2956619.001	3/15/2022	HARD HAT & HARD HAT/HEAI	369.70	
			S2956619.002	3/16/2022	HARD HAT/HEADLAMP	65.24	434.94
113367	4/13/2022	54430	DESERT FEED BAG I220322611	3/22/2022	4/2 STRAW BALE RNTL	608.57	608.57
113368	4/13/2022	47952	DESERT LIVE SCAN 7039	3/27/2022	MAR2022 EMPLOYEE FINGEF	75.00	75.00
113369	4/13/2022	54465	DESERT URGENT CARE COA36360	3/24/2022	FEB2022 SVCS: H. MURILLO	25.00	
			36420	3/24/2022	FEB2022 SVCS: H. MURILLO	75.00	100.00
113370	4/13/2022	52568	EGAN CIVIL, INC. 21413	3/28/2022	3/10+22 CONSTRUCTION STA	2,415.00	2,415.00
113371	4/13/2022	44713	FARMER BROTHERS CO. 95671200	3/29/2022	12OZ CUPS, CREAMER & STI	176.95	176.95
113372	4/13/2022	51494	GARDA CL WEST, INC. 10687030	4/1/2022	APR2022 CASHLINK MAINTEN	1,376.83	
			10687023	4/1/2022	APR2022 ARMORED TRANSP	1,107.84	2,484.67
113373	4/13/2022	42499	GONZALEZ, JENNIFER D. Edu Reimb	3/30/2022	FY21/22 EDUCATION REIMBU	2,400.00	2,400.00
113374	4/13/2022	53854	GRANITE TELECOMMUNICATI557876272	4/1/2022	AC 04418223, APR2022 SVCS	800.75	800.75
113375	4/13/2022	20150	HYDRO AG SYSTEMS 267446	3/17/2022	LENOX 18" PVC/ABS SAW, ET	88.82	88.82

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113376	4/13/2022	45108	IMPERIAL SPRINKLER SUPPL	5040640-00	3/16/2022	3/4" SCH40 PVC PIPE, ETC	462.00
				5042467-00	3/17/2022	3/4" SCH40 PVC PIPE, ETC	959.92
				5042517-00	3/17/2022	47" SHOVELS	36.95
				5034559-00	3/11/2022	BUSHING PVC SCH40, ETC	33.50
				5026924-00	3/18/2022	BLUE & WHITE MARKING PAI	92.52
				5028035-00	3/8/2022	PVC PIPE CUTTER, LOW VOC	132.91
				5028690-00	3/8/2022	19" FIXED TINE ALUM LEAF R	13.82
				5032016-00	3/10/2022	CHEM ROUNDUP PRO MAX	429.79
				5032070-00	3/10/2022	ROOT BAR RIER ROLL & MAF	425.84
				5035201-00	3/11/2022	PROLINE HOSE & BRASS KE`	347.32
				5035747-00	3/14/2022	6" TRENCH SHOVEL	63.82
				5036378-00	3/14/2022	48" ROUND SHOVEL	47.13
				5038464-00	3/15/2022	3/4" SCH40 PVC PIPE, ETC	785.70
				5039374-00	3/15/2022	3/4" 90 ELL SCH40 PVC	30.17
113377	4/13/2022	53151	KLOB-FM	608323-1	10/31/2021	9/27-10/22 AD SPOT: TACOS,	1,500.00
				620647-1	12/26/2021	11/29-12/26 AD SPOT: SAFE H	345.00
				620647-2	1/30/2022	12/27-1/9 AD SPOT: SAFE HO	600.00
113378	4/13/2022	53152	KPST-FM	608318-1	10/31/2021	9/27-10/22 AD SPOT: TACOS,	1,480.00
				620648-1	12/26/2021	11/29-12/26 AD SPOT: SAFE H	495.00
				620648-2	1/30/2022	12/27-1/9 AD SPOT: SAFE HO	555.00
113379	4/13/2022	45051	LAMAR OF PALM SPRINGS	113429389	3/21/2022	3/21-4/17 POSTER ADVERTISI	1,200.00
				113349492	2/21/2022	2/21-3/20 POSTER ADVERTISI	1,200.00
113380	4/13/2022	54623	LIFT TO RISE	Refund	4/7/2022	DEPOSIT REFUND- 4/2 LIBRA	300.00
113381	4/13/2022	02162	LOWE'S COMPANIES, INC.	27533	3/23/2022	COBWEB DUSTER W/ HNDLE	372.35
				27930	4/4/2022	KOBALT RATCHET CUTTER, I	156.42
113382	4/13/2022	54624	MONTERROSO, VICTOR	Refund	4/7/2022	DEPOSIT REFUND- 3/20 POW	100.00
113383	4/13/2022	52646	MUNIQUEP SOCAL, LLC	200753	3/25/2022	MECHANICAL SHAFT SEAL	2,901.66
113384	4/13/2022	47192	O'REILLY AUTO PARTS	2855-425789	3/24/2022	MIRROR HEAD	15.21
				2855-421177	3/9/2022	PINTLE COMBO & PLATE	402.33
				2855-422988	3/15/2022	ALTERNATOR	126.04
				2855-425211	3/22/2022	GL-WIPER FLD	7.70
113385	4/13/2022	02028	PETE'S ROAD SERVICE, INC.	569754-00	3/24/2022	MOUNT/BALANCE NEW TIRE	168.39
				571466-00	3/17/2022	SVC CALL: BACK HOE FLAT F	669.43
113386	4/13/2022	42759	PROPER SOLUTIONS, INC.	12913	2/18/2022	WE 2/18: S. CARLOS RAMIRE	324.00
				13080	4/1/2022	WE 4/1: S. CARLOS RAMIREZ	252.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113387	4/13/2022	54500	RELIABLE TRANSLATIONS CC21520	3/30/2022	3/30 DOCUMENT TRANSLATI	80.80	80.80
113388	4/13/2022	48608	REYES COCA-COLA BOTTLIN#11012200282	3/30/2022	DASANI BOTTLED WATER	351.36	351.36
113389	4/13/2022	53736	RG2 MANAGEMENT LLC	3004	3/30/2022 WE 3/27: M. SOTO	1,386.00	
				3007	3/30/2022 WE 3/27: A. REYES+R. VALEN	3,047.63	
				3009	3/30/2022 WE 3/27: L. VALENZUELA	661.82	
				3015	4/6/2022 WE 4/3: L. VALENZUELA	528.57	
				3016	4/7/2022 WE 4/3: K. MEDINA	810.00	
				3017	4/7/2022 WE 4/3: A. REYES+R. VALEN	1,842.76	
				3005	3/30/2022 WE 3/27: F. HERNANDEZ	1,039.50	
				3006	3/30/2022 WE 3/27: F. HERNANDEZ	384.00	
				3019	4/7/2022 WE 4/3: F. HERNANDEZ	1,157.63	10,857.91
113390	4/13/2022	44161	ROBERT HALF	59764209	4/11/2022 WE 4/8: L. SKLUT	1,444.00	
				59762880	4/11/2022 WE 4/8: N. VALENZUELA	1,372.00	2,816.00
113391	4/13/2022	52991	S & D CAR WASH MANAGEMEARB134493	2/28/2022	FEB2022 CAR WASH SERVICE	244.65	
				ARB136154	3/31/2022 MAR2022 CAR WASH SERVICE	293.58	538.23
113392	4/13/2022	01830	SAM'S FENCE INC.	19500	3/14/2022 RMV'D/INSTLL'D FENCE W/ R	7,500.00	
				19505	12/30/2021 BARB ARMS, BRACE BAND, F	166.80	7,666.80
113393	4/13/2022	44581	SIGNARAMA	INV-109518	3/18/2022 MONUMENT SIGN @ AVE 50	4,950.04	
				INV-109558	3/18/2022 RMV'D/INSTLL'D MONUMENT	2,940.00	7,890.04
113394	4/13/2022	47319	SPARKLETTS	9467308 032422	3/24/2022 MAR2022 WATER @ SANITAR	207.01	207.01
113395	4/13/2022	52595	STAPLES BUSINESS CREDIT	7351403341-1-1	3/25/2022 MESH WALL FILE	-34.58	
				7352877947-0-1	3/22/2022 QUICK-STOR-LETTER/LEGAL	67.00	
				7353478551-0-1	3/30/2022 PPR CONST 24X36 BK, COLO	120.64	
				7353312495-0-1	3/28/2022 FILE FOLDER 3-TAB, STAPLE	60.35	213.41
113396	4/13/2022	36300	SWRCB FEES	EA-AN-0622-247	3/7/2022 CERT 2475, ELAP 2022, EXP	3,550.00	3,550.00
113397	4/13/2022	37600	THE DESERT SUN PUBLISHIN0004510223	3/31/2022	MAR2022 PUBLISHED ADS	1,452.00	1,452.00
113398	4/13/2022	42289	TIME WARNER CABLE	0037022032822	3/28/2022 AC 8448 20 899 0037022, APR	2,317.15	2,317.15
113399	4/13/2022	38250	TOPS N BARRICADES	1092943	3/16/2022 BUTYL PADS 8"	330.60	
				1093030	3/22/2022 PAINT WHITE RDRY & STENC	1,046.45	1,377.05
113400	4/13/2022	54625	VIRIDIAN WASTEWATER CONReq 4/11-13	3/9/2022	REG 4/11-13, WSTWTR OP E)	650.00	650.00
113401	4/13/2022	44775	VISTA PAINT CORPORATION	2022-442928-00	3/11/2022 PC STAND & BUCKET	1,373.99	1,373.99
113402	4/13/2022	53200	WEST CALI PLUMBING	001234	1/12/2022 INSTLL'D LAVATORY FAUCET	2,520.00	
				001237	1/12/2022 INSTLL'D LAVATORY FAUCET	2,520.00	
				001238	1/12/2022 INSTLL'D LAVATORY FAUCET	2,520.00	
				001239	1/12/2022 INSTLL'D LAVATORY FAUCET	2,520.00	10,080.00


Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113403	4/13/2022	49778	WEST COAST ARBORIST, INC183799	3/2/2022	PE3/2 TREE MAINT @ LLMD	1,154.00	
			183801	3/4/2022	PE3/4 TREE MAINT @ LLMD	750.00	
			183802	3/7/2022	PE3/7 TREE MAINT @ LLMD	728.00	
			183803	3/8/2022	PE3/8 TREE MAINT @ LLMD	122.00	
			183760	3/15/2022	PE3/15 TREE MAINT @ PARK:	620.00	3,374.00
Sub total for WELLS FARGO BANK:							108,328.14

63 checks in this report.

Grand Total All Checks: 192,990.99

Date: April 13, 2022


Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113404	4/20/2022	54634	AGUILAR, LUIS	Ref000225813	4/15/2022	UB Refund Cst #00048855	99.20	99.20
113405	4/20/2022	54627	ALCANTAR, RUTH	Ref000225806	4/15/2022	UB Refund Cst #00000215	14.01	14.01
113406	4/20/2022	54635	D.R. HORTON	Ref000225814	4/15/2022	UB Refund Cst #00051312	585.53	585.53
113407	4/20/2022	54632	HAMILTON, MARTHA	Ref000225811	4/15/2022	UB Refund Cst #00048011	67.74	67.74
113408	4/20/2022	54633	HERNANDEZ, BRIANDA	Ref000225812	4/15/2022	UB Refund Cst #00048631	56.30	56.30
113409	4/20/2022	54629	HERNANDEZ, FERNANDO	Ref000225808	4/15/2022	UB Refund Cst #00038631	44.61	44.61
113410	4/20/2022	54639	HILARIO, JOHANNA	Ref000225818	4/15/2022	UB Refund Cst #00053529	41.15	41.15
113411	4/20/2022	54638	LIMON, MICHAEL	Ref000225817	4/15/2022	UB Refund Cst #00053072	87.72	87.72
113412	4/20/2022	54631	MONTES, ALDA	Ref000225810	4/15/2022	UB Refund Cst #00047803	63.01	63.01
113413	4/20/2022	54628	MONTOYA, DAVID A.	Ref000225807	4/15/2022	UB Refund Cst #00035459	13.13	13.13
113414	4/20/2022	54630	RIENDEAU, CAROL	Ref000225809	4/15/2022	UB Refund Cst #00047067	221.68	221.68
113415	4/20/2022	54636	SANTILLAN, ADRIANA	Ref000225815	4/15/2022	UB Refund Cst #00051849	5.76	5.76
113416	4/20/2022	54640	TUBUL, RACHAEL	Ref000225819	4/15/2022	UB Refund Cst #00054099	77.50	77.50
113417	4/20/2022	54637	VIRGEN, STEPHANIE	Ref000225816	4/15/2022	UB Refund Cst #00052784	61.20	61.20
Sub total for WELLS FARGO BANK:							1,438.54	

14 checks in this report.

Grand Total All Checks: 1,438.54

Date: April 20, 2022


Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
662	4/20/2022	01856	CARROT-TOP INDUSTRIES IN	3/24/2022	3X5' POLYESTER FLAGS	2,171.05	
			INV103706				
			INV103613	3/22/2022	5X8' NYLON FLAGS	1,344.02	3,515.07
663	4/20/2022	43672	DESERT VALLEY SERVICES IN	4/4/2022	BAG POLY T-SHIRT	118.71	118.71
			567456				
664	4/20/2022	49100	GOLDMAN, RONALD A.	3/31/2022	OCT-MAR2022 SVCS: KPC CC	2,060.00	2,060.00
665	4/20/2022	51892	HERC RENTALS, INC.	4/3/2022	3/4-4/3 BOARD MSG RNTL	1,810.02	1,810.02
666	4/20/2022	00996	HOME DEPOT	3/30/2022	2300W RYOBI BT INVERTER (705.79	
				3/30/2022	RELIANT RND 2PC TOILET, E	296.24	1,002.03
667	4/20/2022	24600	LOPES HARDWARE	3/30/2022	PADLOCKS, PLIERS, WD 40, F	358.46	
				3/22/2022	NOZZLE, PAINT, GLOVES, ET	345.49	
				4/5/2022	PADLOCKS & CHAIN	117.32	821.27
668	4/20/2022	53552	QUENCH USA, INC.	3/23/2022	AC D347652, APR2022 RNTL,	35.89	35.89
669	4/20/2022	50629	VINTAGE ASSOCIATES, INC	3/30/2022	INSTLL'D ROCK @ PUEBLO V	5,510.00	5,510.00
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							14,872.99

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113418	4/20/2022	48977	ADT COMMERCIAL 144799082	3/30/2022	ADDTNL EQUIP+LABOR CHR	522.24	522.24
113419	4/20/2022	46835	AIR AND HOSE SOURCE, INC. 456233	3/30/2022	PRESSURE WASHER HOSE A	237.08	237.08
113420	4/20/2022	51894	ALPHA MEDIA LLC	619081-1 619081-2	3/31/2022 3/21-4/3 AD SPOT: MARIACHI 4/3/2022 4/1-2 AD SPOT: MARIACHI FE	820.00 180.00	1,000.00
113421	4/20/2022	46833	ALTEC INDUSTRIES, INC. 50958957	3/30/2022	INSPCTNS & REPAIRS ON BC	1,983.05	1,983.05
113422	4/20/2022	01436	AMERICAN FORENSIC NURSE 75917	4/6/2022	MAR2022 BLOOD DRAWS+DF	528.71	528.71
113423	4/20/2022	42837	ARAMARK UNIFORM SERVICE 24385764	3/15/2022	POLY PRFMNCE SS POLO W/	23.90	23.90
113424	4/20/2022	54642	ASIAN CERAMICS, INC. 42890	4/13/2022	ROLLED RIM LRG PLANTERS	2,981.16	2,981.16
113425	4/20/2022	53039	AT&T	419859 420561	3/28/2022 3/25 LEA TRACKING (CASE #) 4/4/2022 3/30-31 LEA TRACKING (CASE	225.00 125.00	350.00
113426	4/20/2022	44494	BURRTEC WASTE & RECYCLIBD 4/1/22	4/1/2022	AC 44-BS 405340, 85075 AVE :	59.98	59.98
113427	4/20/2022	53423	CBE OFFICE SOLUTIONS IN2488973	4/5/2022	ACC CC3502, COLOR COPIEF	316.30	316.30
113428	4/20/2022	53220	COACHELLA ACE HARDWARE 3513/1	4/2/2022	FAUCET KIT & TITEBOND GLI	125.04	
			3476/1	3/26/2022	LAWN & LEAF BAG, ETC	51.08	
			3523/1	4/5/2022	FUSE CART & PIPE TEE	30.43	
			3531/1	4/6/2022	GRAFFITI REMOVER, WIPING	22.80	
			3514/1	4/2/2022	CONNECTR ARMORED VINL	10.86	
			3521/1	4/4/2022	KEYKRAFTER KEY	10.83	
			3540/1	4/8/2022	PREC SCREWDRIVR SET	9.77	260.81
113429	4/20/2022	44959	COMPUTER CONSULTANTS, I 34529	4/14/2022	APC BATTERY REPLACEMEN	1,138.61	1,138.61
113430	4/20/2022	54137	CONSERVE LANDCARE LLC 71898	3/18/2022	MAR2022 LNDSCPE MAINT @	43,000.00	
			77848	3/31/2022	3/31 LNDSCPE ENHANCEMEN	24,584.83	
			71818	3/17/2022	3/11 LNDSCPE ENHANCEMEN	16,523.70	
			71223	3/14/2022	3/11 LNDSCPE ENHANCEMEN	15,480.00	
			77847	3/31/2022	3/31 LNDSCPE ENHANCEMEN	7,685.00	
			71817	3/17/2022	3/10 LNDSCPE ENHANCEMEN	1,840.00	
			77846	3/31/2022	3/31 LNDSCPE ENHANCEMEN	1,734.00	
			71224	3/14/2022	3/10 LNDSCPE ENHANCEMEN	1,000.00	
			34482	9/30/2021	9/24 RPR'D IRRGTN @ DIST 3	377.08	
			34479	9/30/2021	9/24 RPR'D IRRGTN @ DIST 1	116.00	112,340.61
113431	4/20/2022	01924	CONSOLIDATED ELECTRICAL 3298-1009111	3/30/2022	LED UPLIGHT REPL KIT, ETC	947.50	947.50
113432	4/20/2022	00749	COUNTY OF RIVERSIDE SH0000040711	3/29/2022	1/13-2/9 LAW ENFORCEMENT	792,761.25	792,761.25
113433	4/20/2022	49858	CV PIPELINE CORP. S2853	4/4/2022	STORM DRAIN SYSTEM MAIN	4,320.00	4,320.00
113434	4/20/2022	44036	DE LAGE LANDEN PUBLIC 76062010	4/11/2022	ACC #1338330, COLOR COPIE	216.41	216.41
113435	4/20/2022	12870	DEPARTMENT OF JUSTICE 573488	4/5/2022	MAR2022 FINGERPRINTS	196.00	196.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113436	4/20/2022	13300	DESERT FIRE EXTINGUISHER	12094390	4/7/2022	3/21 FIRE SUPPRESSION SYS	200.36	
				12132639	4/7/2022	3/24 FIRE SUPPRESSION SYS	200.36	
				12095914	4/7/2022	3/21 FIRE SUPPRESSION SYS	163.93	564.65
113437	4/20/2022	52970	DESERT POOL SPECIALISTS,	126464	4/1/2022	APR2022 FOUNTAIN SVCS	400.00	400.00
113438	4/20/2022	53007	DESERT PROMOTIONAL &	85077	3/31/2022	WALNUT PIANO FINISH PLAC	190.31	190.31
113439	4/20/2022	13700	DEWEY PEST CONTROL INC.	15018848	4/1/2022	AC1281218, APR2022, 51251 I	900.00	
				AC1315475-AP/	4/1/2022	AC1315475, APR-JUNE2022, F	810.00	
				AC1434611-AP/	4/1/2022	AC1434611, APR-JUNE2022, F	480.00	
				AC934340-AP/JI	4/1/2022	AC934340, APR-JUNE2022, S/	450.00	
				AC1062335-AP/	4/1/2022	AC1062335, APR-JUNE2022, C	426.00	
				15018847	4/1/2022	AC1281215, APR2022, SIERR/	301.00	
				14983534	4/1/2022	AC1404426, APR-JUNE2022, L	255.00	
				15026856	4/1/2022	AC1161434, APR-JUNE2022, E	195.00	
				14987352	4/1/2022	AC102942, APR-JUNE2022, 15	175.50	
				15005469	4/1/2022	AC1450610, APR2022, DE OR/	160.00	
				15005468	4/1/2022	AC1452292, APR-JUNE2022, S	150.00	
				14988037	4/1/2022	AC1008112, APR-JUNE2022, C	126.00	
				15026851	4/1/2022	AC1178382, APR-JUNE2022, E	126.00	
				15018833	4/1/2022	AC1318236, APR-JUNE2022, F	123.00	
				15016895	4/1/2022	AC241000, APR-JUNE2022, 15	111.00	
				15032050	4/1/2022	AC1067451, APR-JUNE2022, 1	111.00	
				14979442	4/1/2022	AC1126447, APR-JUNE2022, S	90.00	
				15018830	4/1/2022	AC1318239, APR-JUNE2022, F	90.00	
				15018831	4/1/2022	AC1318244, APR-JUNE2022, E	90.00	
				15018832	4/1/2022	AC1318235, APR-JUNE2022, E	90.00	
				14998163	4/1/2022	AC103361, APR2022, SENIOR	80.00	5,339.50
113440	4/20/2022	54644	DIGITAL PALM SPRINGS	634693-1	3/31/2022	3/21-4/2 SOCIAL MEDIA ADS: I	1,500.00	1,500.00
113441	4/20/2022	42442	DIRECTV	076184020X220	4/3/2022	APR2022 TV ACCESS FEE+PF	65.24	65.24
113442	4/20/2022	14860	E. K. WOOD LUMBER COMPAI	502829	3/16/2022	NYLON ROPE	853.38	853.38
113443	4/20/2022	44088	FERGUSON ENTERPRISES, IN	1225444	3/30/2022	BTRY PWR SNSR FCT	667.05	667.05
113444	4/20/2022	20150	HYDRO AG SYSTEMS	267715	3/28/2022	3/4" PVC SS SCH40 BALL VLV	65.53	65.53

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113445	4/20/2022	20450	IMPERIAL IRRIGATION DISTRI	50387122-MA22	4/8/2022	AC50387122, 3/4-31, SEWER I	36,318.95
				50035560-MA22	3/31/2022	AC50035560, 3/1-29, ST LIGHT	23,795.33
				50527782-MA22	4/6/2022	AC50527782, 3/4-4/4	12.34
				50705542-MA22	4/6/2022	AC50705542, 3/4-31, PERMIT	1,140.44
				50509172-MA22	4/6/2022	AC50509172, 3/4-31, CORP YA	1,027.01
				50416425-MA22	4/6/2022	AC50416425, 3/4-4/4	251.41
				50705544-MA22	4/6/2022	AC50705544, 3/4-31, PERMIT	160.64
				50404153-MA22	4/6/2022	AC50404153, 3/4-4/4	108.13
				50035734-MA22	4/6/2022	AC50035734, 3/4-4/4, CVHS PI	107.98
				50404155-MA22	4/6/2022	AC50404155, 3/4-4/4	98.57
				50734422-MA22	4/6/2022	AC50734422, 3/4-4/4	64.95
				50217597-MA22	4/6/2022	AC50217597, 3/4-31	48.17
				50035836-MA22	4/6/2022	AC50035836, 3/4-31, WELL #1	44.76
				50733502-MA22	4/6/2022	AC50733502, 3/4-4/4	34.38
				50487676-MA22	4/6/2022	AC50487676, 3/4-31, LIFT STA	14.44
				50516108-MA22	4/6/2022	AC50516108, 3/4-4/4	13.64
				50404154-MA22	4/6/2022	AC50404154, 3/4-4/4	13.48
							63,254.62
113446	4/20/2022	45108	IMPERIAL SPRINKLER SUPPL	5045100-00	3/22/2022	3/4" SCH40 PVC PIPE, ETC	1,999.38
				5020164-01	3/29/2022	HUNTER ULTRA 4" POP-UP AI	1,320.93
				5045171-00	3/22/2022	FERT BEST NITRA KING	1,237.38
				5054844-00	3/25/2022	RAINBIRD 1" PLASTIC INLINE	525.59
				5060222-00	3/30/2022	HUNTER 2 STA BTRY OP CON	367.64
				5057789-00	3/29/2022	HUNTER 2 STA BTRY OP CON	227.31
				5050842-00	3/23/2022	SMALL VICTOR PVC PIPE CU	175.22
				5055272-00	3/28/2022	4" SCH40 PVC PIPE, ETC	167.79
				5058686-00	3/29/2022	JUMBO VALVE BOX	56.27
				5060640-00	3/31/2022	BLK PVC RAIN BOOT, ETC	49.78
				5062019-00	3/31/2022	STD 2" BRASS GATE VALVE	41.64
				5058475-00	3/29/2022	3/4" SCH40 PVC PIPE	26.07
				5057981-00	3/29/2022	LOW VOC PVC PRIMER	19.49
							6,214.49
113447	4/20/2022	54570	J.C. TUCKMAR, INC.	COC002	4/12/2022	RETENTION- RPLCMNT OF D	3,043.56
113448	4/20/2022	52420	JONES BROS CONSTRUCTIO	3686 #3	4/13/2022	PE3/31 48TH & HARRISON SE	525,528.73
113449	4/20/2022	54641	K&R CAR WASH	20220177	3/30/2022	3/2 CAR WASH SERVICES	130.00
113450	4/20/2022	53151	KLOB-FM	634764-2	4/7/2022	3/28-4/2 AD SPOT: MARIACHI	750.00
				634764-1	3/27/2022	3/21-27 AD SPOT: MARIACHI I	750.00
							1,500.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113451	4/20/2022	44767	KUNA FM	600135-1	3/31/2022	3/21-31 AD SPOT: MARIACHI I	1,285.00
				600135-2	4/10/2022	3/28-4/2 AD SPOT: MARIACHI	215.00
							1,500.00
113452	4/20/2022	02162	LOWE'S COMPANIES, INC.	27376	4/6/2022	USG 24-48 RADAR TILE	159.56
113453	4/20/2022	54626	MIRANDA, RACHEL M.	Refund	4/13/2022	REFUND TOWING FEES (Y22	200.00
113454	4/20/2022	47192	O'REILLY AUTO PARTS	2855-427979	3/30/2022	1YR TOTAL CARE PROGRAM	1,419.09
				2855-430222	4/6/2022	STEP BAR	943.91
				2855-429784	4/5/2022	MSTR CYL	234.63
				2855-429824	4/5/2022	RADIATOR	197.93
				2855-429963	4/5/2022	1GAL ANTIFREEZE	104.33
				2855-429778	4/5/2022	OIL FILTER	3.23
							2,903.12
113455	4/20/2022	53427	PASTION INDUSTRIES, INC.	037514	3/28/2022	AP-JN2022 FIRE ALARM/RADI	195.00
113456	4/20/2022	54645	PATTISON, JR., WILLIAM B.	PE 2/28/22	2/28/2022	PE2/28 COACHELLA PUBLIC I	3,900.00
				PE 3/31/22	3/31/2022	PE3/31 COACHELLA PUBLIC I	1,500.00
							5,400.00
113457	4/20/2022	49989	PAUL ASSOCIATES	85929	4/6/2022	BUSINESS CARDS: J. MEDIN/	104.79
113458	4/20/2022	02028	PETE'S ROAD SERVICE, INC.	574455-00	3/29/2022	FLAT REPAIR	31.61
				576636-00	4/6/2022	FLAT REPAIR	31.61
							63.22
113459	4/20/2022	42759	PROPER SOLUTIONS, INC.	13113	4/8/2022	WE 4/8: S. CARLOS RAMIREZ	558.00
113460	4/20/2022	52344	QUADIENT FINANCE USA, INCCD	4/11/22	4/11/2022	MAR2022 POSTAGE BY PHON	1,000.00
113461	4/20/2022	54500	RELIABLE TRANSLATIONS	CC21632	4/13/2022	4/13 CC MTG SVCS	588.00
				21578	4/6/2022	4/6 PLANNING COMM MTG S	490.00
				21603	4/10/2022	4/10 CC MTG AGENDA TRANS	130.08
				21634	4/13/2022	4/13 DOCUMENT TRANSLATI	75.00
				21641	4/14/2022	4/14 DOCUMENT TRANSLATI	75.00
							1,358.08
113462	4/20/2022	52995	RM BROADCASTING, LLC	CC-1220322025	3/31/2022	3/21-31 AD SPOT: MARIACHI I	1,000.00
113463	4/20/2022	44161	ROBERT HALF	59829855	4/19/2022	WE 4/15: N. VALENZUELA	1,372.00
				59808160	4/18/2022	WE 4/15: L. SKLUT	541.50
							1,913.50
113464	4/20/2022	54643	SCOTT BURCH DESIGN	0000537	4/1/2022	CV BIZ CONF AD	400.00
113465	4/20/2022	35450	SOCALGAS	1515 6th-MA22	3/30/2022	AC 031 523 3700 6, 2/25-3/28	152.97
				1540 7th-MA22	3/30/2022	AC 008 423 3900 4, 2/25-3/28	152.97
				84626Baq-MA22	3/30/2022	AC 153 323 6215 9, 2/25-3/28	118.10
				1377 6th-MA22	3/30/2022	AC 012 623 3701 5, 2/25-3/28	109.39
				87075Av54-MA2	3/30/2022	AC 123 573 5834 5, 2/25-3/28	72.81
				1517 6th-MA22	3/30/2022	AC 010 594 4824 9, 2/25-3/28	48.43
				1500 6th-MA22	3/30/2022	AC 020 678 1257 4, 2/25-3/28	32.51
				BaqPool-MA22	3/30/2022	AC 069 323 6500 7, 2/25-3/28	15.29
							702.47

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113466	4/20/2022	02207	STATE BOARD OF EQUALIZATUT-2021	4/18/2021	2021 SALES & USE TAX: ACC	317.00	317.00
113467	4/20/2022	52125	TAG/AMS, INC. 2809194	4/7/2022	MAR2022 DRUG TESTING	255.00	255.00
113468	4/20/2022	50590	TOUCHTONE COMMUNICATIC1566759	4/1/2022	AC 1100006871, APR2022	6.94	6.94
113469	4/20/2022	53173	VERIZON CONNECT NWF, INCOSV0000027285	4/1/2022	MAR2022 GPS MONITORING	582.84	582.84
113470	4/20/2022	44966	VERIZON WIRELESS 9903074751	4/1/2022	AC371867190-00001, 3/2-4/1	4,985.20	
			9903074752	4/1/2022	AC371867190-00002, 3/2-4/1	266.19	5,251.39
113471	4/20/2022	53613	VIRGEN, STEPHANIE PD 3/15-18	3/28/2022	PD 3/15-18, PLNG COMM ACC	259.00	259.00
113472	4/20/2022	01732	WAXIE SANITARY SUPPLY 80804028	4/6/2022	SEAT COVERS, CLEAR LINER	1,807.84	1,807.84
113473	4/20/2022	51893	WON-DOOR CORPORATION 270734	4/8/2022	INSTLL'D DOOR @ CORP YAF	424.00	
			270735	4/8/2022	BATTERY	98.50	522.50
113474	4/20/2022	48971	XPRESS GRAPHICS & PRINTII22-46752	4/6/2022	24X36 BOARDS (CENTRAL PA	134.98	134.98
113475	4/20/2022	42100	ZUMAR INDUSTRIES INC 96281	3/31/2022	14GA EZE-OUT SIGN POST	1,605.13	
			96278	3/31/2022	14GA EZE-OUT SIGN POST	1,500.75	
			96279	3/31/2022	14GA EZE-OUT SIGN POST	1,200.60	
			96280	3/31/2022	14GA EZE-OUT SIGN POST	1,196.25	
			96323	3/31/2022	KEEP RIGHT W/ HORIZONTAL	683.23	6,185.96
Sub total for WELLS FARGO BANK:							1,562,281.86

66 checks in this report.

Grand Total All Checks: 1,577,154.85

Date: April 20, 2022



Finance Director: Nathan Statham

apChkLst
04/27/2022 7:14:59AM

Check List
City of Coachella

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113476	4/27/2022	54646	FIGUEROA, DAVID				
			Ref000225992	4/21/2022	APRIL 2022- BLDG PERMIT RI	416.80	
			Ref000225991	4/21/2022	APRIL 2022- BLDG PERMIT RI	277.60	694.40
Sub total for WELLS FARGO BANK:							694.40

1 checks in this report.

Grand Total All Checks: 694.40

Date: April 27, 2022



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
670	4/27/2022	53291	ANGENIOUS ENGINEERING	19-07A-017	3/31/2022	PE3/31 AVE 50 BRIDGE	71,041.19
				19-03-035	3/31/2022	PE3/31 DILLON RD BRIDGE	1,155.00
				19-07B-013	3/31/2022	PE3/31 SR-86/AVE50 INTERCI	1,155.00
671	4/27/2022	43462	BEST BEST & KRIEGER, LLP	930644	3/30/2022	PE2/28, #80237, GENERAL RE	32,646.40
				930651	3/30/2022	PE2/28, #80237.00450, GLENF	14,284.60
				930652	3/30/2022	PE2/28, #80237.00857, RENEV	7,805.20
				930658	3/30/2022	PE2/28, #80237.00872, SUCCE	4,290.40
				930650	3/30/2022	PE2/28, #80237.00851, GLENF	3,057.60
				930648	3/30/2022	PE2/28, #80237.00447, ADV. C	3,030.80
				930659	3/30/2022	PE2/28, #80237.00840, CANN/	2,680.80
				930645	3/30/2022	PE2/28, #80237.00231, G. THC	1,764.00
				930647	3/30/2022	PE2/28, #80237.00445, DESEF	1,737.50
				930649	3/30/2022	PE2/28, #80237.00850, FINAN	911.40
				930657	3/30/2022	PE2/28, #80237.00820, ENVIR	812.60
				930654	3/30/2022	PE2/28, #80237.00819, CODE	732.30
				930646	3/30/2022	PE2/28, #80237.00237, SPOTL	676.20
				930653	3/30/2022	PE2/28, #80237.00810, LABOF	470.40
				930661	3/30/2022	PE2/28, #80237.00844, CHROI	275.60
				930656	3/30/2022	PE2/28, #80237.00869, AFFOF	176.40
				930655	3/30/2022	PE2/28, #80237.00868, TRAVE	166.50
				930660	3/30/2022	PE2/28, #80237.00873, SURPL	58.80
672	4/27/2022	02320	CALPERS	1000000167776	4/14/2022	#6373819375, MAY2022 HEAL	92,758.85
				1000000167776	4/14/2022	#6373819375, MAY2022 HEAL	12,378.86
673	4/27/2022	50039	E&M, INC.	396738	3/29/2022	JN2022/23 CUSTOMER FIRST	3,960.00
				396849	3/31/2022	JN2022/23 TOPVIEW SUPPOF	825.00
674	4/27/2022	54648	GOVOS, INC.	INV-KSW-00394	4/19/2022	MAR2022/23 SBSCRPTN- ONI	12,705.00
675	4/27/2022	00207	GRAINGER INC	9271797962	4/7/2022	SOLUTION CUPS & TABLET	74.66
676	4/27/2022	54432	US BANK N.A.	1984253	4/25/2022	COACHELLA LEASE REV BDS	450,304.80

Γ FOR WELLS FARGO BANK -SEPARATE CHECK: 721,935.86

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113477	4/27/2022	46835	AIR AND HOSE SOURCE, INC. 456217	3/30/2022	3" FEM NPT TEE, ETC	237.08	
			456061	3/28/2022	HEX PIPE BUSHING, ETC	134.85	371.93
113478	4/27/2022	54517	BLACK KNIGHT TECHNOLOGI10214382	4/20/2022	AP-MY2022 SITXPRO SBSCRI	250.00	250.00
113479	4/27/2022	46356	C.V. CONSERVATION COMMISMAR2022	4/14/2022	MAR2022 LDMF MULTI-SPECI	9,702.00	9,702.00
113480	4/27/2022	53627	CANNON PARKIN, INC. 223191	4/15/2022	PE3/31 FIRE STATION REHAB	4,580.00	4,580.00
113481	4/27/2022	54647	CARIBBEAN DYNAMICS 00001	3/30/2022	5/1 SUAVECITO SUNDAYS PE	2,000.00	2,000.00
113482	4/27/2022	53423	CBE OFFICE SOLUTIONS IN2494041	4/20/2022	ACC CC3502, COLOR COPIEF	960.14	960.14
113483	4/27/2022	53426	CELL BUSINESS EQUIPMENT 76105905	4/23/2022	ACC 1338330, 4/15-5/14, SHAF	581.50	581.50
113484	4/27/2022	53220	COACHELLA ACE HARDWARE3536/1	4/6/2022	CM RATCHET 3/8 DR FLEX TI	170.69	
			3518/1	4/4/2022	ADAPTER DUPLEX WHITE, E	29.33	
			3525/1	4/5/2022	BALL VALVE SCH40 1"	9.77	209.79
113485	4/27/2022	00749	COUNTY OF RIVERSIDE SH0000040818	4/7/2022	2/10-3/9 LAW ENFORCEMENT	758,327.94	
			SH0000040856	4/7/2022	2/10-3/9 LAW ENFORCEMENT	5,227.95	763,555.89
113486	4/27/2022	11800	COUNTY OF RIVERSIDE AN0000002448	4/21/2022	MAR2022 ANL SHLTR+FIELD+	28,138.54	28,138.54
113487	4/27/2022	09650	CVAG Mar2022	4/14/2022	MAR2022 TUMF FEES	58,509.27	58,509.27
113488	4/27/2022	09950	CVWD Feb 2022	3/2/2022	CN 332543, FEB2022 WELL RI	35,152.12	35,152.12
113489	4/27/2022	50103	D&H WATER SYSTEMS I2022-0514	4/8/2022	TUBE UNIT, REAGENT	131.96	131.96
113490	4/27/2022	53389	DESERT CONCEPTS CONSTR21380	4/5/2022	3/29-30 EMRGNCY WTR LINE	21,395.00	21,395.00
113491	4/27/2022	51494	GARDA CL WEST, INC. 20522084	3/31/2022	MAR2022 EXCESS LIABILITY/	538.07	
			20522077	3/31/2022	MAR2022 EXCESS PREMISE	89.28	627.35
113492	4/27/2022	53222	IMPACT SOUTHWEST RIVERSI1140	4/19/2022	ICSC SOCIAL 2022	500.00	500.00
113493	4/27/2022	45108	IMPERIAL SPRINKLER SUPPL5058557-00	3/29/2022	LOW VOC PVC CEMENT, ETC	56.18	56.18
113494	4/27/2022	48293	KOA CORPORATION JC22043-1	4/18/2022	PE3/27 PED & RD SFTY IMPR'	9,340.00	9,340.00
113495	4/27/2022	44047	KONICA MINOLTA BUSINESS 9008526979	4/13/2022	BIZHUB C454E, 1515 6TH ST,	875.09	875.09
113496	4/27/2022	02162	LOWE'S COMPANIES, INC. 27076	4/5/2022	580FL OZ DURAMAX SG BS4,	413.58	413.58
113497	4/27/2022	47431	MASTER METER INC. 245140	3/17/2022	MY2022/23 HARMONY MOBIL	2,000.00	2,000.00
113498	4/27/2022	51847	PARTY TIME RENTALS 33	4/26/2022	4/30 SLIDE/BLK UMBRELLA W	2,179.25	
			32	4/16/2022	4/16 SLIDE RNTLS	937.37	3,116.62
113499	4/27/2022	02145	PIONEER RESEARCH CORPO261455	4/5/2022	FREE FLOW BLOCKS	449.50	449.50
113500	4/27/2022	42759	PROPER SOLUTIONS, INC. 13144	4/15/2022	WE 4/15: S. CARLOS RAMIRE	504.00	504.00
113501	4/27/2022	44161	ROBERT HALF 59852376	4/25/2022	WE 4/22: N. VALENZUELA	1,372.00	1,372.00
113502	4/27/2022	53044	SUPER BIRTHDAY, INC. 26304	3/14/2022	4/30 F-TRAIN RNTL	1,050.00	1,050.00
113503	4/27/2022	36300	SWRCB FEES SW-0239283	4/6/2022	#7 33I023161, 4/1-3/31/23: 850	1,738.00	1,738.00
113504	4/27/2022	48152	TKE ENGINEERING, INC. 2021-413	4/30/2021	APR2022 AIRPORT BUSINESS	317.50	317.50
113505	4/27/2022	50627	TOP SCALE, INC. 64415	3/26/2022	3/10 PRVNTVE MAINT ON SC,	697.00	697.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113506	4/27/2022	38250	TOPS N BARRICADES 1093034	3/22/2022	CONE SIGN REFL. SLOW, ME	138.46	138.46
113507	4/27/2022	52204	TPX COMMUNICATIONS 155890564-0	4/16/2022	AC33325, 4/16-5/15	4,491.82	4,491.82
113508	4/27/2022	38800	UNDERGROUND SERVICE AL320220108	4/1/2022	MAR2022- 71 NEW TICKETS+	125.50	125.50
113509	4/27/2022	43751	USA BLUEBOOK 926759	3/29/2022	GLASS FIBER FILTER	370.20	
			923691	3/25/2022	MOTOROLA CLS1110 RADIO	342.65	712.85
113510	4/27/2022	54433	WEX ENTERPRISE EXXONMC80345909	4/23/2022	ACC 0496-00-726338-7, 3/24-4	4,614.45	4,614.45
Sub total for WELLS FARGO BANK:							958,678.04

41 checks in this report.

Grand Total All Checks: 1,680,613.90

Date: April 27, 2022



Finance Director: Nathan Statham

apChkLst
05/03/2022 6:00:44PM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -!

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
678	5/2/2022	51949	THE H.N. & FRANCES C. BER(66	5/1/2022	MAY2022- CIVIC CENTER LO/	8,876.26	8,876.26
					Γ FOR WELLS FARGO BANK -SEPARATE CHECK:		8,876.26

1 checks in this report.

Grand Total All Checks: 8,876.26

Date: May 2, 2022



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
679	5/4/2022	45929	BECK OIL, INC.	498199	4/6/2022	DYED CARB ULS DIESEL	1,309.27	1,309.27
680	5/4/2022	01856	CARROT-TOP INDUSTRIES	ININV104354	4/7/2022	5X8' POLYESTER FLAGS	1,381.43	1,381.43
681	5/4/2022	43672	DESERT VALLEY SERVICES	IN568538	4/13/2022	S/O CLNR DISINFECT PINE	842.46	
				568718	4/14/2022	TOWEL ROLLS	111.12	953.58
682	5/4/2022	53799	ENTERPRISE FM TRUST	FBN4448742	4/5/2022	APR2022 LEASE CHRGS ('20/	10,890.85	10,890.85
683	5/4/2022	00207	GRAINGER INC	9276982783	4/12/2022	SPORTS DRINK MIX	398.40	398.40
684	5/4/2022	00996	HOME DEPOT	5170441	4/12/2022	MAKITA 18V BL 2PC DRL/IMP	726.21	
				5014454	4/22/2022	BEHR INTERIOR PAINT & PRI	181.14	
				8013968	4/19/2022	38GAL TOUGH TOTE, ETC	105.15	
				5013260	4/12/2022	40W CLEAR CHANDELIER LE	30.38	1,042.88
685	5/4/2022	52802	RED WING BUSINESS ADVAN	2022042100343	4/21/2022	4/19 EMPLOYEE WORK BOOT	250.00	250.00
686	5/4/2022	32950	SAFETY-KLEEN SYSTEMS, IN	88507732	4/1/2022	3/30 SVC	285.51	285.51
687	5/4/2022	52924	SIEMENS MOBILITY, INC.	5620039009	4/17/2022	MAR2022 TRAFFIC SIGNAL C.	437.98	
				5610280354	4/15/2022	MAR2022 TRAFFIC SIGNAL M	1,812.80	2,250.78
688	5/4/2022	53596	XTREME HEATING AND AIR	2239	4/9/2022	SVC'D A/C UNITS @ CORP YA	1,807.00	
				2236	3/25/2022	SVC'D A/C UNITS @ PERMIT	1,564.75	
				2237	4/7/2022	SVC'D COMMERCIAL UNITS @	927.10	
				2238	4/7/2022	SVC'D A/C UNITS @ FIRE STA	636.75	4,935.60
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:								23,698.30

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113533	5/4/2022	48977	ADT COMMERCIAL	144832334	4/3/2022	MAY2022 ALARM/EXT SVC PF	1,166.56
				144832335	4/3/2022	MY-JL2022 ALARM/EXT SVC F	624.25
				144832333	4/3/2022	MY-JL2022 ALARM/EXT SVC F	432.05
				144832336	4/3/2022	MY-JL2022 ALARM/EXT SVC F	232.01
				144832338	4/3/2022	MY-JL2022 ALARM/EXT SVC F	179.85
				144812734	3/31/2022	LABOR CHRG @ 87075 AVE 5	131.25
				144832337	4/3/2022	MAY2022 CELL/EXT SVC PRO	32.08
113534	5/4/2022	02137	AGGREGATE PRODUCTS, INC	52292	4/11/2022	ACCM-9.5MM (3/8") STATE CC	5,011.47
113535	5/4/2022	46835	AIR AND HOSE SOURCE, INC.	457163	4/7/2022	FEM METRIC QUICK COUPLE	26.10
113536	5/4/2022	42837	ARAMARK UNIFORM SERVICE	MAR2022	3/31/2022	PE3/31 UNIFORMS, MATS & G	3,967.72
				MAR2022 SAN	3/31/2022	PE3/31 UNIFORMS, MATS & G	1,388.32
				MAR2022 CC	3/31/2022	PE3/31 MATS & MOPS	669.35
113537	5/4/2022	42837	ARAMARK UNIFORM SERVICE	24490595	4/15/2022	SS PIQUE POLO W/ EMBROID	84.75
113538	5/4/2022	51948	AUDELO, CARLOS F.	158	4/27/2022	5/8 SUAVECITO SUNDAYS PE	1,200.00
113539	5/4/2022	02187	BENLO R.V. II	13223	4/14/2022	10.3GAL PROPANE	47.60
113540	5/4/2022	50977	BRISAS AIR CONDITIONING IN	11610	4/11/2022	SVC'D A/C UNITS @ SENIOR	745.50
				11613	4/11/2022	SVC'D A/C UNITS @ 51251 DC	501.00
				11608	4/11/2022	SVC'D A/C UNITS @ 1515 6TH	306.00
				11611	4/11/2022	SVC'D A/C UNITS @ 1515 6TH	284.00
				11612	4/11/2022	SVC'D A/C UNITS @ COMITE	230.50
				11614	4/11/2022	SVC'D A/C UNIT @ RAICES CI	110.00
				11607	4/11/2022	SVC'D A/C UNIT @ 1515 6TH	99.50
				11606	4/11/2022	SVC'D A/C UNITS @ 1515 6TH	842.00
113541	5/4/2022	54110	CALIFORNIA COMMERCIAL AS	2354143	4/14/2022	1/2" TYPE III C3	359.29
113542	5/4/2022	54649	CAPIO	15469	4/25/2022	4/27 WEBINAR REG: RISSETH	30.00
113543	5/4/2022	07950	CITY OF COACHELLA	Mar 2022	3/31/2022	MAR2022 WATER- ST, PARKS	32,087.64
				Mar 2022-LLD's	3/31/2022	MAR2022 WATER- LLD'S	13,853.78
113544	5/4/2022	53220	COACHELLA ACE HARDWARE	3535/1	4/6/2022	RAKE BOW FIBER 16T	108.71
				3553/1	4/13/2022	BALLAST ELEC 1-2	101.11
				3557/1	4/13/2022	MARKING WAND PRO	34.79
				3547/1	4/12/2022	ELEC TAPE	7.60
113545	5/4/2022	44959	COMPUTER CONSULTANTS, I	34556	4/30/2022	APR2022 IT SUPPORT	7,822.50
113546	5/4/2022	01924	CONSOLIDATED ELECTRICAL	3298-1011203	4/7/2022	20W WALLPACK, ETC	891.53

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113547	5/4/2022	48603	CV STRATEGIES	6691	4/8/2022	MAR2022 STRATEGIC COMM	4,007.19
				6690	4/8/2022	MAR2022 STRATEGIC COMM	2,948.75
				6689	4/8/2022	MAR2022 STRATEGIC COMM	1,176.25
				6688	4/8/2022	MAR2022 STRATEGIC COMM	1,087.50
							9,219.69
113548	5/4/2022	12870	DEPARTMENT OF JUSTICE	576055	4/6/2022	MAR2022 BLOOD ALCOHOL A	140.00
				576112	4/6/2022	JAN2022 BLOOD ALCOHOL AI	105.00
							245.00
113549	5/4/2022	01089	DESERT ELECTRIC SUPPLY	S2964388.001	4/6/2022	NSI IPL4-3 INSD M-CBL CONN	722.27
113550	5/4/2022	54461	DESERT GROWERS NURSER	08504	4/7/2022	FICUS AND TABACHIN	2,267.44
							2,267.44
113551	5/4/2022	53007	DESERT PROMOTIONAL &	85267	4/11/2022	TRUCKER CAPS+T-SHIRTS V	8,083.66
				85529	4/23/2022	SNAG PROOF TACTICAL POL	1,111.43
				84968	3/28/2022	SHORT SLEEVE EASY CARE	258.83
							9,453.92
113552	5/4/2022	53880	EBERHARD EQUIPMENT NO.2	16015	4/13/2022	TIP, GUN, EXTENSION & ADA	120.81
							120.81
113553	5/4/2022	44713	FARMER BROTHERS CO.	95671293	4/18/2022	COFFEE FRENCH RST, CUPS	465.08
							465.08
113554	5/4/2022	51604	FRONTIER	3986515-AP22	4/16/2022	760/398-6515, 4/16/22	61.41
							61.41
113555	5/4/2022	20150	HYDRO AG SYSTEMS	267828	4/5/2022	2" BRASS FP BALL VALVE, ET	137.56
				267923	4/5/2022	PVC COUPLING	33.17
				267868	4/6/2022	PVC BUSHING & COUPLING	30.08
							200.81
113556	5/4/2022	20450	IMPERIAL IRRIGATION DISTRIMd	MA-MdAP	4/15/2022	MID MARCH-MID APRIL 2022 I	66,833.01
							66,833.01
113557	5/4/2022	45108	IMPERIAL SPRINKLER SUPPL	5071008-00	4/7/2022	RAINBIRD ROTOR POP-UP	1,356.54
				5020164-02	4/7/2022	HUNTER ULTRA 6" POP-UP AI	838.60
				5068618-00	4/6/2022	RAINBIRD ROTOR POP-UP, E	764.28
				5066210-00	4/5/2022	RAINBIRD 1" PLASTIC INLINE	407.48
				5067351-00	4/5/2022	RAINBIRD FLOOD BUBBLER,	193.12
				5078791-00	4/13/2022	UNDERHILL BIG GULP PUMP	154.95
				5064309-00	4/4/2022	2" COUPLING SCH80 PVC, ET	100.02
				5066411-00	4/5/2022	ECHO ACCESS POWERFUEL	71.71
				5079760-00	4/14/2022	FERTBEST SUPER IRON	66.49
				5060640-01	4/4/2022	BLK PVC RAIN BOOT	21.74
				5068395-00	4/6/2022	GIANT DESTROYER GOPHEF	8.13
				5081594-00	4/15/2022	8" CABLE TIE	6.81
							3,989.87
113558	5/4/2022	53801	INFOSEND, INC.	211552	4/29/2022	APR2022 UTILITY BILLING SV	2,722.44
							2,722.44
113559	5/4/2022	51600	IRC, INC.	2022030043	3/1/2022	MAR2022 PRE-EMPLOYMENT	383.80
							383.80
113560	5/4/2022	47328	KONICA MINOLTA	39881371	4/25/2022	BIZHUB C454E, 1515 6TH ST,	212.07
							212.07
113561	5/4/2022	44047	KONICA MINOLTA BUSINESS	9008547133	4/22/2022	BIZHUB 282, FIRE DEPT, 3/23	5.49
							5.49
113562	5/4/2022	45257	LIEBERT CASSIDY WHITMORI	215347	3/31/2022	PE3/31: #CO015-00008	2,417.00
							2,417.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113563	5/4/2022	54600	LORA, RISSETH	Mlge	4/27/2022	3/24+30, 4/7+22 MILEAGE REI	99.45	99.45
113564	5/4/2022	54650	MV CHENG & ASSOCIATES IN	Mar 2022	4/21/2022	MAR2022 SENIOR ACCOUNT/	700.00	700.00
113565	5/4/2022	47192	O'REILLY AUTO PARTS	2855-430447	4/7/2022	NEW MSTR CYL	345.03	
				2855-432226	4/12/2022	HITCH BALL, TOWING KIT & E	185.90	
				2855-432459	4/13/2022	TANK REPAIR	17.39	
				2855-432816	4/14/2022	FUEL CAP	17.37	
				2855-432113	4/12/2022	OIL FILTER	16.28	581.97
113566	5/4/2022	51847	PARTY TIME RENTALS	34	5/3/2022	5/8 SLIDES+BLK UMBRELLA V	1,868.25	1,868.25
113567	5/4/2022	49989	PAUL ASSOCIATES	85993	5/2/2022	BUSINESS CARDS: S. MONTA	186.82	186.82
113568	5/4/2022	02028	PETE'S ROAD SERVICE, INC.	578288-00	4/13/2022	SWITCH REPAIR	20.00	20.00
113569	5/4/2022	42759	PROPER SOLUTIONS, INC.	13178	4/22/2022	WE 4/22: L. ARELLANO	1,020.00	
				13177	4/22/2022	WE 4/22: S. CARLOS RAMIRE	504.00	1,524.00
113570	5/4/2022	54500	RELIABLE TRANSLATIONS	CC21735	4/25/2022	4/25 PLANNING COMM MTG S	147.00	
				21696	4/22/2022	4/22 DOCUMENT TRANSLATIO	75.00	
				21724	4/27/2022	4/27 DOCUMENT TRANSLATIO	75.00	
				21645	4/15/2022	4/15 PARK & REC MTG AGENI	75.00	372.00
113571	5/4/2022	48608	REYES COCA-COLA BOTTLIN	11022212251	4/20/2022	DASANI BOTTLED WATER	366.00	366.00
113572	5/4/2022	44161	ROBERT HALF	59884319	4/27/2022	WE 4/22: P. ARRIAGA	1,283.20	1,283.20
113573	5/4/2022	50827	SDC SOUND COMPANY LLC	1077	3/16/2022	5/1 LED WALL+LIGHTING+ETI	5,500.00	
				1079	4/12/2022	5/8 LED WALL+LIGHTING+ETI	5,500.00	
				1076	3/16/2022	4/21 MICS+STANDS+ETC: KE'	500.00	11,500.00
113574	5/4/2022	52595	STAPLES BUSINESS CREDIT	7353851113-0-1	4/4/2022	STP VRT FLE 25D 4DR LTR LC	543.73	
				199426007-0-2	4/18/2022	72W CREDENZA DESK	483.93	
				7353550188-0-3	4/14/2022	MBL PED WST HN CH	312.10	
				7354719119-0-1	4/15/2022	ETROS PETITE BLK CHAIR	269.69	
				7353550188-0-2	4/4/2022	TROY MICR TNR HP58A	242.50	
				7354890747-0-1	4/19/2022	STAPLES 8.5X11 COPY CS	217.45	
				7354360188-0-1	4/11/2022	HP 58A BLK TONER CARTRID	203.28	
				7353550188-0-1	4/1/2022	HP 58A BLK TONER CARTRID	202.72	
				7354719119-0-2	4/15/2022	MS BLUETOOTH KEYBOARD,	73.23	
				7354997810-0-1	4/20/2022	STAPLER, TAPE DISPENSER,	53.62	
				7354444831-0-1	4/12/2022	6 MARKER ORGANIZER & PAI	20.25	
				7353851113-0-2	4/4/2022	HANDLING FEE	19.98	
				7354444831-0-2	4/12/2022	SPINNING SORTER BLK MES	18.26	
				7354997810-0-2	4/20/2022	TAPE HILAND CELLO REF	13.70	2,674.44

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113575	5/4/2022	00102	SUNLINE TRANSIT AGENCY INV05914	4/11/2022	MAR2022 CNG FUEL	713.56	713.56
113576	5/4/2022	54651	THE REINALT-THOMAS CORP1117947	4/14/2022	INSTLL'D TIRES ON 2018 FOF	375.68	375.68
113577	5/4/2022	38250	TOPS N BARRICADES 1093481	4/13/2022	PED BARRICADE GALV	4,404.38	
			1093480	4/13/2022	28" CONE W/ SLEEVES	2,049.94	6,454.32
113578	5/4/2022	44978	TRI-STATE MATERIALS, INC. 100776	4/12/2022	3/4" CALIFORNIA GOLD	9,487.08	9,487.08
113579	5/4/2022	44775	VISTA PAINT CORPORATION 2022-507443-00	4/25/2022	COVERALL EXT FLAT WHITE	97.64	
			2022-488999-00	4/12/2022	RAGS	67.94	165.58
113580	5/4/2022	00896	WAUSAU TILE, INC. 647435	4/14/2022	25"X46" WASTE CONTAINER	11,661.81	11,661.81
113581	5/4/2022	49778	WEST COAST ARBORIST, INC180157	11/30/2021	PE11/30 TREE MAINT @ LLMI	1,714.00	
			184369	3/31/2022	PE3/31 TREE MAINT @ LLMD	212.00	1,926.00
113582	5/4/2022	44203	WEST COAST SAND & GRAVE454564	1/17/2022	3/8 STABILIZED DESERT GOL	7,817.42	
			454563	1/14/2022	3/8 STABILIZED DESERT GOL	3,901.96	11,719.38
113583	5/4/2022	54272	WILLDAN 002-26209	4/5/2022	MAR2022- BLDG AND SAFETY	14,625.00	14,625.00
113584	5/4/2022	48971	XPRESS GRAPHICS & PRINTII22-46810	4/11/2022	75TH ANNIVERSARY BANNEF	1,393.26	1,393.26
Sub total for WELLS FARGO BANK:							252,626.72

62 checks in this report.

Grand Total All Checks: 276,325.02

Date: May 4, 2022


Finance Director: Nathan Statham



STAFF REPORT
5/11/2022

TO: Honorable Mayor and City Council Members

FROM: Nathan Statham, Finance Director

SUBJECT: Investment Report – March 2022

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and file the investment report for March of 2022

EXECUTIVE SUMMARY:

On June 23, 2021, the City of Coachella along with its component units (Sanitary District, Educational & Governmental Access Cable Corporation, Fire Protection District and Water Authority) approved and adopted the current “Statement of Investment Policy”.

Pursuant to Section 16 of that policy, the City Treasurer shall provide to the City Council a monthly investment report which provides a clear picture of the status of the current investment portfolio. This report shall include, at a minimum, the following information for each type of investment held in the City’s investment portfolio: the issuer; amount of investment; current market value; yield on investment; income generated from investments; dollar amount invested on all securities, investments and moneys held by the local agency; and shall additionally include a description of any of the local agency’s funds, investments, or programs; and a description of unusual investment activity or developments during the month for which the report is prepared. This information shall be provided for all City and component unit pooled investments, as well as for bond accounts, which are managed by outside Fiscal Agents.

The interest rates presented are the most current rates available as of the date of these reports. The market values presented for pooled City investments are based on closing prices for the related investments as of the date of these reports. This information was obtained from the Wall Street Journal or other reliable sources of market prices.

The Market values presented for investments managed by fiscal agents are based on amounts reported by the fiscal agent on their investment statements. The purchase date and type of investment are not included for funds held by fiscal agents.

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the months ended March 31, 2022. In addition, this report includes detailed information and current activity on individual investments.

All City investments are in compliance with the guidelines established for Authorized Investments as specified in the Investment Policy, Section 8.

There was no unusual investment activity to report.

The City and Districts have sufficient moneys to meet their expenditure requirements for the next six months.

FISCAL IMPACT:

None, this report is receive and file only.

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
 As of March 31, 2022
 Fiscal Year 2021-2022

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 2/28/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 3/31/2022
CASH ON HAND							
Wells Fargo-General Checking	N/A	14,411,678.62	(568,370.32)	-	-	-	13,843,308.30
Wells Fargo-Road Maintenance	N/A	1,064,408.36	74,192.45	-	-	-	1,138,600.81
Wells Fargo-Gas Tax	N/A	684,343.32	87,176.67	-	-	(555,000.00)	216,519.99
Mechanics Bank - Payroll Acct	N/A	255,308.61	(85,552.14)	-	-	-	169,756.47
Petty Cash	N/A	3,500.00	-	-	-	-	3,500.00
Total Cash on Hand		16,419,238.91	(492,553.34)	-	-	(555,000.00)	15,371,685.57
INVESTMENTS							
State of California - LAIF	0.37%	12,905,685.78	-	-	-	-	12,905,685.78
Investment Management Acct	1.33%	24,902,068.45	-	(353,425.95)	-	-	24,548,642.50
Total Investments		37,807,754.23	-	(353,425.95)	-	-	37,454,328.28
CASH WITH FISCAL AGENT							
Union Bank of California	varies	5,796,666.97	480,175.66	1.96	(570,463.06)	(240,087.51)	5,466,294.02 ①
Wells Fargo Bank, N.A.	5.83%	4.30	-	-	-	-	4.30 ②
Wilmington Trust, N. A.	0.03%	0.70	-	-	-	-	0.70 ③
Total Cash with Fiscal Agent		5,796,671.97	480,175.66	1.96	(570,463.06)	(240,087.51)	5,466,299.02
Grand Total		60,023,665.11	(12,377.68)	(353,423.99)	(570,463.06)	(795,087.51)	58,292,312.87

Completed By:

E. Stoddard

Reviewed By:

Nathan Statham-Finance Director

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
 As of March 31, 2022
 Fiscal Year 2021-2022

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 2/28/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 3/31/2022
CASH WITH FISCAL AGENT							
UNION BANK OF CALIFORNIA							
COACHELLA WATER AUTHORITY							
<u>CITY OF COACHELLA WATER: WATER REFUNDING BONDS 2012 SERIES</u>							
A/C #: 6712016201 Bond Fund	0.03%	0.39	-	-	-	-	0.39
A/C #: 6712016202 Interest Account	0.03%	-	-	-	-	-	-
A/C #: 6712016203 Principal Account	0.00%	0.21	-	-	-	-	0.21
A/C #: 6712016204 Reserve Fund	0.00%	777,000.00	-	-	-	-	777,000.00
COACHELLA FINANCING AUTHORITY							
<u>Successor Agency to the Coachella Redevelopments Agency 2014 Series</u>							
A/C #: 6712104701 Debt Service Fund	0.00%	-	0.14	0.37	-	-	0.51
A/C #: 6712104702 Interest Account	0.00%	147,756.25	0.14	-	(147,756.39)	-	-
A/C #: 6712104703 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712104704 Reserve Account	0.00%	827,612.50	-	-	-	-	827,612.50
COACHELLA SANITARY DISTRICT							
<u>WASTEWATER SERIES 2015A</u>							
A/C #: 6712148601 Bond Fund	0.00%	0.06	240,087.45	-	-	(240,087.51)	-
A/C #: 6712148602 Interest Account	0.00%	-	65,087.51	-	-	-	65,087.51
A/C #: 6712148603 Principal Account	0.00%	-	175,000.00	-	-	-	175,000.00
A/C #: 6712148604 Reserve Account	0.00%	310,175.00	-	-	-	-	310,175.00
A/C #: 6712148605 Redemption Fund	0.00%	-	-	-	-	-	-
<u>COACHELLA SANITARY DISTRICT: PROJECT FUND 2011</u>							
A/C #: 6711963500 Project Fund 2011	0.0100%	25,270.30	-	0.10	-	-	25,270.40

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
 As of March 31, 2022
 Fiscal Year 2021-2022

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 2/28/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 3/31/2022
COACHELLA SUCCESSOR AGENCY							
MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013							
A/C #: 6712071401 Interest Account	0.00%	-	0.05	0.12	-	-	0.17
A/C #: 6712071402 Interest Account	0.00%	46,868.75	-	0.05	(46,868.80)	-	-
A/C #: 6712071403 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712071404 Reserve Account	0.00%	525,984.89	-	-	-	-	525,984.89
SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B							
A/C #: 6712160601 Debt Service	0.00%	-	0.37	0.95	-	-	1.32
A/C #: 6712160602 Interest Account	0.00%	375,837.50	-	0.37	(375,837.87)	-	-
A/C #: 6712160603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712160604 Reserve Account	0.00%	2,147,669.03	-	-	-	-	2,147,669.03
COACHELLA LEASE BONDS 2016							
A/C #: 6712179801 Payment Account	0.0000%	0.42	-	-	-	-	0.42
A/C #: 6712179802 Interest Account	0.0000%	-	-	-	-	-	-
A/C #: 6712179803 Principal Account	0.0000%	-	-	-	-	-	-
A/C #: 6712179804 Reserve Account	0.0000%	612,331.26	-	-	-	-	612,331.26
A/C #: 6712179805 Project Fund	0.0000%	160.41	-	-	-	-	160.41
TOTAL UNION BANK OF CALIFORNIA		5,796,666.97	480,175.66	1.96	(570,463.06)	(240,087.51)	5,466,294.02 ①
WELLS FARGO BANK, N.A.							
GAS TAX BONDS SERIES 2019							
A/C #: 83925300 Debt Service Fund	0.0000%	2.61	-	-	-	-	2.61
A/C #: 83925301 Interest Account	0.0000%	0.78	-	-	-	-	0.78
A/C #: 83925302 Principal Account	0.0000%	0.91	-	-	-	-	0.91
A/C #: 83925304 Reserve Fund	0.0000%	-	-	-	-	-	-
TOTAL WELLS FARGO BANK, N.A.		4.30	-	-	-	-	4.30 ②

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
 As of March 31, 2022
 Fiscal Year 2021-2022

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 2/28/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 3/31/2022
WILMINGTON TRUST, N. A.							
<u>CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS</u>							
A/C #: 144613-001 Interest Account	0.03%	0.70	-	-	-	-	0.70
A/C #: 144613-002 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 144613-003 Cost of Issuance	0.00%	-	-	-	-	-	-
A/C #: 144613-004 Unfunded Liability	0.00%	-	-	-	-	-	-
TOTAL WILMINGTON TRUST BANK, N.A.		0.70	-	-	-	-	0.70
TOTAL CASH WITH FISCAL AGENT		5,796,671.97	480,175.66	1.96	(570,463.06)	(240,087.51)	5,466,299.02

③

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note												
US TREASURY NOTES DTD 09/15/2019 1.500% 09/15/2022		912828YF1	140,000.00	AA+	Aaa	01/06/22	01/10/22	141,110.16	0.33	97.01	140,747.57	140,328.13
US TREASURY NOTES DTD 07/15/2020 0.125% 07/15/2023		912828ZY9	1,270,000.00	AA+	Aaa	02/17/22	02/18/22	1,249,015.23	1.31	333.29	1,250,736.64	1,239,440.63
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023		912828S92	140,000.00	AA+	Aaa	04/02/19	04/04/19	134,071.88	2.28	290.06	138,175.39	138,512.50
US TREASURY NOTES DTD 11/15/2013 2.750% 11/15/2023		912828WE6	355,000.00	AA+	Aaa	03/06/19	03/08/19	358,591.60	2.52	3,694.65	356,243.33	357,939.83
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023		912828U57	460,000.00	AA+	Aaa	01/07/19	01/09/19	451,770.31	2.52	3,276.24	457,198.40	459,281.25
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023		9128285U0	70,000.00	AA+	Aaa	01/30/19	01/31/19	70,207.81	2.56	461.91	70,073.98	70,426.57
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024		912828X70	350,000.00	AA+	Aaa	06/03/19	06/05/19	351,585.94	1.90	2,939.23	350,672.98	347,265.63
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024		91282CCL3	1,285,000.00	AA+	Aaa	02/17/22	02/18/22	1,248,206.84	1.59	1,011.67	1,249,966.88	1,226,371.88
US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024		9128282N9	125,000.00	AA+	Aaa	08/01/19	08/05/19	126,933.59	1.80	440.26	125,904.18	124,101.56
US TREASURY NOTES DTD 08/31/2017 1.875% 08/31/2024		9128282U3	165,000.00	AA+	Aaa	09/03/19	09/05/19	169,299.02	1.33	269.02	167,083.44	162,705.48
US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024		9128282Y5	295,000.00	AA+	Aaa	10/01/19	10/03/19	303,815.43	1.50	17.13	299,412.55	292,464.83
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024		912828YM6	195,000.00	AA+	Aaa	01/11/21	01/12/21	203,630.27	0.33	1,228.18	200,869.58	190,216.42
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024		9128283J7	425,000.00	AA+	Aaa	01/03/20	01/07/20	434,844.73	1.63	3,026.96	430,359.85	420,750.00
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024		9128283J7	580,000.00	AA+	Aaa	12/02/19	12/04/19	591,917.19	1.69	4,130.90	586,367.17	574,200.00

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B NOTES DTD 01/15/2022 1.125% 01/15/2025	91282CDS7	1,265,000.00	AA+	Aaa	02/17/22	02/18/22	1,244,888.48	1.69	2,987.78	1,245,683.85	1,218,353.13
US TREASURY NOTES DTD 02/17/2015 2.000% 02/15/2025	912828J27	130,000.00	AA+	Aaa	03/02/20	03/04/20	137,205.86	0.85	323.20	134,186.49	128,171.88
US TREASURY NOTES DTD 08/31/2020 0.250% 08/31/2025	91282CAJ0	555,000.00	AA+	Aaa	08/02/21	08/06/21	548,799.61	0.53	120.65	549,792.67	513,548.44
US TREASURY NOTES DTD 09/30/2020 0.250% 09/30/2025	91282CAM3	460,000.00	AA+	Aaa	09/07/21	09/09/21	452,273.44	0.67	3.14	453,337.02	424,853.15
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025	91282CAT8	350,000.00	AA+	Aaa	03/01/22	03/01/22	333,361.33	1.59	367.40	333,746.25	322,656.25
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025	91282CAT8	410,000.00	AA+	Aaa	10/04/21	10/06/21	401,319.53	0.78	430.39	402,353.48	377,968.75
US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025	91282CAZ4	210,000.00	AA+	Aaa	11/02/21	11/03/21	204,659.77	1.01	263.94	205,194.51	194,118.75
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	190,000.00	AA+	Aaa	04/05/21	04/07/21	185,494.92	0.89	179.11	186,430.33	175,423.43
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	350,000.00	AA+	Aaa	01/11/21	01/12/21	347,867.19	0.50	329.94	348,389.22	323,148.42
US TREASURY NOTES DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	AA+	Aaa	02/04/21	02/08/21	282,063.87	0.47	1,109.46	275,856.15	255,956.25
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	270,000.00	AA+	Aaa	02/26/21	02/26/21	264,410.16	0.80	167.82	265,649.24	248,779.67
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	475,000.00	AA+	Aaa	07/02/21	07/07/21	465,871.09	0.80	295.23	467,336.97	437,667.95
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	1,320,000.00	AA+	Aaa	02/17/22	02/18/22	1,246,626.56	1.84	820.44	1,248,762.17	1,216,256.18
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	310,000.00	AA+	Aaa	03/05/21	03/09/21	305,676.95	0.79	134.78	306,600.09	286,604.67

Managed Account Detail of Securities Held

For the Month Ending March 31, 2022

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	630,000.00	AA+	Aaa	12/03/21	12/07/21	613,019.53	1.15	273.92	614,284.27	582,454.66
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	290,000.00	AA+	Aaa	06/02/21	06/04/21	289,365.62	0.79	728.98	289,470.42	269,700.00
Security Type Sub-Total		13,325,000.00					13,157,903.91	1.38	29,752.69	13,150,885.07	12,719,666.29
Supra-National Agency Bond / Note											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	150,000.00	AAA	Aaa	11/17/20	11/24/20	149,677.50	0.32	132.29	149,822.70	145,099.50
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	300,000.00	AAA	Aaa	09/15/21	09/23/21	299,778.00	0.52	33.33	299,816.49	285,643.80
Security Type Sub-Total		450,000.00					449,455.50	0.46	165.62	449,639.19	430,743.30
Municipal Bond / Note											
CA ST TXBL GO BONDS DTD 10/24/2019 2.400% 10/01/2023	13063DRJ9	190,000.00	AA-	Aa2	10/16/19	10/24/19	193,801.90	1.87	2,280.00	191,448.85	189,941.10
MS ST TXBL GO BONDS DTD 08/06/2020 0.565% 11/01/2024	605581MZ7	200,000.00	AA	Aa2	07/24/20	08/06/20	200,000.00	0.57	470.83	200,000.00	189,532.00
OR ST DEPT TRANS TXBL REV BONDS DTD 09/17/2020 0.566% 11/15/2024	68607DVA0	135,000.00	AAA	Aa1	09/11/20	09/17/20	135,000.00	0.57	288.66	135,000.00	127,191.60
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	40,000.00	AA	Aa3	09/03/20	09/16/20	40,282.80	1.11	125.80	40,191.93	37,977.60
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	110,000.00	AA	Aa3	09/03/20	09/16/20	110,000.00	1.26	345.95	110,000.00	104,438.40
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	80,000.00	AA+	Aaa	10/30/20	11/10/20	80,000.00	0.77	103.07	80,000.00	74,069.60
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	AA-	A1	01/22/21	02/04/21	40,000.00	1.05	104.70	40,000.00	37,296.00

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Security Type Sub-Total		795,000.00					799,084.70	1.06	3,719.01	796,640.78	760,446.30
Federal Agency Commercial Mortgage-Backed Security											
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	43,178.01	AA+	Aaa	04/02/19	04/05/19	43,285.95	2.63	97.73	43,183.72	43,176.63
FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	73,094.99	AA+	Aaa	04/04/18	04/09/18	73,717.43	2.88	188.22	73,143.20	73,231.48
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWQH1	100,000.00	AA+	Aaa	09/04/19	09/09/19	101,476.56	1.78	192.25	100,170.43	100,064.35
FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	91,434.59	AA+	Aaa	12/13/19	12/18/19	95,877.75	2.14	254.95	93,460.79	92,443.01
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	AA+	Aaa	03/19/20	03/25/20	115,448.44	1.95	280.68	113,102.94	110,854.36
Security Type Sub-Total		417,707.59					429,806.13	2.18	1,013.83	423,061.08	419,769.83
Federal Agency Bond / Note											
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04O3	255,000.00	AA+	Aaa	05/20/20	05/22/20	254,232.45	0.35	228.44	254,708.40	250,379.15
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	325,000.00	AA+	Aaa	01/07/19	01/09/19	327,281.50	2.58	2,532.29	325,624.53	328,139.50
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	175,000.00	AA+	Aaa	06/24/20	06/26/20	174,489.00	0.35	115.45	174,789.53	171,338.83
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	280,000.00	AA+	Aaa	07/08/20	07/10/20	279,398.00	0.32	157.50	279,744.36	273,714.84
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	185,000.00	AA+	Aaa	08/19/20	08/21/20	184,811.30	0.28	47.53	184,912.35	180,280.47
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	330,000.00	AA+	Aaa	12/03/18	12/06/18	329,333.40	2.92	500.73	329,797.45	333,424.41
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 09/21/2020 0.250% 09/21/2023	3133EMAM4	250,000.00	AA+	Aaa	10/07/20	10/09/20	249,575.00	0.31	17.36	249,787.70	243,127.00

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note												
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023		3130A0F70	190,000.00	AA+	Aaa	01/30/19	01/31/19	195,600.04	2.72	2,012.81	191,946.74	193,505.31
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025		3130AJHU6	200,000.00	AA+	Aaa	04/15/20	04/16/20	199,008.00	0.60	463.89	199,396.86	188,146.80
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025		3135G03U5	260,000.00	AA+	Aaa	04/22/20	04/24/20	259,464.40	0.67	717.71	259,672.00	245,432.46
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025		3135G03U5	360,000.00	AA+	Aaa	06/03/20	06/05/20	361,843.20	0.52	993.75	361,155.36	339,829.56
FREDDIE MAC NOTES (CALLABLE) DTD 05/29/2020 0.750% 05/28/2025		3134GVB31	200,000.00	AA+	Aaa	06/05/20	06/09/20	199,400.00	0.81	512.50	199,618.63	189,037.60
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025		3135G04Z3	175,000.00	AA+	Aaa	07/02/20	07/07/20	175,201.25	0.48	252.78	175,130.71	163,950.68
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025		3135G04Z3	225,000.00	AA+	Aaa	10/01/20	10/05/20	226,055.25	0.40	325.00	225,721.33	210,793.72
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025		3135G04Z3	305,000.00	AA+	Aaa	06/17/20	06/19/20	304,368.65	0.54	440.55	304,593.98	285,742.61
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025		3137EAEU9	185,000.00	AA+	Aaa	07/21/20	07/23/20	184,078.70	0.48	134.90	184,390.35	172,359.14
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025		3135G05X7	195,000.00	AA+	Aaa	08/25/20	08/27/20	194,087.40	0.47	73.13	194,378.59	181,311.59
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025		3135G05X7	420,000.00	AA+	Aaa	10/21/20	10/22/20	417,727.80	0.49	157.50	418,403.81	390,517.26
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025		3137EAEX3	285,000.00	AA+	Aaa	09/23/20	09/25/20	284,142.15	0.44	23.75	284,402.23	264,556.38
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025		3135G06G3	185,000.00	AA+	Aaa	11/09/20	11/12/20	184,337.70	0.57	370.00	184,521.37	172,195.78
Security Type Sub-Total			4,985,000.00					4,984,435.19	0.88	10,077.57	4,982,696.28	4,777,783.09

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
UNITED PARCEL SERVICE CORP NOTES DTD 09/27/2012 2.450% 10/01/2022	911312AQ9	275,000.00	A-	A2	03/01/18	03/05/18	268,545.75	3.00	3,368.75	274,293.16	276,392.05
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	A+	A2	01/22/20	02/03/20	99,863.00	1.75	283.33	99,961.68	99,820.30
PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	260,000.00	A+	A2	04/02/19	04/04/19	263,146.00	2.69	340.89	261,212.04	262,222.48
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	25,000.00	BBB+	A1	04/19/21	04/22/21	25,000.00	0.73	89.35	25,000.00	24,474.83
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	75,000.00	BBB+	A1	04/20/21	04/22/21	75,094.50	0.69	268.04	75,048.91	73,424.47
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	115,000.00	AA	A1	05/10/21	05/12/21	114,832.10	0.50	199.81	114,881.73	110,439.10
TEXAS INSTRUMENTS INC CORP NOTES (CALLAB DTD 05/04/2017 2.625% 05/15/2024	882508BB9	300,000.00	A+	Aa3	02/23/22	02/25/22	304,716.00	1.90	2,975.00	304,495.63	300,366.00
WALMART INC CORPORATE NOTES DTD 04/23/2019 2.850% 07/08/2024	931142EL3	360,000.00	AA	Aa2	07/10/19	07/12/19	371,235.60	2.19	2,365.50	363,101.45	363,371.04
JPMORGAN CHASE & CO CORPORATE NOTES (CAL DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	115,000.00	A-	A2	09/09/20	09/16/20	115,000.00	0.65	31.29	115,000.00	111,644.42
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	150,000.00	A-	A2	10/16/20	10/21/20	150,000.00	0.81	529.88	150,000.00	144,921.75
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 01/10/2022 1.250% 01/10/2025	24422EVY2	190,000.00	A	A2	03/08/22	03/10/22	185,200.60	2.17	534.38	185,302.42	182,328.37
MICROSOFT CORP (CALLABLE) NOTES DTD 02/12/2015 2.700% 02/12/2025	594918BB9	190,000.00	AAA	Aaa	03/15/21	03/17/21	202,921.90	0.92	698.25	199,246.51	190,706.99

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note												
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025		89236TGT6	60,000.00	A+	A1	05/20/20	05/26/20	60,586.20	1.58	144.00	60,356.68	58,199.82
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025		89236TGT6	90,000.00	A+	A1	05/20/20	05/26/20	90,879.30	1.58	216.00	90,535.03	87,299.73
NOVARTIS CAPITAL CORP DTD 02/14/2020 1.750% 02/14/2025		66989HAP3	295,000.00	AA-	A1	05/06/20	05/08/20	305,504.95	0.98	673.99	301,252.65	287,740.05
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025		172967MX6	50,000.00	BBB+	A3	04/27/21	05/04/21	50,000.00	0.98	204.38	50,000.00	47,634.25
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025		172967MX6	55,000.00	BBB+	A3	04/28/21	05/04/21	55,145.75	0.91	224.81	55,112.56	52,397.68
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 05/22/2015 3.750% 05/22/2025		38148LAE6	135,000.00	BBB+	A2	02/12/21	02/17/21	150,819.30	0.94	1,814.06	146,416.66	137,110.05
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025		46647PCH7	115,000.00	A-	A2	05/24/21	06/01/21	115,000.00	0.82	315.87	115,000.00	109,603.74
JPMORGAN CHASE & CO CORPORATE NOTES DTD 08/10/2021 0.768% 08/09/2025		46647PCM6	50,000.00	A-	A2	08/03/21	08/10/21	50,000.00	0.77	55.47	50,000.00	47,383.30
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025		110122DN5	72,000.00	A+	A2	06/17/21	06/21/21	71,282.88	0.98	207.00	71,409.69	66,974.98
BANK OF AMERICA CORP NOTES (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026		06051GKM0	220,000.00	A-	A2	03/17/22	03/22/22	220,000.00	3.38	186.12	220,000.00	219,665.38
TARGET CORP CORPORATE NOTES DTD 01/24/2022 1.950% 01/15/2027		87612EBM7	25,000.00	A	A2	01/19/22	01/24/22	24,957.50	1.99	90.73	24,959.07	24,153.93

Managed Account Detail of Securities Held

For the Month Ending March 31, 2022

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TARGET CORP CORPORATE NOTES DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	125,000.00	A	A2	01/27/22	01/31/22	124,923.75	1.96	453.65	124,926.28	120,769.62
BANK OF NY MELLON CORP (CALLABLE) CORPOR DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	200,000.00	A	A1	01/26/22	01/28/22	200,644.00	1.98	740.28	200,621.37	192,496.20
Security Type Sub-Total		3,647,000.00					3,695,299.08	1.75	17,010.83	3,678,133.52	3,591,540.53
Certificate of Deposit											
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	280,000.00	A-1+	P-1	08/27/19	08/29/19	280,000.00	1.84	460.44	280,000.00	280,777.00
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	295,000.00	A-1	P-1	08/29/19	09/03/19	295,000.00	1.85	518.22	295,000.00	295,830.43
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	145,000.00	A-1+	P-1	12/05/19	12/06/19	145,000.00	2.03	986.00	145,000.00	145,398.17
BARCLAYS BANK PLC NY CERT DEPOS DTD 02/03/2022 1.050% 02/01/2023	06742TG34	250,000.00	A-1	P-1	02/02/22	02/03/22	250,000.00	1.05	415.63	250,000.00	247,565.14
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	155,000.00	A-1	P-1	03/19/21	03/23/21	155,000.00	0.59	38.10	155,000.00	152,740.41
Security Type Sub-Total		1,125,000.00					1,125,000.00	1.52	2,418.39	1,125,000.00	1,122,311.15
Asset-Backed Security											
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	10,898.79	AAA	NR	02/19/19	02/27/19	10,898.50	2.83	11.14	10,898.72	10,916.45
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	7,321.45	AAA	NR	04/03/19	04/10/19	7,320.49	2.66	8.66	7,321.17	7,326.38
HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	22,065.43	NR	Aaa	05/21/19	05/29/19	22,064.60	2.52	15.45	22,065.18	22,118.75
TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	26,644.31	AAA	Aaa	02/05/19	02/13/19	26,639.45	2.91	34.46	26,642.89	26,704.68

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	7,163.59	NR	Aaa	02/05/19	02/13/19	7,162.73	2.91	9.26	7,163.32	7,177.37
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	20,520.33	NR	Aaa	02/05/19	02/13/19	20,517.22	2.90	26.45	20,519.30	20,559.55
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	19,900.78	AAA	Aaa	05/21/19	05/30/19	19,896.74	2.51	22.20	19,899.31	19,948.03
NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	28,320.67	NR	Aaa	05/21/19	05/28/19	28,314.26	2.51	31.47	28,318.34	28,409.89
HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	71,835.72	NR	Aaa	02/19/20	02/26/20	71,821.64	1.61	32.13	71,828.74	71,780.69
TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	92,917.81	AAA	Aaa	02/04/20	02/12/20	92,911.10	1.66	68.55	92,914.46	92,850.00
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	74,778.69	AAA	NR	01/14/20	01/22/20	74,764.02	1.89	62.81	74,770.58	74,702.87
HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	NR	Aaa	02/17/21	02/24/21	54,998.99	0.27	4.13	54,999.26	53,793.65
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	AAA	NR	04/20/21	04/28/21	44,995.27	0.38	7.60	44,996.27	43,843.61
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	AAA	NR	01/20/21	01/27/21	29,994.07	0.34	4.53	29,995.50	29,264.82
TAOT 2021-C A3 DTD 09/27/2021 0.430% 01/15/2026	89239BAC5	70,000.00	AAA	Aaa	09/21/21	09/27/21	69,994.42	0.43	13.38	69,995.08	67,719.83
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	65,000.00	AAA	NR	04/13/21	04/21/21	64,985.99	0.52	15.02	64,988.73	63,497.23
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	35,000.00	AAA	NR	11/09/21	11/17/21	34,992.19	0.75	11.51	34,992.83	33,611.98
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	55,000.00	AAA	Aaa	09/20/21	09/27/21	54,988.22	0.58	14.18	54,989.43	52,156.13

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Security Type Sub-Total		737,367.57					737,259.90	1.32	392.93	737,299.11	726,381.91
Managed Account Sub-Total		25,482,075.16					25,378,244.41	1.33	64,550.87	25,343,355.03	24,548,642.40
Securities Sub-Total		\$25,482,075.16					\$25,378,244.41	1.33%	\$64,550.87	\$25,343,355.03	\$24,548,642.40
Accrued Interest											\$64,550.87
Total Investments											\$24,613,193.27

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
BUY										
03/01/22	03/01/22	US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025	91282CAT8	350,000.00	(333,361.33)	(292.47)	(333,653.80)			
03/08/22	03/10/22	JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 01/10/2022 1.250% 01/10/2025	24422EVY2	190,000.00	(185,200.60)	(395.83)	(185,596.43)			
03/17/22	03/22/22	BANK OF AMERICA CORP NOTES (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026	06051GKM0	220,000.00	(220,000.00)	0.00	(220,000.00)			

Transaction Type Sub-Total **760,000.00** **(738,561.93)** **(688.30)** **(739,250.23)**

INTEREST										
03/01/22	03/01/22	MONEY MARKET FUND	MONEY0002	0.00	0.00	28.68	28.68			
03/01/22	03/25/22	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	75,310.35	0.00	193.92	193.92			
03/01/22	03/25/22	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	100,000.00	0.00	192.25	192.25			
03/01/22	03/25/22	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	57,708.20	0.00	130.61	130.61			
03/01/22	03/25/22	FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	0.00	280.68	280.68			
03/01/22	03/25/22	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	91,903.47	0.00	261.17	261.17			
03/12/22	03/12/22	FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	330,000.00	0.00	4,743.75	4,743.75			
03/15/22	03/15/22	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	80,248.45	0.00	126.39	126.39			
03/15/22	03/15/22	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	23,956.74	0.00	50.11	50.11			
03/15/22	03/15/22	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	9,394.22	0.00	22.78	22.78			
03/15/22	03/15/22	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	31,746.11	0.00	76.98	76.98			
03/15/22	03/15/22	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	10,566.45	0.00	23.42	23.42			

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
03/15/22	03/15/22	CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	0.00	8.50	8.50			
03/15/22	03/15/22	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	24,830.83	0.00	60.01	60.01			
03/15/22	03/15/22	DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	55,000.00	0.00	26.58	26.58			
03/15/22	03/15/22	PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	260,000.00	0.00	3,835.00	3,835.00			
03/15/22	03/15/22	HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	35,000.00	0.00	21.58	21.58			
03/15/22	03/15/22	TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	101,161.46	0.00	139.94	139.94			
03/15/22	03/15/22	CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	65,000.00	0.00	28.17	28.17			
03/15/22	03/15/22	TAOT 2021-C A3 DTD 09/27/2021 0.430% 01/15/2026	89239BAC5	70,000.00	0.00	25.08	25.08			
03/15/22	03/15/22	US TREASURY NOTES DTD 09/15/2019 1.500% 09/15/2022	912828YF1	140,000.00	0.00	1,050.00	1,050.00			
03/15/22	03/15/22	HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	0.00	14.25	14.25			
03/15/22	03/15/22	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	32,566.24	0.00	67.85	67.85			
03/16/22	03/16/22	JPMORGAN CHASE & CO CORPORATE NOTES (CAL DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	115,000.00	0.00	375.48	375.48			
03/17/22	03/17/22	CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	155,000.00	0.00	911.96	911.96			
03/18/22	03/18/22	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	14,820.66	0.00	34.95	34.95			
03/21/22	03/21/22	HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	77,982.28	0.00	104.63	104.63			

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For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	03/21/22	03/21/22	FEDERAL FARM CREDIT BANK (CALLABLE) DTD 09/21/2020 0.250% 09/21/2023	3133EMAM4	250,000.00	0.00	312.50	312.50			
	03/21/22	03/21/22	HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	0.00	12.38	12.38			
	03/21/22	03/21/22	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	26,430.47	0.00	55.50	55.50			
	03/23/22	03/23/22	FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	285,000.00	0.00	534.38	534.38			
	03/23/22	03/23/22	INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	300,000.00	0.00	750.00	750.00			
	03/31/22	03/31/22	US TREASURY NOTES DTD 09/30/2020 0.250% 09/30/2025	91282CAM3	460,000.00	0.00	575.00	575.00			
	03/31/22	03/31/22	US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024	9128282Y5	295,000.00	0.00	3,134.38	3,134.38			

Transaction Type Sub-Total					3,813,625.93	0.00	18,208.86	18,208.86			
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MATURITY											
	03/01/22	03/01/22	BB&T CORP NOTES (CALLED, OMD 4/1/22) DTD 03/21/2017 2.750% 03/01/2022	05531FAX1	185,000.00	185,000.00	2,119.73	187,119.73	3,435.45	0.00	

Transaction Type Sub-Total					185,000.00	185,000.00	2,119.73	187,119.73	3,435.45	0.00	
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PAYDOWNS											
	03/01/22	03/25/22	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	14,530.19	14,530.19	0.00	14,530.19	(36.33)	0.00	
	03/01/22	03/25/22	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	2,215.36	2,215.36	0.00	2,215.36	(18.87)	0.00	
	03/01/22	03/25/22	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	468.88	468.88	0.00	468.88	(22.78)	0.00	
	03/15/22	03/15/22	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	5,101.80	5,101.80	0.00	5,101.80	0.93	0.00	

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
PAYDOWNS										
03/15/22	03/15/22	TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	8,243.65	8,243.65	0.00	8,243.65	0.59	0.00	
03/15/22	03/15/22	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	2,230.63	2,230.63	0.00	2,230.63	0.27	0.00	
03/15/22	03/15/22	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	4,310.50	4,310.50	0.00	4,310.50	0.65	0.00	
03/15/22	03/15/22	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	5,469.76	5,469.76	0.00	5,469.76	1.07	0.00	
03/15/22	03/15/22	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	4,055.96	4,055.96	0.00	4,055.96	0.82	0.00	
03/15/22	03/15/22	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	4,245.57	4,245.57	0.00	4,245.57	0.96	0.00	
03/15/22	03/15/22	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	3,245.00	3,245.00	0.00	3,245.00	0.43	0.00	
03/18/22	03/18/22	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	3,921.87	3,921.87	0.00	3,921.87	0.10	0.00	
03/21/22	03/21/22	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	4,365.04	4,365.04	0.00	4,365.04	0.16	0.00	
03/21/22	03/21/22	HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	6,146.56	6,146.56	0.00	6,146.56	1.20	0.00	
Transaction Type Sub-Total				68,550.77	68,550.77	0.00	68,550.77	(70.80)	0.00	
SELL										
03/08/22	03/10/22	US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828O29	185,000.00	185,585.35	1,227.40	186,812.75	7,400.00	2,329.68	FIFO
03/17/22	03/22/22	FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	175,000.00	177,271.50	1,243.23	178,514.73	1,043.00	1,927.64	FIFO
Transaction Type Sub-Total				360,000.00	362,856.85	2,470.63	365,327.48	8,443.00	4,257.32	
Managed Account Sub-Total					(122,154.31)	22,110.92	(100,043.39)	11,807.65	4,257.32	
Total Security Transactions					(122,154.31)	\$22,110.92	(\$100,043.39)	\$11,807.65	\$4,257.32	

City of Coachella Development Status Report April, 2022



Prepared By:
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Gabriel Perez, Development Services Director
Nikki Gomez, Associate Planner
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Coachella, CA 92236
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*Cannabis-related businesses/developments are identified in green text.

City of Coachella Development Status Report

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	<i>Case</i>	<i>No.</i>	<i>Name / Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date & Status</i>
	AR EA	14-02 14-03	<u>Double Date Packing Facility</u> Construct new 35,500 sq. ft. date packing facility	86301 Industrial Way APN 763-131-061	Steven Gilfenbain 9777 Wilshire Blvd., #900 Beverly Hills, CA. 90212 (310) 651-2591	PC approved 12/17/14 1 st Phase Complete
	AR	16-04	<u>Truck Storage</u> To develop a vehicle storage yard in the M-S Zone on 3.10 acres.	49-640 Oates Lane	Julia Molinar P.O. Box 3091 Indio, CA. 92201 (760) 578-2108	PC Approved 4/20/16 1 st Phase Complete (Off-site improvements pending)
	AR TPM CZ EA CUP DA	16-19 37209 16-03 16-06 290	<u>Date Palm Business Park</u> To subdivide 80 acres into a multi-tenant industrial park.	East of Harrison Street, North and South of Avenue 49	Wesley Ahlgren Sundate/Anthony Vineyards P O Box 9578 Bakersfield CA 93389-9578 (760)406-4060	PC Approved 10/18/17 CC Approved 12/13/17 PC Approved (DA) 12/20/18 CC Approved (DA) 1/17/18 CC - 1 st Final Map 9/14/20
	AR DA	17-07	<u>Glenroy Resort - Project A</u> To construct a 76-unit Bungalow-Style Hotel with 160,656 sq. ft. on 24.43 acres in the CG zone.	SE Corner of Avenue 48 and Van Buren Street	Glenroy Coachella, LLC 1801 S. La Cienega Blvd. Los Angeles CA 90035 (310) 207-6990	PC Approved 6/7/17 CC Approved (DA) 10/11/17 (Ord 1110) Construction Stalled
	AR CZ VAR	17-12 17-02 17-06	<u>Coachella Village</u> To construct a new 242-unit multifamily residential project on 9.69 acres	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 11/15/17 CC Approved 1/17/18 Plans Approved
	AR	18-05	<u>Coachella Village - Phase #2</u> To construct a new 110-unit multifamily residential gated community on 4.51 acres of vacant land.	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 10/17/18 Plans Approved
	AR	18-10	<u>Golden State Energy Services</u>	NE Corner Polk St. and	Golden State Energy Services	Plans Approved

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		(Admin)	Construct new electrical substation	Industrial Way	3421 Gato Ct. Riverside CA 92507 (951) 906-9865	
	AR	18-11	<u>Pueblo Viejo Plaza</u> Construct new 6,900 sq. ft. commercial center with two restaurants and retail suite.	Northwest corner of 9 th St. and Grapefruit Blvd.	Pedro Padilla 49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	PC Approved 4/17/19 Under Construction
	AR	19-01	<u>Oraway Engineering</u> To construct a new 825 sq. ft. office and contractor yard on 2.89 acres.	54-101 Enterprise Way	Armando Bravo 83-850 Corte Solis Coachella, CA. 92236 (760) 791-4383	PC Approved 4/17/19 Under Construction
	AR	19-02	<u>Guardado Commercial Center</u> To construct a new 22,300 sq. ft. multi-tenant retail/office complex on 1 acre	Southeast Corner of Valley Rd. and Cesar Chavez Street	Jual Carlos Guardado 82204 Hwy 111 Ste A Indio, CA. 92201 (760) 578-3669	PC Approved 8/7/19 1 yr time ext PC approved on 11/3/21 to 8/7/22 In Plan Check
	AR	19-03 (Admin)	<u>Vista Escondida – Phase 3</u> Review of 3 production home models ranging in size from 1,378 sq. ft. to 1,874 sq. ft.	North side of Avenue 54 east of Cesar Chavez Street (Tract 32264)	Mario Alberto Ornelas 2280 Wardlow Circle Ste 100 Corona CA 92880	Approved 8/27/19 Under Construction
	AR CZ	19-06 19-01	<u>Villa Verde Apartments</u> To construct 152 multifamily apartments on 9.25 acres of vacant land.	84-824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	Villa Verde I., LP 1149 S. Hill St Suite 700 Los Angeles CA 90015 (213) 255-2815	Director Approved 2/20/20
	AR	19-08	<u>Pueblo Viejo Villas</u> To construct of new 3-story mixed use building with 105 dwelling units and 3,000 sq. ft. of commercial and Transit	NE Corner of Cesar Chavez Street, and 6 th St	Dave Davis Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (619)987-7780	PC Approved 1/15/20 Complete

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			Hub (Related to CZ 17-03)			
	AR TPM	19-10 37833	<u>CV Apartments (renamed Placita Dolores Huerta)</u> To demolish 50 dwellings and construct 110 new multifamily apartments with community building, in two phases with a lot split subdivision.	84-900 Bagdad Avenue	Vincent Nicholas Community Housing Opportunities 5030 Business Center Drive Suite Fairfield CA 94534 (707)759-6043 ext. 112	PC Approved 2/5/20 CC Approved 3/11/20 Final Map Recorded Building Permits issued
	AR	19-11 (Admin)	<u>Valencia by Pulte Homes</u> Review of 3 production home models ranging in size from 1,959 sq. ft. to 2,824 sq. ft.	East side of Van Buren Street south of Avenue 50 (Tract 31698)	Cole Theel Pulte Homes 27-401 Los Altos Mission Viejo CA 92691	Director Approved 2/14/20 Completed
	AR	20-05 (Admin)	<u>New SFR Home</u> Construct new 1,775 sq. ft. 4 bedroom, 2 bath homes with attached garage	52878 Calle Camacho	Juan Carlos Lopez 52443 Calle Avila Coachella CA 92236 (760)619-8680	Director Approved 8/13/20
	AR	20-10 (Admin)	<u>Meza Storage Shed</u> Construct new 6,000 sq. ft. storage shed on the site of a wholesale palm tree nursery.	Southeast Corner of Vista Del Sur and Tyler Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Director Approved 2/10/21
	AR	21-01 (Admin)	<u>Nova Homes DBA Inland Builders</u> Review of three (3) production homes for final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Pending
	AR	21-02 (Admin)	<u>Cathron Residence</u> Construct new 1,659 sq. ft.	84-499 Calle Cathron	Gabriel Gonzalez 43-738 Commanche St	Pending

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			single family residence with attached garage.		Indio CA 92201 (760)574-0601	
	AR	21-04	<u>Ocean Mist</u> Proposed 3.99 acre outdoor box storage	86709 and 86790 Ave 52	Christopher Drew 52300 Enterprise Way Coachella, CA 92236	Admin. Approval 8/18/21
	AR	21-06	<u>29 Palms Band of Mission Indians Temporary Event</u> Parking Proposed event parking on 26 acres.	Portion of Planning Area 1 of the Shadow View Specific Plan (APN 603-102-021, 603-110-016, 603-102-029, 603-102-037, 603-102-003, 603-102-002)	Twenty Nine Palms Band of Mission Indians 46-200 Harrison Place Coachella, CA 92236	Pending Application deemed incomplete
	CZ EA	20-07 20-04	<u>B-4 Ranch Change of Zone</u> City-Initiated Change of Zone for 5 th Cycle Housing Element	North side of Ave. 52, east and west of Education Way	City of Coachella 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3502	PC Recommended Approval 05-05-21 CC approved 6/9/21
	CUP AR	254 (Mod) 12-07	<u>Gateway AM/PM Project</u> Construct carwash, drive-thru restaurant modification	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio, CA. 92202 (760) 396-9260	PC approved 10/21/15 Complete
	CUP EA DA	265 15-07	<u>Cultivation Technologies</u> To develop a 111,000 sq. ft. multi-tenant medical cannabis cultivation facility.	84-811 Avenue 48	Michael Meade Desert Rock Development 72100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 7/6/16 CC Approved (DA) 7-27-16 PC Approved Mod.-12/19/19 <u>Project Re-Entitled as:</u> Desert Research Park #4
	CUP AR TTM TPM	266 16-03 37040 37083	<u>Coachella Vineyards Luxury RV Park</u> To develop a 185-Lot RV Park and subdivision on	NE Corner of Tyler Street and Vista Del Norte	Patty Nugent Coachella Vineyards Luxury RV Park, LLC 45-920 Meritage Lane	PC Approved 7/18/18 CC Approved 9/26/18 PM Approved 4/10/19 Reso-2019-23

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	EA	16-01	29.41 acres of vacant land		Coachella, CA. 92236 (760) 289-5279	<i>1 Yr. Ext 9/26/21 (TTM 37083) AB 1561 Ext to 3/26/23</i>
	CUP CUP AR TTM EA	267 268 16-05 37088 16-02	<u>Ravella</u> - To develop 20 acres Planned Development with a service station on 5 acres of Neighborhood Commercial center, and 115 residences on 15 acres.	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 6/15/16 CC Approved 7/13/16 Phase 2 Under Construction
	CUP	268 (Mod.)	<u>Borrego Health</u> To modify the Ravella/Tower Energy Planned Development to allow a new 40,919 sq. ft., 2-story, medical clinic with 294 parking spaces on approx. 4 acres in Tract 37088-1	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 4/17/19 Under Construction
	CUP AR	275 16-14	<u>Mosque & Assembly Hall</u> To construct a new 20,260 square foot mosque to be built in two phases.	84-650 Avenue 49	<u>Shakil Patel</u> 25982 Hinkle St Loma Linda CA 92354 (909)796-0300	PC Approved 12-21-16 Grading Permit Issued
	CUP AR EA	276 16-18 16-05	<u>Coachella Warehouses</u> To construct a 255,800 sq. ft. multi-tenant medical cannabis cultivation facility	84-851 Avenue 48	<u>Kevin Stumm</u> PCC Industrial/Commercial 760 Garden View Court, Suite 200 Encinitas, CA 92024 (760)452-8075	PC Approved 12/21/16 CC Approved 02/08/17 Phase 1 Complete
	CUP AR VAR	278 17-02 17-03	<u>Kismet Organic</u> To construct a phased 77,400 sq. ft. medical cannabis cultivation facility.	48-050 Harrison Street	<u>Ed Sapigao</u> 5151 California Ave Ste 100 Irvine CA 92617 (949)280-4782	PC Approved 7/19/17 CC (Appeal) Approved 9/27/17 Under Construction
	CUP	284	<u>Mobilitie Mono-Pole</u>	SEC of Ave 52 & Tyler	Robert Lewis	PC Approved 12/21/17

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	CUP CUP	285 286	To install 3 new wireless communications poles in the street right-of-way	SWC Ave 50 & Harrison NWC Westerfield & Harrison	Mobilitie, LLC 2955 Red Hill Ave Ste 200 Costa Mesa CA 92626 (951) 212-5825	CUP 284 Withdrawn
	CZ CUP AR EA	17-01 279 17-03 17-01	<u>Coachella Green LLC</u> To construct a phased 833,829 sq. ft. medical cannabis industrial park.	86-601 Industrial Way	<u>Barry Walker</u> 1933 S. Broadway No. 806 Los Angeles CA 90007 (323) 997-9914	PC Approved 11/15/17 CC Approved 11/29/17 1 st 12-month time extension 11/29/2019 PC Approved 24 month retroactivetime extension 11/18/20 – Expired 11/29/21 Project under new Ownership
	CUP AR	289 17-11	<u>Coachella Brands</u> To construct a new 91,948 sf cannabis cultivation facility in the MW zone.	84-805 Ave. 48	<u>Richard O'Connor</u> 2 Curie Ct Rancho Mirage CA 92270 (760)409-6464	AR Approved 8/30/17 CUP Approved 11/1/17 Interim Use In Operation Amendment to the CUP submitted in April 2022.
	CUP AR TPM EA	280 17-04 37266 17-02	<u>Coachella Research Park #2</u> To develop an 833,829 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots, on 20 acres in the MW zone.	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 In Plan Check
	CUP AR DA VAR	280 (Mod) 17-04 (Mod) 18-05	<u>Coachella RP #2 (Modified)</u> To allow two 3-story industrial buildings (98,520 sf) and four greenhouses (404,308 sf) for cannabis	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 11/28/18 CC Approved 2/13/19 Phase 1 Under Construction

City of Coachella Development Status Report

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			cultivation uses.			
	CUP AR TPM EA	281 17-05 37265 17-03	<u>Coachella Research Park #1</u> To develop an 311,250 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots on 11.28 acres in the MW zone.	NE Corner of Ave. 48 and Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 Grading commenced
	CUP TPM EA	282 37333 17-04	<u>REI / Ponte Hotel Project</u> To develop a 5.45 acre site with 2 hotels, drive-thru pad, and restaurant.	NE Corner of Vista Del Norte and Dillon Road	Claudio Ponte 726 W. Ventura Blvd Ste F Camarillo CA 93010 (805)383-0367	PC Approved 7/19/17 CC Approved 8/9/17 Final Map Recorded
	CUP CUP CZ	299 300 18-03	<u>HOTN/Sinsemilla Dispensary & Pub Project</u> Proposed 1,839 sq. ft. retail cannabis dispensary and 1,432 sq. ft. bar/pub	1694 6 th Street	Pedro Ordoñez 6 th Street Tap Room 45631 Capistrano St Indio CA 92201 (760)409-6169	PC Approved 3/20/19 CC Approved 5/8/19 Under Construction
	CUP	292	<u>Verizon Wireless</u> To install a new wireless communications pole at Bagdouma Park	Northeast corner of Frederick St and Ave 52	Bryce Novak 7711 Normal Ave La Mesa CA 91941	PC Approved 1/31/18 Complete
	CUP AR	293 17-14	<u>Coachella Herb Plantation</u> To construct a new 67,240 sf medical cannabis cultivation facility on 3.2 acres in the MW zone.	84-801 Ave 48	Marcelo Morales 84-801 Ave. 48 Coachella CA 92236 (760)699-1332	PC Approved 11/28/17 <i>Time Extension to 11/28/19</i> <i>Time Extension to 11/28/20</i> Interim Use Under Construction

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	CUP	294	<u>Chelsea Mixed Use Project</u> To establish "PD" land use regulations and development standards for TOD project (105 Apartments w/ 3,000 sf commercial and Transit Hub)	East side of Cesar Chavez Street, north of 6 th Street	Walter Heiberg Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (760)456-6000	PC Approved 12/21/17 CC Approved 11/29/18 Modification Approved 1/30/19 Complete.
	CUP AR VAR	297 18-01 18-01	<u>CoachellaGro Corp.</u> To construct a new 257,051 sf cannabis cultivation facility on 10.99 acres of vacant land in the M-W zone.	East side of Harrison Street, South of Ave. 48	CoachellaGro Corp. 3060 Saturn St #250 Brea CA 92821 (760)940-0100	PC Approved 6/6/18 Time Extension to 6/6/20
	CZ CUP AR VAR	18-09 307 18-07 18-04	<u>Polk Cannabis Redevelopment Project</u> To construct a new 174,500 sf cannabis cultivation facility on 10 acres of land.	53-800 Polk St.	Peter Solomon 53-800 Polk St Coachella CA 92236 (760)895-2621	PC Approved 11/7/18 CC Approved 12/12/18 Time Extension to March 18, 2021 related to litigation Interim Use in Plan Check
	CUP	301	<u>AT & T Wireless Antenna</u> To install a new wireless communications mono-palm at 50 ft high	Jackson Square SE Corner of Jackson St. and Ave. 48	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18 Under Construction
	CUP	302	<u>AT & T Wireless Antenna</u> To install a new wireless communications mono-palm at 50 ft high	Bagdouma Park 51-711 Douma St.	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18
	CUP AR EA TPM	313 18-13 18-06 37670	<u>Luxor Luxury RV Storage</u> To develop an indoor 123,940 sq. ft. indoor RV storage facility with repair and washing service, and	49-751 Oates Lane	Luxtor Limited, LLC 450 Kansas Street #104 Redlands CA 92373 (909)556-5848	PC Approved 3/6/19 CC Approved 7/10/19 Under Construction

City of Coachella Development Status Report

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			caretaker unit			
	CUP AR EA	308 18-08 18-03	<u>Red Moon RV Park</u> To develop a 78.3-acre RV Resort with 46 long-term rental spaces and 390 short-term rental spaces	44-790 Dillon Rd.	Jim Komick Red Moon Dev. & Construction 4320 Priceless View Dr. Gold Canyon AZ 85118 (480)947-9253	PC Approved 3/06/19 Under Construction
	CUP AR EA VAR	318 (Mod) 19-09 19-01 19-03	<u>NB Coachella Cannabis Cultivation Facility</u> To construct a new industrial greenhouse park for commercial cannabis cultivation uses on 49.97 acres of vacant land in the MS-IP Zone.	86-601 Industrial Way	NB Coachella Properties, Inc. 1650 Black Road Santa Maria CA 93458 c/o CV Engineers (760)360-4200	Pending Application On Hold
	CUP	319	<u>Botanero Mexicali- Alcohol Sales.</u> To allow beer and wine sales with 1121 sq. ft. snack bar.	51-704 Cesar Chavez St. Unit #3	Maria Carrera 51-704 Cesar Chavez St Unit #3 Coachella CA 92236 (760)574-5543	Application Withdrawn (Not Needed due to grandfathered ABC license)
	CUP VAR	320 20-01	<u>K.C. Vargas Tattoo Parlor</u> To allow an 800 sq. ft. tattoo parlor in the CG zone.	48-975 Grapefruit Boulevard, Suite #4	Kenny Coronel Vargas 31-180 Desert Palm Dr. Thousand Palms CA 92276 (442)400-1562	PC Approved 5/20/20 Business Open
	CUP CUP AR TPM	321 322 20-03 37940	<u>7-Eleven Service Station/ Retail Center.</u> To allow a 10,588 sq. ft. retail center with service station, drive-thru coffee /office buildings	NE Corner of 1 st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 7/15/20 CC Approved 9/23/20 PC Approved AR 20-03 and TPM 37940 CUP 321 AR 20-03 Mod PC Approved

City of Coachella Development Status Report

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			on 3 acres in the CG zone.			1/5/22 CC AR 20-03 TPM 37940 CC Mod Approval 1/26/22
	CUP	323	<u>The Foundation Delivery</u> To allow a 650 sq. ft. non-storefront retail cannabis (delivery only) microbusiness in the CG zone.	51-544 Cesar Chavez St., Suite #J1	CHAD Enterprises, LLC 43-100 Palm Royale Dr. #1627 La Quinta, CA 92253 (760)799-3636	PC Approved 9/2/20 Now operating
	EA CUP CUP CUP CZ AR TTM GPA	20-01 324 325 326 20-01 20-04 37921 20-01	<u>Coachella Airport Business Park.</u> To construct a 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the MS-IP zone.	NW Corner of Airport Blvd and CA-86 Expressway	Empire Airport, LLC (Haagen Co.) 12302 Exposition Blvd. Los Angeles CA 90064 (310)820-1200	Pending
	CUP EA AR	327 20-02 20-06	<u>Bejarano Project</u> To construct a new 172,61 sq. ft. cannabis cultivation facility on 9.98 acres in the MW zone.	48-100 Harrison Street	David E. Argudo 15835 E. Main St. La Puente CA 91744 (415)640-4420	PC Approved 11/18/20
	CUP CZ AR	328 20-02 20-08	<u>Cairo Casitas Project</u> To construct new 8-unit apartments project and remodel existing commercial building on 0.498 acres in the CG zone.	51-704 Cesar Chavez St.	Tomer Tzadok 23679 Calabasas Rd. #280 Calabasas CA 91302 (310) 751-4125	PC Approved 9/2/20
	CUP CUP	334 293	<u>Coachella Greenery</u> To allow a 1,100 sq. ft. retail	84-801 Avenue 48	Diana Palacios 83614 Eagle Avenue	PC Approved ending

City of Coachella Development Status Report

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		(Mod.)	cannabis business in an existing industrial building on 3.2 acres in the M-W zone.		Coachella CA 92236 (760)50-14878	
	CUP	335	<u>Kismet Organic Non-Storefront Retail Cannabis</u> To allow a 225 sq. ft. non-storefront retail cannabis business in the MW zone.	48-050 Harrison St. #2	Mr. Kyle Friend 9 Cushing Irvine CA 92617	PC Approved 11/18/20
	CUP CZ	336 20-08	<u>Pueblo Cannabis</u> To allow a 1,500 sq. ft. retail cannabis dispensary in an existing building on 0.30 acres of land in the CG-RC zone.	85-591 Grapefruit Blvd	Armando Lerma 83-983 Fiesta Road Coachella, CA 92236	PC Approved 8/4/21 CC Approved 5/26/21 - CUP CC Approved 6/9/21 - CZ
	CUP CZ VAR	337 21-01 21-01	<u>Coachella Releaf Dispensary</u> Proposed 3,800 sq. ft. retail cannabis microbusiness in the MS-IP zone.	86-705 Avenue 54 Ste H	Adriana Gonzalez 84-095 Tera Vista Coachella CA 92236	PC Approved 4/7/21 CC Approved CUP 337 and Variance 21-01 on 8/25/21 9/8/21 Change of Zone adopted Business is open.
	CUP VAR	338 21-02	<u>Coachella Paradise Convenience Store</u> New 2,500 sq. ft. convenience store with off-sale general liquor sales.	50-233 Cesar Chavez St.	Mr. Nesrin Steih 6988 Cantera Way Fontana, CA 92336 (909)728-0379	PC Denied 6/16/21 CC Denied Appeal 7/14/21

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	CUP VAR	340 21-03	<u>Best Friends Farms</u> Proposed 1,200 sq. fdt. Non-Storefront Retail Cannabis	84-705 Ave 50, Suite #4	Craig Guggolz 69-822 Via del Sur Cathedral City, CA 92234	PC Approved 6/16/21 (Res. 21-13)
	CUP	344	<u>Meza Interim Outdoor Cannabis Cultivation</u> 24 hoop houses coveraing 1.1 acres for the interim outdoor cultivation of cannabis located on a 5 acre parcel	86099 Tyler Street	Nicolas Meza/CSC Growers 50580 Calle Mendoza Coachella, CA 92236 csoachella@yahoo.com	PC Approved 10/16/21
	CUP	345	<u>CVG Interim Outdoor Cannabis Cultivation</u> 11 acres of proposed outdoor cannabis cultivation in hoop houses.	50501 Fillmore Street	Wyatt Nelson 2323 Bonfield Ct, Camarillo, CA (805)910-8587	PC approved 1/20/22
	CUP CZ VAR	342 21-03 21-04	<u>American Desert LLC Multi-tenant Microbusiness Project</u> conversion of an existing 18,960 square foot multi-tenant (12 units) industrial building for cannabis business uses on a 1.29 acre parcel	86695 Avenue 54	American Desert LLC 15303 Arrow Blvd Fontana, CA 92335 (213) 81603214	PC approved 10/20/21 CC approved 11/10/21
	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 SF Units Subdivision 64.64 acres See AR 05-21 Nickel creek	Ave 44, West of Dillon	Coachella-Nickel Creek LLC 5744 Canyon Road Amarillo, TX. 79109	PC approved 9/5/07 CC approved 9/12/07 <i>SB1185 Ext to 9/12/10</i> <i>AB333 Ext to 9/12/12</i> <i>AB208 Ext to 9/12/14</i> <i>AB116 Ext. to 9/12/16</i> <i>1 Yr. Ext. to 9/12/17</i> <i>1 Yr. Ext. to 9/12/18</i> <i>Statutory Ext. to 9/12/21</i> <i>AB 1561 Ext. to 3/12/23</i>
	TTM AR	35523 07-13	<u>Villa Palmeras</u> 111 Single Family attached &	South side of Ave 50 between Jackson St &	DSE Turco, L.P. Attn: Scott Carino	PC approved 1/16/08 CC approved 5/28/08

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	EA CUP CZ GPA Annex	07-16 231 07-08 07-05 60	detached residential 11.58 acres	Calhoun St	8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 (858) 458-3412 FAX	<i>TTM Expired 5/28/19</i>
	SP GPA CZ EA TPM	14-01 14-01 14-01 14-04 36872	<u>Vista del Agua Specific Plan</u> 280-acre subdivision with single-family residential, multi-family residential and commercial development.	S of Vista del Sur N of Ave. 48, E of Tyler St., W of Polk Street	James Kozak Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150 San Diego, Ca. 92130 (858) 699-7440	PC Workshop 3/20/19 PC Approved 6/19/19 CC Approved 5/13/20
	TPM VAR	37758 21-05	<u>Cervantes Lot Split</u> Subdivision of 10 acres into 2 lots	50800 Van Buren St	Greg Cervantes 82265 Padova Dr. Indio, CA 92203	PC Approved 7-21-21 CC Approved 8-25-21 Final Map approved
	TTM AR VAR EA	38084 21-03 21-04 21-01	<u>Pulte Coachella Subdivision</u> "Sevilla" Subdivide 26.8 acres of vacant land into 107 SFR lots.	Northside of Ave 51, 500 East of Van Buren St. (APN 768-050-002)	Daniel Wozniak Pulte Homes Company LLC 27401 Los Altos St 400 Mission Viejo, CA 92691	PC Approved 5/19/21 CC Approved 6/23/21 Under Construction
	TTM	31978	<u>Bellissima Subdivision</u> Subdivide 38 acres into 160 single family lots	Southeast corner of Avenue 53 and Fredrick Street	Brighton Properties, LLC (original TTM applicant)	PC Approved CC Approved 5/20/06 <i>1 Yr. Ext. to 8/24/18 (Reso 2017-53)</i> <i>1 Yr Ext. to 8/24/19</i> <i>1 Yr Ext. to 8/24/20</i> <i>AB 1561 Ext. to 2/24/2022</i> <i>Grading Commenced in April 2022</i>
	TPM AR	38218 21-07	<u>JJWR Holdings, LLC</u> construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos	53-457 and 53-459 Enterprise Way	JJWR, LLC 440 Santa Lucia Drive Hemet, CA 92543	Scheduled for PC 5/18/22
	VAR	18-02	<u>Desert Research Park #1</u>	NE Corner of Ave. 48	Michael Meade	PC Approved 4/18/18

City of Coachella Development Status Report

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			To exceed height limit for 3 new industrial buildings.	and Harrison St.	Desert Rock Development 72-100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	Plans Approved
	AR	21-09	<u>Coachella 155</u> Proposed construction 155, 1 and 2-story residences within Tract 32074	SEC of Calhoun Street and 50 th Avenue	D.R. Horton Mario Ornelas 2280 Wardlow Circle #100 Corona, CA 92880 (951)739-5481	Admin. Approval 1/5/22
	AR	21-15	<u>Bellissima</u> proposed construction of 111 single family residences in an unfinished Tract 31978	East of Fredrick Street between Avenue 53 and 54.	Pulte Home Company, LLC 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (760)775-1806	Admin Approval 4/5/22
	CUP CUP AR	346 347 21-12	<u>Fountainhead Plaza</u> . To allow a 20,422 sq. ft. Aldi supermarket and 2,600 sq. ft. Panda Express in the CG zone. (related to CUP 321, 322, AR 20-03, TPM 37940)	NE Corner of 1 st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 1/5/21 Mod to CUP 321, AR 20-03, TPM 37940 Approved by CC 1/26/22 Under Construction
	CUP	348	<u>Gunther Investments</u> To allow interim outdoor cannabis cultivation on a 38.48 acre site	Southwest corner of Avenue 50 and Filmore Street	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	Tentatively scheduled for the PC Meeting 5/18/22
	CUP	349	<u>DAFCO</u> To allow interim outdoor cannabis cultivation on a 199.39 acre site	Northeast corner of Filmore & 52 nd Stsreet	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	Tentatively scheduled for the PC Meeting 5/18/22
	CZ CUP AR	22-01 351 22-04	<u>Tripoli Mixed-Use Project</u> 108 Affordable Apartment units and 2 retail units with Building A 3-Stories and Building Building 4 Stories.	Northeast corner of Cesar Chavez Street and Bagdad Avenue	Chelsea Investment Corporation Attn: Dave Davies 6339 Paseo Del Lago Carlsbad, CA 92011 (619)987-7780	PC Approved 4/20/22 CC hearing scheduled for 5/11/22
	VAR	22-01	Electronic Freeway –	Southwest corner of	Foxpoint Interactive, LLC	Approved by PC 4/6/22

City of Coachella Development Status Report

Item 11.

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			Oriented Outdoor Advertising Sign	Tyler Street and Vista Del Norte	8590 E Shea Blvd. Suite 130 Scottsdale, AR 85260	
	TTM	38145 38146	<u>Vista del Agua</u> •TTM 38145 is to subdivide 42.92 acres into 204 single-family lots, located east of Tyler Street, North of Avenue 48 and west of Polk Street. (APN: 603-150-005 & 007). •TTM 38146 is to divide 46.92 acres into 254 single-family lots APN: 603-150-009, 010, & 011.	North of Avenue 48 and west of Polk Street	CVP Palm Springs, LLC c/o Strategic Land Partners, LP 12671 High Bluff Drive, Suite 150 San Diego, CA 92130	Under Review
	AR	22-05	<u>1562 6th Street Mixed-Use</u> with 2,302 sq. ft. retail space on the first floor and 1,583 sq. ft. on the 2 nd floor.	1562 6 th Street	William A Aguirre, PE 68207 Pasada Rd Cathedral City, CA 92234 (951)204-1013	Under Review

City of Coachella
Development Status Report
January, 2022

PC = Planning Commission
CC = City Council

Types = RS Single Family Residential, RM Multifamily Residential, CG Commercial General, NC Neighborhood Commercial
MH Manufacturing Heavy, MS Manufacturing Service, MW Wrecking Yard, RE Residential Estate

Status of Projects = Under Construction, Approved, Pending Approval

Status of Maps = Constructed, Under Construction, Recorded, Approved Tentative, Pending Approval

AR Architectural Review

CUP Conditional Use Permit

CZ Change of Zone

DA Development Agreement

EIS (EA) Environmental Initial Study (Environmental Assessment)

GPA General Plan Amendment

PD Planned Development

TTM Tentative Tract Map or Tentative Subdivision Map

TPM Tentative Parcel Map

VAR Variance

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.

Assembly Bill 1561 (AB1561) automatically grants an 18-month extension to any Tentative Tract or Tentative Parcel Map that was valid between March 4, 2020 and 18 months after passage of the Bill.

Senate Bill (SB 1185) automatically grants a 12 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2008 and will normally expire before January 1, 2011.

Assembly Bill 333 (AB333) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2009 and will normally expire before January 2, 2012.

Assembly Bill 208 (AB208) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2011 and will normally expire before January 1, 2014.



STAFF REPORT
5/11/2022

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Manager

SUBJECT: Authorize the Purchase of 1,000 ¾” Master Meters for an Amount not to Exceed \$198,698.00

STAFF RECOMMENDATION:

Authorize the Purchase of 1,000 ¾” Master Meters for an Amount not to Exceed \$198,698.00

DISCUSSION/ANALYSIS:

The City of Coachella and its Coachella Water Authority (CWA) is responsible for the water service for its residents and customers within its service boundary. The water department serves a population of a little over 45,000 and a service area size of approximately 53 square miles. There are approximately 8,700 (meter) connections to the system.

The existing metering system for CWA is read through an Automated Meter Reading (AMR) and Advanced Metering Infrastructure (AMI) system. Currently staff drives around with a receiver in their vehicle, which polls the meter register for customer usage data. The data is collected by the receiver. Once the staff are done for the day or week, the receiver data is uploaded to the financial system for billing purposes. It takes approximately one day for all of the meters to be read by two Water Operators with the current AMR and AMI system. However, there are meters and registers that have reached end of life and no longer transmit information to the receiver. These meters that no longer register need to be read by hand and requires a tremendous amount of staff time. It typically takes the current water staff several days to complete the list of meters that need to read by hand for each cycle.

The City recently completed (Water Meter Replacement Project - Phase 1) a project that replaced 624 ¾” meters and is preparing for Phase 2. The Department requires the purchase of the meters to complete Phase 2.

FISCAL IMPACT:

Funding for this project will be sourced from bond proceeds from the refunding issuance of the 2022A Water Bonds or ARPA funding depending on the applicable allocation of project costs and funding restrictions. Council appropriates the contract amount of \$198,698 and approves applicable transfers from the applicable fund (361 for bond funding, 152 for ARPA funding).



Bid Proposal for City of Coachella 3/4 Allegro

CUSTOMER	<p>CITY OF COACHELLA 53-990 Enterprise Way COACHELLA, CA 92236</p>	<p>Job City of Coachella 3/4 Allegro Bid Date: 08/19/2021 12:00 pm Bid #: 1948562</p>
	CONTACT	<p>Sales Representative Michael Money (M) 760-834-5060 (T) 760-347-0811 (F) 760-347-9732 Mike.Money@coreandmain.com</p>
NOTES		



Bid Proposal for City of Coachella 3/4 Allegro

CITY OF COACHELLA
Bid Date: 08/19/2021 12:00 pm
Core & Main 1948562

Core & Main
82 - 314 Market
Indio, CA 92201
Phone: 760-347-0811
Fax: 760-347-9732

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
			DUE TO CURRENT SUPPLY CHAIN DISRUPTIONS, MATERIALS ARE SUBJECT TO PRICING AT TIME OF SHIPMENT. MATERIAL AVAILABILITY AND TIMELINESS OF SHIPMENTS CANNOT BE GUARANTEED. THIS TERM SUPERSEDES ALL OTHER CONTRACTUAL PROVISIONS.			
10	1000	4307B13A31B150101	3/4X7.5 BLMJ ALLEGRO METER 4G B13-A31-B15-0101A-1	EA	182.71	182,710.00
					Sub Total	182,710.00
					Tax	15,987.12
					Total	198,697.12

Branch Terms:

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>



101 REGENCY PKWY
MANSFIELD, TX 76063
817-842-8000
FAX 817-842-8100

5-3-2022

City of Coachella

Attn: Castulo Estrada

Reference: Exclusive Distribution

Core&Main (Formerly HD Supply Waterworks) in California is Master Meter's exclusive distributor. The exclusive agreement covers all of California.

Core&Main was selected as our exclusive distributor due to their locations, sales, customer relations, commitment, and willingness to maintain inventory, which allows them to better service Master Meter customers in the area. They have made a commitment to stock inventory for the various customers and to provide on-going support and the sale effort needed to grow our business. Core&Main is classified as a Stocking Distributor, which means they purchase material from Master Meter at the lowest price available.

Exclusive agreements are very common in our industry today due to the complexity of the products being sold. The knowledge needed to properly support a product line such as water meters and electronics is essential to servicing our customers. Working exclusively with one distributor in an area makes it easier to properly track the movement of product and is critical to our ability to respond when a problem occurs.

Many times, problems occur when a distributor who is not authorized to sell in a particular area ships or sells product to customers outside their exclusive area. Our experience dealing with multiple distributors in an area has led us to working exclusively with distributors like Core&Main.

In addition to the local support of Core&Main and myself, Regional Sales Manager for Master Meter, we have a local agent/representative for Southern California, The B.E.S.T. Meter Co. Inc., whom aides in writing specifications, training, troubleshooting, and customer service support.

Please feel free to contact me if you should have any questions. Master Meter, Core&Main and The B.E.S.T. Meter Co., Inc. look forward to having the opportunity to help the City of Coachella in any way we can.

With Warm Regards,

MASTER METER INC.

A handwritten signature in black ink, appearing to read 'Ed Amelung', with a long horizontal stroke extending to the right.

Ed Amelung
Regional Sales Manager
714-566-5395



STAFF REPORT
5/11/2022

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Approve cooperative agreement for El Grito Event between: the City of Coachella, Greater Coachella Valley Chamber of Commerce (Chamber), Telemundo and Mexican Consulate in San Bernardino and approve operation of a beer garden by the Chamber for the 2022 El Grito Event.

STAFF RECOMMENDATION:

Approve cooperative agreement for El Grito Event between: the City of Coachella, Greater Coachella Valley Chamber (Chamber) of Commerce, Telemundo and Mexican Consulate in San Bernardino and approve operation of a beer garden by the Chamber for the 2022 El Grito Event.

EXECUTIVE SUMMARY:

The El Grito event is an annual City event delivered in partnership with the following agencies: Greater Coachella Valley Chamber of Commerce (Chamber), Telemundo, and the Mexican Consulate in San Bernardino (Consulate). After meeting with the event partners, staff is recommending the 2022 event date be Saturday, September 17th from 3pm -10pm at Rancho Las Flores Park. This event draws 15,000-20,000 attendees; this is the largest of the city's annual events.

The cooperative agreement identifies the responsibilities of each party. The City provides the venue, coordinates and secures food vendors, manages parking, provides all utilities, develops VIP area and provides VIP food, and pays for 75% of the stage costs. The Chamber coordinates the informational booths, provides/develops all event passes, operate the beer garden, provide 14 security officers, and pay for 25% of stage costs; the contribution by the Chamber is estimated to cost recover its expenses through the beer garden operations. Telemundo secures all live entertainment, manages the stage day of event, provides a DJ for event, and pays for all advertisement of event; the contribution by Telemundo is estimated at \$80,000. The Consulado coordinates and performs the "El Grito" ceremony for the event.

Staff is recommending approval of this cooperative agreement and authorizing the Greater Coachella Valley Chamber of Commerce to operate a beer garden for the 2022 "El Grito" event at Rancho Las Flores Park on September 17, 2022 from 3pm to 10pm.

FISCAL IMPACT:

This event has been included in the budget submittals for FY 2022/23; the city's contribution for this event is estimated at \$100,000.

Attachment: Cooperative Agreement

AGREEMENT

This Agreement (“Agreement”) is made as of May 11, 2022 by and between Gulf-California Broadcast Company for KUNA Telemundo 15 and La Poderosa 96.7 (“KUNA-TV-FM”), Greater Coachella Valley Chamber of Commerce (“Chamber”), the City of Coachella (“City”) and the Mexican Consulate (“Consulate”) in reference to the following facts.

RECITALS

- A. KUNA-TV-FM is in the business of advertising and promoting special events and festivals;
- B. The City and Chamber have approached KUNA-TV-FM to collaborate in delivering Fiestas Patrias (“Event”) which in 2022 would be held on September 17, 2022 at Rancho Las Flores Park, in the City of Coachella, from 3pm to 10pm;
- C. The City’s goal for the Event is to promote and enhance the good will and reputation of the City of Coachella, attract visitors to the City and to provide positive cultural education and experience for the residents and visitors to the City; and
- D. Therefore, the parties have agreed to collaborate with one another in connection with the development, production and promotion of the Event.

WHEREFORE, the parties agree as follows.

AGREEMENT

1. **Collaboration.** The parties hereby agree to collaborate for the purpose of presenting the Event. The Event will be held on September 17, 2022. The target attendance is 15,000-20,000 participants, exclusive of event staff, vendors and performers.
2. **Contributions By KUNA-TV-FM.** KUNA Telemundo 15 and La Poderosa 96.7 will be responsible for performing and sponsoring payment of the following:
 - a. Arranging for marketing and promotion of the Event:
 - i. Five week on-air promotion (August 13, 2022 – September 17, 2022)
 1. KUNA Telemundo 15
 - a. 150x – KUNA Telemundo, 30 second shared promos
 - b. Minimum of 10x – On-Air mentions during the KUNA Noticias newscast at 6pm and 11pm the week leading to the event
 - c. On air interviews with the City, Chamber, Consulate or any talent available the week of the event.
 - d. 35x - Proof of Performance post event spots to air the week after the event
 2. La Poderosa 96.7
 - a. 150x – KUNA-FM, 60 second shared promos
 - b. 90x – 30 second event promos
 - c. 375x – Live DJ On-Air Event Mentions
 - d. Minimum of 1,200 Artist/Event Headliners promoting the event

- e. On air Interviews during the morning show with the City, Chamber, Consulate or any talent available the week of the event.
 - f. 35x – Proof of Performance post event spots to air the week after the event
3. Social media and kunamundo.com
- a. Frequent KUNA Noticias Telemundo 15 and La Poderosa 96.7 Facebook posts and KUNA Telemundo Instagram,
 - b. Rotating Leaderboard and rectangle web banners on kunamundo.com
 - c. 150x – 60 second shared promos on streaming radio
 - d. Banner ad on streaming radio
- ii. Provided for at Event site and on Event date:
- 1. KUNA Telemundo and La Poderosa 96.7 hourly Facebook posts and KUNA Telemundo Instagram coverage;
 - 2. News coverage on KUNA Telemundo of event on air at 6pm and 11pm the following Monday on September 19th;
 - 3. One (1), two(2) hour live remote on location from 1pm-3pm;
 - 4. Eight (8) – live onsite mentions on day of event by remote staff;
 - 5. Event Emcees for entire event 3pm-10pm (KUNA Telemundo and La Poderosa 96.7 On-Air Talent).
- iii. Total media value of promotional support \$80,000.00
- iv. Live Entertainment
- 1. DJ to play in between sets on Event main stage 3pm-10pm
 - 2. Book headliners for the Event commencing at 3pm on Event main stage;
 - a. Headliners will include at least three bands performing for forty-five (45) minutes each;
 - b. Confirm and provide all headliner requested amenities and Green Room(s);
 - c. Confirm a local talent band performing for forty-five (45) minutes;
 - d. Provide Total entertainment value of booking headliners should equal not less than \$20,000-\$30,000;
 - e. Develop sponsorship packages;
 - f. Locating and engaging sponsors for the Event;
 - g. Locating and engaging a stage sponsor for the Event.
3. **Contributions By City.** The City will be responsible for performing and paying for the following:
- a. Interfacing with all appropriate governmental agencies and facilitating, to the extent reasonably possible, required for the Event to be held lawfully;
 - b. Provide youth activities and kid zone rentals;
 - c. Selecting and providing in-kind services for the following needs: parking attendants, sanitation, solid waste, and first aid;

- d. Provide Utilities (water, power, greywater) as needed for Event;
 - e. Furnish all public safety, traffic control services needed for Event;
 - f. Arrange for all components of Event parking;
 - g. Furnish rentals for Food Vendor Booths and VIP Area;
 - h. Provide food and beverages for VIP area;
 - i. Manage and secure all food vendor booth entries
 - j. Provide for 75% of stage and sound costs after sponsorship contributions are applied to the aggregate stage and sound expenses.
4. **Contributions by The Greater Coachella Valley Chamber of Commerce.** The Chamber will be responsible for performing and paying for the following:
- a. Interfacing with all appropriate governmental agencies and facilitating, to the extent reasonably possible, all governmental permits (Fire Department, ABC License and Health Department Permit) and approvals which are required for the Event to be held lawfully as it pertains to beer and food sales;
 - b. Selecting and contracting for security personnel for Event Beer Garden, Event Venue – personnel minimum 14;
 - c. Manage all informational booth entries – all informational booth canopies will be provided for by informational booth entry and not Chamber or City;
 - d. Special Event Insurance for Event as it pertains to beer garden;
 - e. Selecting and contracting for beer garden supplies and sales;
 - f. VIP/Vendor event passes and VIP/Vendor/Artist parking passes
 - g. The Chamber will sell Sponsorship Packages that do not conflict with Telemundo Sponsorship Packages;
 - h. Provide for 25% of stage and sound costs after sponsorship contributions are applied to the aggregate stage and sound expenses.
5. **Contributions by the Mexican Consulate San Bernardino Office.** The Consulate will be responsible for the following:
- a. Perform “El Grito” Ceremony on September 17, 2022;
 - b. Arrange performance of Mexican Anthem.
6. **Event Location.** The location of the Event will be the Rancho Las Flores Park, in the City of Coachella, commencing at 3pm and ending at 10pm.
7. **Default.** In the event that one party believes the other party is in breach of this Agreement, written notice thereof will be delivered to that party who will have 30 days within which to cure the default. If the default is not cured in a timely manner, the party who served the notice may terminate the Agreement and recover any damages incurred; provided, however, no Event may be cancelled within three (3) months of the date of the Event for any reason.
8. **Indemnity.** The City will indemnify, defend and hold harmless the Chamber, Telemundo, Consulate and their officers, directors, members, managers, agents and owners, of and from all liability, expense, injury, damage, judgement, award, attorney’s fees or costs, arising from or related to any breach of this Agreement by, or any act or omission of, the City. The Chamber will indemnify, defend and hold harmless the City, Telemundo, Consulate and their officers, directors, members, managers, agents and owners, of and from all liability, expense, injury,

damage, judgement, award, attorney’s fees or costs, arising from or related to any breach of this Agreement by, or any act or omission of, the Chamber. Telemundo will indemnify, defend and hold harmless the Chamber, City, Consulate and their officers, directors, members, managers, agents and owners, of and from all liability, expense, injury, damage, judgement, award, attorney’s fees or costs, arising from or related to any breach of this Agreement by, or any act or omission of, Telemundo. The Consulate will indemnify, defend and hold harmless the Chamber, Telemundo, and City and their officers, directors, members, managers, agents and owners, of and from all liability, expense, injury, damage, judgement, award, attorney’s fees or costs, arising from or related to any breach of this Agreement by, or any act or omission of, the Consulate.

- 9. **Sole Responsibility.** Each Party acknowledges that it is solely responsible for any obligations it assumes or debts it incurs to third parties in the performance of the Agreement. Each Party will include in any agreements it enters into with third parties with respect to this Event that the Party is solely responsible for any failure to perform.
- 10. **California Law.** This Agreement shall be enforced and interpreted in accordance with the laws of the State of California.
- 11. **Arbitration of Disputes.** All disputes arising under or related to this Agreement will be decided by binding arbitration to take place in San Bernardino County before a mutually agreeable retired judge whose decision will be final and binding. The initial expense of the arbitration will be split evenly but will be a recoverable cost to the prevailing party. The prevailing party in any such arbitration, or in any court action between the parties, shall be entitled to recover his, her, or its reasonable attorneys’ fees and costs.
- 12. **Binding on Successors.** This Agreement will be binding on and inure to the benefit of the parties and their respective successors, transferees, assignees, representatives, and all like persons.
- 13. **Amendments.** No purported alteration, modification, or amendment of this Agreement will be valid or binding, to any degree or at all, unless and until it is reduced to writing and signed by all parties.
- 14. **Entire Agreement.** This document contains the sole, entire, and exclusive Agreement between the parties on any subject. There are no prior or contemporaneous promises, understandings, agreements, representations, inducements, or warranties made by one party hereof to the other party except for those expressly contained within this Agreement.
- 15. **Notices.** Any notices required or permitted to be given under this Agreement shall be served by personal delivery or by fax or email as follows:

If to City: City of Coachella
Attention: City Manager
53-990 Enterprise Way
Coachella, CA 92236

If to Chamber: Greater Coachella Valley Chamber of Commerce
Attention: President/CEO
1515 Sixth Street
Coachella, CA 92236

If to Telemundo:

Attention: General Sales Manager, KUNA
31276 Dunham Way
Thousand Palms, CA 92276

If to Mexican Consulate:

Attention: Head Consul
293 N. D Street
San Bernardino, CA 92401

16. **Counterparts.** This Agreement may be executed in three counterparts each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

[Signatures on following page]

Wherefore, This Agreement is made of the date first written above.

City of Coachella

By: _____
Gabriel D. Martin Ph.D, City Manager

Approved as to Form:

By: _____
Best Best & Krieger LLP, City Attorney

Greater Coachella Valley Chamber of Commerce

By: _____
Emily Falappino, President/CEO

Gulf-California Broadcast Company for KUNA Telemundo 15 and La Poderosa 96.7

By: _____
Celeste Gonzalez, General Sales Manager-KUNA

Mexican Consulate, San Bernardino

By: _____



STAFF REPORT
5/11/2022

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project

SPECIFICS: Adopt Ordinance No. 1193 and Resolution No. 2022-48 approving Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

EXECUTIVE SUMMARY:

Chelsea Investment Corporation requests City Council approval of the Tripoli Mixed-Use project that includes a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and two retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue as follows:

- Building A – 3-story 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space. (Southwest corner of 6th Street and Tripoli Ave)
- Building B – 4-story 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space. (Northeast corner of Cesar Chavez Street and Bagdad Avenue)
- Outdoor Tot Lot



BACKGROUND:

The subject site is a vacant commercial property and historical aerial photographs from 1953 identify a previous large commercial/industrial building on the site and later removed on 1996 aerial photographs. Chelsea Investment Corporation is currently constructing a 3-story, 105-unit mixed-use development, Pueblo Viejo Villas, on 2.61 acre site north of this subject site as a transit-oriented development approved under Change of Zone 17-03 and Architectural Review No. 19-08. A transit hub on 1.66 acres at the corner of Fourth Street and Cesar Chavez Street will be constructed in association with Pueblo Viejo Villas and will be operated by Sunline Transit Agency.

On April 20, the Planning Commission held a public hearing for the Tripoli Mixed-Use Project and recommended that the City Council approve the project with a modification to condition of approval 9 of Resolution No. PC 2022-10 to require an elevator in Building A, despite applicant concerns that the addition of the elevator for Building A would be a hardship for project.

Figure 1: Pueblo Viejo Revitalization Plan Perspective Sketch



DISCUSSION/ANALYSIS

The surrounding land uses and zoning designations are as follows:

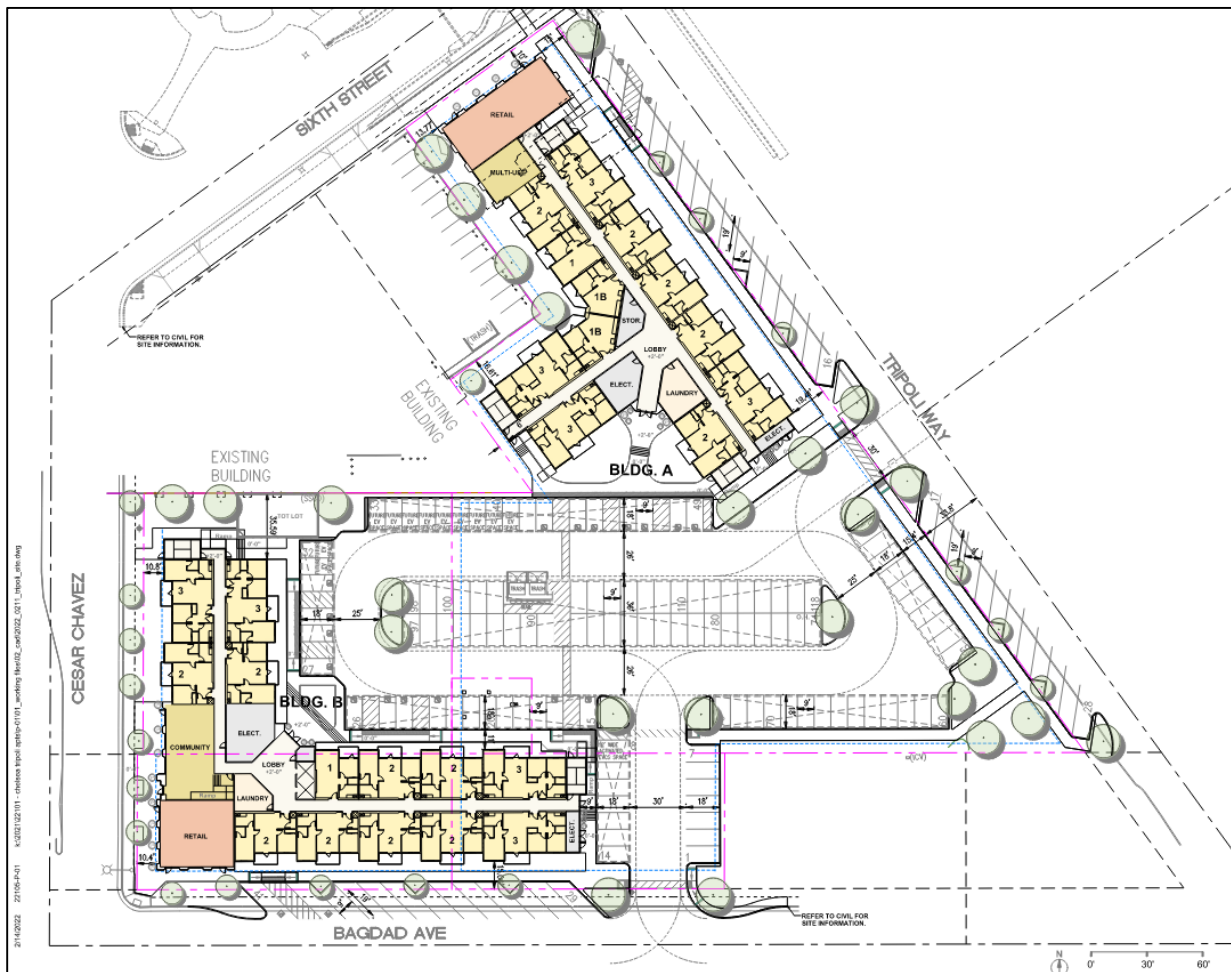
- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).

West: O'Reilly Auto Parts and Cesar Chavez Street (C-G, General Commercial).

Site Plan

The applicant proposes construction of a mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A is 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6th Street and Tripoli Avenue. Building B is a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both building would be constructed near property line with building frontages on 6th Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the building support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

Figure 2: Site Plan



Building A

Building A is a 3-story, 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space. (Southwest corner of 6th Street and Tripoli

Ave). There are 1-3 bedrooms options available ranging in size from 581 sq. ft. to 1,061 sq. ft as follows.

- 13 - One bedroom units (581-586 sq. ft.)
- 17 – Two bedroom units (799 sq. ft.)
- 14 – Three bedroom units (1,061 sq. ft.)

A 652 sq. ft. multi-purpose building and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 3 other access points. Access above the first floor is by three proposed staircases and no elevator is proposed. Staff has requested that space between the west building elevation and property line be configured to improve safety and opportunity for usable common area for residents and customers of the retail space.

Building B

Building B is a 4-story, 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space. (Northeast corner of Cesar Chavez Street and Bagdad Avenue). The distribution of 1- 3 bedroom apartment units are as follows.

- 27 - One bedroom units (581-586 sq. ft.)
- 52 – Two bedroom units (799 sq. ft.)
- 29 – Three bedroom units (1,061 sq. ft.)

A 1,296 sq. ft. community room and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 2 other access points. Access above the first floor is proposed by an elevator located at the lobby or two staircases. The City's General Plan allows a density from 20 to 65 units per acre and the proposed project has a density of 38 units per acre measured over the 2.8 acres. Thus, the proposed density is within the maximum allowable density of the General Plan.

Ground floor retail for Building A and B would not include improvements such as bathrooms, fire sprinklers, or grease traps. The Pueblo Viejo Draft Standards require 15 foot high ceiling for ground floor retail to accommodate modern commercial and retail activities. The applicant has stated that the retail ceiling is 12 feet in height.

A 218 sq. ft. fenced tot lot is proposed near the project parking lot with playground equipment for children. No details of the playground equipment were submitted for the Architectural Review, but will be reviewed during building permit plan check. The project does not provide a significant amount of common outdoor open space for the project, but does contribute to an attractive and high quality streetscape as recommended in the Pueblo Viejo Revitalization Plan.

Parking

The parking serving the site is provided with one large on-site parking area consisting of 118 parking spaces and is accessed by driveways from Bagdad Avenue and Tripoli Way. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The applicant proposes 118 onsite parking spaces and 41 on-street parking

spaces. The Pueblo Viejo Revitalization Plan draft development standards allow for on street parking to be counted toward required parking if within 500 feet of the main entrance of the development. Senate Bill 35 allows affordable housing development within ½ mile of public transit to be exempted from parking standards. With the application of density bonus law, only 61 parking spaces would be required or a surplus of 97 parking spaces. Staff is supportive of allowing the development to utilize on-street parking to count towards satisfying parking requirements, which would be provided by constructing 13 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Architectural Design

The overall architectural style of the project incorporates Spanish Colonial Revival design. The proposed design complies with the City’s Pueblo Viejo design guidelines with regard to form, articulation, materials and proper equipment screening. The project includes red tile roof elements with distinct material and color patterns for each building. Doors and windows are shown on perspective graphics as recessed on all facades to create articulation and relief.

Figure 3: Rendering at the Corner of Cesar Chavez Street and Bagdad Avenue



Figure 4: Cesar Chavez Street and Bagdad Avenue Elevations



Figure 5: Tripoli Way and 6th Street Elevations



The retail and community room frontage of Building B has a prominent design on the first floor as depicted in Figure 4 with large windows with divided lites and awnings. The retail space for Building A includes considerable frontage facing 6th Street that contributes significantly to the

pedestrian environment encouraged along 6th Street. The first floor residential units are currently designed with an enclosed outdoor space and are recommended to be modified so that access ways occur along the street frontage in order to improve the pedestrian environment and engage the public realm as recommended in the Pueblo Viejo Revitalization Plan.

The main portion of the building roof is relatively uniform, which is enhanced dramatically by the distinct large corner towers and secondary articulating towers, with both a gable design or capped with cornice trim. Windows are recessed and windows show variation in design with some windows including shutters and decorative foam trim and other windows that include awnings. Balconies include decorative wrought iron enclosures.

Staff requests the following design modifications be incorporated in keeping with the Spanish Colonia Revival architectural design (See Attachment 10) as conditions of approval as follows:

1. Creating sloped window sills consistent with Spanish Colonial Revival design.
2. Ensuring sufficient window recesses.
3. Painting window edges colors consistent with Spanish Colonial Revival design.
4. Corner towers for building A and B shall be modified as follows:
 - Bring proposed cornice trim closer to edge of roof tile.
 - Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
 - Consider a more ridged decorative cornice trim to create more shadows.
 - Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street.
 - Include a spire or weather vane ornamental feature.
5. Utilize an alternate color banding at the building base such as terracota color.
6. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
7. Enhance the Building B north tower feature with architectural enhancements above 38 foot level
8. Use a stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns.
9. Utilize two-piece clay tile roofing with booster tiles on the edges and random mortar packing. The mortar shall packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as a bird stop at roof edges, The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6-inch diameter sphere of mortar applied to reach tile.
10. Stucco walls shall consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
11. Provide a lighting plan with proposed light fixtures consistent with the architectural theme of the project.

Sign Program

Signs programs are required for multi-tenant buildings and approval by the Planning Commission. The Planning Commission review of the sign programs includes, but not limited to, sign placement, color, architectural integrity, construction material, legibility, size and scale, and illumination. The applicant proposes a sign program consisting of illuminated blade signs identifying the project name, and either a blade or illuminated wall signs for ground floor retail businesses. All tenant wall signs are required to comply with the approved sign program consisting of back-lit or “halo” illuminated individual letters. Conditions of approval have been added so that cabinet type signs only be permitted as secondary to the individual channel letters and that raceway signs are prohibited.

Landscape Design

The plant palette shows a variety of trees including “Mulga”, “Hong Kong Orchard,” “Desert Willow,” “Texas Ebony,” “Drake Elm” and “California Fan Palm.” The project is conditioned to modify the landscape plan to create planters adjacent to curb at Cesar Chavez Street and planted with Hong Kong Orchard trees to provide shade for pedestrians. The planters will include water-efficient shrubs including “Bank Catclaw”, “Do-La-la Bougainvillea”, “Compact Texas Ranger”, “Mexican Bush Sage.” Succulents will include “Dwarf Century Plant,” “Blue Flame Agave,” “Red Yucca”, and “Toothless Desert Spoon”. A cluster of palm trees is also provided at the corner of Cesar Chavez Street and First Street along with other landscape materials design to make the future public art location a focal point. The applicant is unable to meet the requirement of 10 shade trees at every 10 parking spaces due to the proposed solar carports.

CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 38 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

CONSISTENCY WITH ZONING

The subject site is zoned C-G (General Commercial) zone, which does not allow for mixed-use development and specifically only permits a residential unit as a proprietors unit. The Zoning is currently inconsistent with the General Plan land use as the future zoning should be Downtown Center, which would accommodate mixed-use development at a density of 20-65 dwelling units/acre. In order to accommodate this type of development, the applicant requests amend the Official Zoning Map with approval of the PUD (Planned Unit Development) Overlay Zone on the 2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. Staff requested that the applicant incorporate the draft development standards of the

Pueblo Viejo Revitalization Plan, which identifies this area as the Sixth Street Pueblo Viejo Zone and Cesar Chavez Pueblo Viejo Zone. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

Table 3 – Development Standards

	Zoning Ordinance/ Pueblo Viejo Revitalization Plan	Proposed	Complies with Code
Parking (Minimum)	<p>Zoning - <i>Retail:</i> 1 parking space for each 250 sq. ft. of gross floor area. Restaurants: 1 space per each 45 sq. ft. of customer area plus one space for each 200 sq. ft. of non customer area. <i>Multi-family:</i> requires One space per dwelling unit. PV standards- Mixed-Use: 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces</p>	<p>-On-Street Parking 41 spaces -On-Site Parking 118 spaces <u>Total spaces:</u> 159 spaces</p>	No –Due to the location within 1/2 mile of public transit hub, the project is exempt from parking requirements under SB 35. Due to density bonus law 61 spaces required.
Lot Requirements	Zoning - Minimum Lot width 50'	Lot width exceeds 50'	Yes
Height (maximum)	Zoning - 35' maximum PV standards – No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	Zoning – No density standard in C-G zoning. PV Standards – 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	<p>Zoning – None PV Standards –</p> <ul style="list-style-type: none"> • 1 bedroom 750 sq. ft. • 2 bedroom 900 sq. ft. • 3 bedroom 1,050 sq. ft. 	<ul style="list-style-type: none"> • 1 bedroom 581-586 sq. ft. • 2 bedroom 799 sq. ft. • 3 bedroom 1,061 sq. ft. 	No – only the 3 bedroom complies but may be permitted in the PUD

	Zoning Ordinance/ Pueblo Viejo Revitalization Plan	Proposed	Complies with Code
Common Open Space	Zoning – None PV Standards – 150 sq. ft. per unit		
Public Open Space Requirement	Zoning – None PV Standards – 10% for development over ½ acre	No public open space provided.	No
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10’ setback fully landscaped. • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5’ in width 	<ul style="list-style-type: none"> • All areas exceed 10’ fully landscaped setback • Internal landscaping % not identified but required by condition of approval. • Due to Solar Canopy structures for on-site parking this 15 gallon tree standard cannot be met. • The rear property line planter to the rear of Panda Express is less than 5’. 	Substantially in compliance. Project conditioned to comply with all landscape standards.
Mixed-Use Standards	Zoning – residential uses not permitted, unless a proprietor/manager/custodian unit. PV Standards <ul style="list-style-type: none"> • Residential first floor development floor height must be elevated at least 3’ above the sidewalk plane. • The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities. 	Zoning – Applicant proposes zone change to allow mixed-use development with a planned unit development PV standards <ul style="list-style-type: none"> • Unclear if first floor development floor height is 3’ above the sidewalk • The first floor retail has been explained by applicant that it is not 15 feet in height. 	Zoning – with approval of Change of Zone PV Standards Complies generally except for residential first floor and retail height.

Figure 6: Zoning District and Design Guidelines Subareas



ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Adopt a) Ordinance No. 1193 recommending approval of Change of Zone 22-01; b) Resolution No. 2022-48 approving CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Deny the proposed project.
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Ordinance No. 1193
Exhibit A – Conditions of Approval
Exhibit B - Change of Zone Exhibit
2. Resolution No. 2022-48 for CUP No. 351 and AR No. 22-04
Exhibit A – Conditions for Approval for CUP No. 251 AR No. 22-04
Exhibit B - Planned Unit Development Guidelines/Standards
3. Vicinity Map
4. Development Plan Set – (Site Plan, Floor Plan,
Elevations, Preliminary Grading)
5. Landscape Plan
6. Sign Program
7. Correspondence from IID, Riverside County Fire, Sunline Transit Agency
8. Pueblo Viejo Revitalization Plan (<https://www.coachella.org/departments/pueblo-viejo-revitalization-plan>)
 - SS-PV Zone – Sixth Street Pueblo Viejo Zone
 - CC-PV Zone – Cesar Chavez Pueblo Viejo Zone
9. Materials Board – Not provided
10. Architectural Design Recommendation board

ORDINANCE NO. 1193

AN ORDINANCE OF THE CITY OF COACHELLA CITY COUNCIL APPROVING CHANGE OF ZONE NO. 22-01, A ZONING RECLASSIFICATION FROM C-G (GENERAL COMMERCIAL) TO CG-PUD (GENERAL COMMERCIAL - PLANNED UNIT DEVELOPMENT), FOR A 2.8-ACRE VACANT SITE, LOCATED ON THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE, (APN 778-081-003 AND 778-081-001). CHELSEA INVESTMENT CORPORATION, APPLICANT.

WHEREAS, Chelsea Investment Corporation (applicant) has filed an application for Change of Zone (CZ 22-01), to allow for a change of Zone on approximately 2.8 acres vacant site located on the northeast corner of Cesar Chavez Street and Bagdad Avenue; and

WHEREAS, a public hearing was held to consider Change of Zone No. 22-01 at a regular Planning Commission meeting, on April 6, 2022 in the Council Chambers, 1515 Sixth Street, Coachella, California; and

WHEREAS, the public hearing was advertised according to State statutes and the Coachella Municipal Code and the applicant and the public were afforded an opportunity to testify at the Planning Commission hearing, and

WHEREAS, the proposed change is in conformity with the City's General Plan and appropriate for the affected subject site, and not likely to be detrimental to the adjacent properties or residents; and

WHEREAS, the proposed change will have no significant deleterious effect on the environment; and

WHEREAS, The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "In-Fill Development" project (CEQA Guidelines, Section 15332) and the CEQA Guidelines of 1970, as amended; and

WHEREAS, the proposed change could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the City Council hereby ordains approval of Change of Zone No. 22-01, a zoning reclassification from C-G (General Commercial) to CG-PUD (General Commercial-Planned Unit Development) for 2.8 acres of vacant land located on the northeast corner of Cesar Chavez Street and Bagdad Avenue subject to the findings listed below, the Conditions of Approval in "Exhibit A" and Change of Zone exhibit of "Exhibit B."

Findings for Change of Zone No. 22-01:

1. The proposed change of zone will serve the public necessity, convenience, general welfare, and will provide good zoning practice for the vicinity of the site. The site is within the City’s Downtown Center land use designation and abuts Cesar Chavez Street, between 6th Street and Bagdad Avenue. Cesar Chavez Street is designated as a Major Roadway with a bicycle lane. The re-zoning of the property will allow for new affordable, high density residential, which will promote the City’s long-term residential development goals for the larger vicinity and help in meeting the RHNA numbers as assigned by SCAG.

2. The proposed change of zone is consistent with the intent and purpose of the City’s General Plan in that the proposed CG-PUD zoning would allow future high density multi-family residential projects and a potential transit hub, which assist in keeping with the goals and policies of the General Plan. The proposed change of zone is consistent with the goals and policies of the Land Use Element of the General Plan which designates the subject property as a Downtown Center. The proposed CG-PUD zoning is a conforming zone in the Downtown Center General Plan land use designation.

3. The proposed change of zone is consistent with the Zoning Code Planned Unit Development regulations that allow developers to propose design guidelines, development standards and uses. The C-G, General Commercial zone, primarily allows for commercial development and the proposed Planned Unit Development would allow for mixed-used development at residential densities permitted under the Coachella General Plan 2035.

PASSED, APPROVED and ADOPTED this __ day of May 2022.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Ordinance No. 1193 was duly and regularly introduced at a meeting of the City Council on the 11th day of May 2022, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the ___ day of _____ 2022.

AYES:

NOES:

ABSENT:

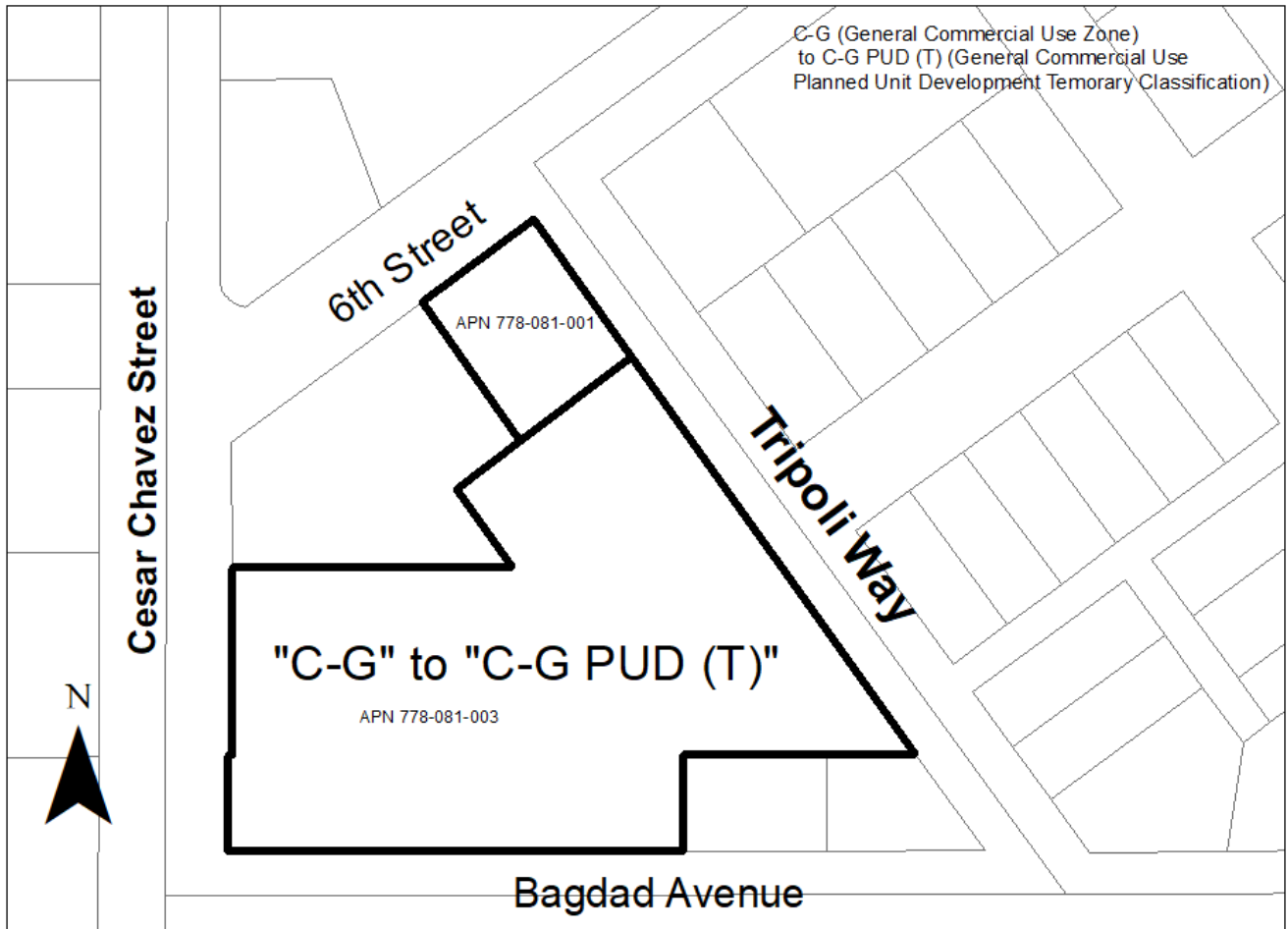
ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

EXHIBIT A
Change of Zone 22-01
Ordinance No. 1193
Conditions of Approval

1. The site will include a “General Commercial Planned Unit Development (C-G PUD)” with a Tentative Zone Change Classification (T) pursuant to requirement of Zoning Ordinance Chapter 17.42 Temporary Classification Zone until development conditions of approval under CUP No. 351 and AR No. 22-04 are completed.
2. The site will revert to a “Downtown Center PUD” classification upon completion of the City’s Zoning Consistency Update.

EXHIBIT B
Change of Zone 22-01
Ordinance No. 1193
Change of Zone Exhibit



RESOLUTION NO. 2022-48

A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 351 AND ARCHITECTURAL REVIEW 22-04, ESTABLISHING DEVELOPMENT STANDARDS/GUIDELINES AND APPROVING DEVELOPMENT PLANS AND SIGN PROGRAM FOR THE TRIPOLI MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL APARTMENT UNITS AND RETAIL TENANT SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).

WHEREAS Coachella Investment Corporation filed an application for Change of Zone No. 22-01, Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to allow the construction of a mixed-use development consisting of 108 affordable apartment units and 2 retail tenant spaces within two buildings located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN 778-081-003 and 778-081-001); and,

WHEREAS on April 20, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and recommended approval of the application with modifications to the conditions of approval; and

WHEREAS on May 11, 2022, the City Council of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

WHEREAS the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the City Council determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

WHEREAS the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals. The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council as fully set forth in this resolution.

Section 2. CEQA Findings. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

Section 3. Conditional Use Permit and Architectural Review Findings. With respect to Conditional Use Permit (CUP) 351 and Architectural Review 22-04, the City Council finds as follows for the proposed for the 108 unit mixed-use development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies that allows for multi-family residential development. The proposed structures on the site are in keeping with the policies of the Downtown Center land use classification and the project is internally consistent with other General Plan and the Pueblo Viejo Revitalization Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which recognize that Downtown is the heart of the City where mixed-use development is also encouraged that create a new gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in

compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code and the project request modified development standards through approval of a planned unit development overlay to allow for a mixed-use development consistent with the density permitted of the General Plan of 20-65 dwelling units per acre and consistent with the Pueblo Viejo Revitalization Plan.

3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 108 apartment units and 2 retail spaces. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as Pueblo Viejo Villas. The plans submitted for this project propose a commercial and multi-family residential use with amenities for the future residents of the site that are permitted in the C-G PD (General Commercial, Planned Development) zone. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 5. City Council Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council hereby recommends to the City Council approval Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in “Exhibit A” and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in “Exhibit B.”

PASSED, APPROVED and ADOPTED this 11th day of May 2022.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. 2022-48 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 11th day of May 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

Exhibit A - Resolution No. 2022-48
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 251, ARCHITECTURAL REVIEW NO. 21-04
TRIPOLI MIXED-USE PROJECT

General Conditions

1. Conditional Use Permit No. 351 and Architectural Review 21-04 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review.
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas.
8. Add 2 on-site parking spaces for van pools.
9. The applicant shall ~~work with staff to~~ accommodate an elevator for Building A. ~~if financing for elevator and supporting infrastructure can be identified and incorporated within the development timeframe for the project.~~
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. The "purple pipe" water lines shall be installed along the entire Avenue 48 street frontage according to City standards.
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 21-04, including architectural features, materials, and site layout.
15. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

Architectural Design, Character and Massing

16. All first floor dwelling units shall have a front door accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure adjacent to the sidewalk.

17. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Architectural Revival design to the satisfaction of the Development Services Director.
18. Retail ceiling height shall be approximately 15 feet consistent with Pueblo Viejo Revitalization Plan Guidelines.
19. First floor residential level shall be 3 feet above sidewalk level for privacy consistent with the Pueblo Viejo Revitalization Plan Guidelines.
20. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal that include:
 - a. Creating sloped window sills consistent with Spanish Colonial Revival design.
 - b. Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.
 - c. Painting window edges colors consistent with Spanish Colonial Revival design.
 - d. Corner towers for building A and B shall be modified as follows:
 - Bring proposed cornice trim closer to edge of roof tile.
 - Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
 - Consider a more ridged decorative cornice trim to create more shadows.
 - Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street.
 - Include a spire or weather vane ornamental feature.
 - e. Utilize an alternate color banding at the building base such as terracota color.
 - f. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
 - g. Enhance the Building B north tower feature with architectural enhancements above 38 foot level
 - h. Consider a stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns.
21. Utilize two piece clay tile roofing with booster tiles on the edges and random mortar packing. The mortar shall packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as a bird stop at roof edges, The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to reach tile.
22. Stucco walls shall consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
23. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this

condition for roof mounted equipment screening.

24. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.
25. The sign program shall be revised so that cabinet type signs are permitted only as secondary to the individual channel letters advertising a business and that raceway signs are prohibited.

Public Realm/Streetscape

26. The sidewalks along Cesar Chavez Street shall be expanded to provide access into the ground floor units with an urban character, and reduced perimeter planter areas adjacent to the building edge.
27. Planters with tree grates shall be installed every 17-25 feet and planted with shade trees adjacent to the Cesar Chavez Street to create a separation between the street and pedestrian traffic to the satisfaction of the City Engineer and Development Services Director.
28. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the retail space of building B.
29. Expand hardscape area at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
30. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
31. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

General - Engineering

32. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
33. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
34. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The

report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

35. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
36. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
37. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
38. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
39. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.

40. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
41. Applicant shall obtain approval of site access and circulation from Fire Marshall.
42. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
43. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

ROUGH GRADING:

44. Prepare and submit rough grading and erosion control plans for the project.
45. The project's soils engineer shall certify to the adequacy of the grading plan.
46. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

47. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
48. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
49. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
50. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

51. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including

street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

52. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

53. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6th Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- d. Applicant shall underground all existing dry utilities at southbound lane on Tripoli Way Between 6th Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6th Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

- appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on South side of 6th Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
 - d. Applicant shall underground all existing dry utilities at eastbound lane on 6th Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
 - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6th street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
 - f. 6th Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6th Street urban corridor improvements.
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
 - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
 - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include

replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
- 4). Cesar Chavez Street – Public Roadway as shown on the RAC and per comments shall include the following:
- This street has 50 feet of right-of-way measured from centerline. If street widening is included in the project design then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
 - Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances per City Guidelines as required to the satisfaction of the City Engineer.
 - Applicant shall construct all appurtenant roadway components on the East side of Cesar Chavez Street between Bagdad Avenue and 6th street such as, but not limited to: sidewalk, Landscape, Street Lights, ADA ramps, traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue, as well as installation of a two head street light fixture within the median at the Bagdad Avenue crosswalk and a single head street light near the midway point of the project frontage. All sidewalk improvements and modifications shall conform to landscape requirements presented in other conditions of approval.

SEWER and WATER IMPROVEMENTS:

54. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
55. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

56. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
57. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation. This document must be submitted to and approved by the City before it is

submitted to any other governmental entity.

- 58. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
- 59. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

- 60. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be

completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

Landscaping

61. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
62. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
63. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
 - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
 - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
 - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
 - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
 - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
64. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on east and west sides of Building A retail space.
65. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

66. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
67. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.
68. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

Coachella Valley Water District:

69. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

Fire Department (chris.cox@fire.ca.gov)

70. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
71. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
72. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
73. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
74. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

75. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
76. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
77. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
78. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
79. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

Environmental Compliance:

80. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
81. The project will require a Water Quality Management Plan (WQMP)
82. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
83. Backflow devices are required on irrigation meters and all non-residential meters.
84. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

85. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model.

Code Enforcement

86. Fencing and windscreen that is adequately secured and braced to the satisfaction of the Code Enforcement Manager shall be constructed within 2 months of project approval to deter vandalism and dumping that is regularly occurring on the property.

TRIPOLI - AFFORDABLE FAMILY APARTMENTS



CITY OF COACHELLA
TRIPOLI - AFFORDABLE FAMILY APARTMENTS

DESIGN GUIDELINES

APPLICANT:

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760-456-6000

JURISDICTION:

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DEVELOPMENT SERVICES
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PREPARED BY:

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TRIPOLI - AFFORDABLE FAMILY APARTMENTS

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

I. INTRODUCTION

These Design Guidelines are required pursuant to the City of Coachella C-G PUD (General Commercial, Planned Unit Development). This Overlay Zone will provide for a mixed-use development for up to 108 apartments with approximately 3,000 square feet of ground floor commercial uses and urban open space.

The purpose of these Design Guidelines and Development Standards are to provide guidance for development, construction, new buildings, building additions, site work and landscaping. These guidelines will be used in addition to the zoning in establishing permitted uses, activities and development standards.

These guidelines may be amended from time to time. It is the owner's responsibility to be sure they have current Guidelines and have reviewed all applicable sections, ordinances or regulations that may affect any improvements.

The illustrations, photos and exhibits in this document are intended to convey a concept, not detailed construction drawings for construction. The intent of these guidelines are to provide a framework for preparing construction drawings for approval.

In the event of a conflict between these guidelines and any local, state or federal building and zoning codes. The jurisdictional approved documents shall govern.

II. PROJECT DESCRIPTION

The proposed project consists of a mixed-use development on vacant land located on 2.79 acres. The site is in the City of Coachella within a Planned Development (PD) Overlay Zone for a future mixed-use building. The residential affordable apartments will consist of 108 units including twenty-nine (29) three-bedroom, fifty-two (52) two-bedroom and twenty-seven (27) one-bedroom units for families. The project includes one (1) residential unit for a fulltime onsite manager. The Commercial portion consist of two commercial locations. Building A proposes to build 1,805 sf retail space and will front onto 6th Street. Building B proposes to build 1,413 sf of retail space and will be located on the corner of Cesar Chavez and Bagdad Avenue. Building A will be a 3-story structure of wood frame construction with no elevators. Building B will be a 4-story structure of wood frame construction and include elevators. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be energy efficient and include solar for power generation. Onsite social services provided to residents at no charge.

A 1,296 sf Community Meeting Room along with a 652 sf Multi-Purpose room will serve the entire project and include a computer lab, kitchen, and leasing office. Laundry facilities will be located in each building. The project will include ADA accessibility and hearing/visually impaired units.

The architectural style utilizes the latest design guidelines from the “Pueblo Viejo Implementation Strategy Plan”. This will consist of private patios and balconies along with tower elements.

A. C-G PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT) OVERLAY ZONE)

1. Commercial

This intent of this zone is to provide for and encourage the orderly development of commercial areas designed to serve the community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. The provisions of this zone intend to ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements.

2. Residential

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large parcels of land; to encourage more imaginative and innovative design of

projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience and aesthetics, than if developed under the underlying zone.

B. PROPERTY DEVELOPMENT STANDARDS

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Planning Director review approval, providing the minimums specified herein are maintained as average minimums.

Setbacks:	
Front Setback	Zero (0) to ten (10) feet from property line.
Minimum Building Height	Three (3) stories or forty (40) feet
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) stories.
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Parking:	Residential: 0.5 per one-bedroom, 0.5 per two-bedroom, 0.5 per three-bedroom. Guest parking 0%.
	Retail/Commercial: 40% of 4/1000 sf.
	On-Street parking that is within 500 hundred feet of the main entrance of a development may be utilized to satisfy the requirement for off-street parking.
Unit Size:	1-bedroom 570 sf 2-bedroom 780 sf 3-bedroom 1,000 sf

Walls and Fences:

Walls and fences are subject to the regulations set forth in the City of Coachella Zoning Ordinance. Fencing and wall design shall adhere to the parameters described in these Design Guidelines and/or Codes, Covenants and Restrictions.

Apartment Development:

Conceptual Site Plan is depicted on Figure 1, Conceptual Floor Plans are depicted on Figure 2, Conceptual Unit Plans are depicted on Figure 3 and Conceptual Elevations are depicted on Figure 4.

Animal Keeping:

Consistent with an affordable type of community proposed, pets and animal raising are not permitted.

C. PARKING REGULATIONS

All off-street parking shall be in accordance with the regulations set forth by the State of California Density Bonus Law. Parking areas shall be landscaped in accordance with these Design Guidelines.

D. GENERAL GUIDELINES – PROJECT THEME

The project is designed as an 100% Affordable Apartment Project whereby the natural character of the site and surroundings are integrated into the community design (Figure 6 Landscape Concept Plan). A landscape theme reminiscent of early California Heritage is used. Landscape themes on 6th Avenue will continue the current design associated with the adjacent Pueblo Viejo Villas project and the DPSS building. The property features quality commercial themes along the frontages of the community serving facilities located on Cesar Chavez and 6th Street. The project will extend these themes down Tripoli Way and Bagdad with angled parking with landscape pockets. This project will benefit by the Sunline Transit Center which is located on the southeast corner of 4th Street and Cesar Chavez.

E. PURPOSE AND INTENT

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the City of Coachella in the building of the project. The intent of these guidelines is to establish an individual identity, yet blend in with the overall community theme, as well as to blend with the overall community character of Coachella.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the City of Coachella Planning Department. This document is used together with the City of Coachella Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community.

F. LANDSCAPE DESIGN GUIDELINES

To reinforce the character of the project, landscape design guidelines for development is set forth in this section, compliment the qualities of the natural environment and surrounding community character. The project incorporates several development standards typical of rural desert communities such as roads without sidewalks, trails and informal landscaping. Public Roads designed to City standards, flow with the

neighborhood and provide continuity. Streetscapes, as well as project entries and key focal points entering the community emulate the character through appropriate signage, landscaping and materials. The project landscape palette complements the themes and character for the City of Coachella.

Adherence to these guidelines helps ensure a quality living environment by creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide the City of Coachella assurances that the project develops in accordance with the quality and character proposed in this document.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

Street Scenes

The street scene guidelines establish street hardscape, furniture, landscape development, as well as a framework for consistency of design. All landscaping construction drawings require approval of the City of Coachella Planning Department.

Cesar Chavez “Major Road”

Primary project Frontage is located along the Western Property Line. This street scene development provides for community commercial elements and serves as an introduction to the Commercial uses. The Cesar Chavez street scene is designed to accommodate pedestrian uses and local traffic from the apartments and Transit Center.

The street tree-planting concept for Cesar Chavez, features a row of trees and sidewalk adjacent to the commercial activity. The area between the sidewalk and residential units will be landscaped with desert planting and decomposed granite. The area adjacent to commercial spaces shall be enhance concrete which reflect a local natural appearance.

6th Street

This is a local road that has been enhance and is a primary access to the City facilities. The intent is to encourage visitors to walk along shaded walkways, trellis’s and tree canopies. Elements to be included are landscape planters, interlocking permeable pavers, bike racks, and street trees in planters, benches, sidewalk opening, decorative roadway crossings and trash receptacles.

Tripoli Way

This is a local road intended to complete the circulation between the existing residential and commercial activity to the south to Bagdad Avenue. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming. Additional traffic calming measure may be required if undesirable conditions are determined.

Bagdad Avenue

This is a local road intended to connect eastern neighborhoods to Cesar Chavez. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming.

Landscape Planting and Irrigation

Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

COMMUNITY PLANT PALLET

Botanical Name	Common Name
Trees	
Acacia Aneura	Mulsa
Bauhinia x blakeana	Hong Kong Orchid
Chilopsis L. 'Timeless Beauty'	Desert Willow
Ebenopsis Ebano	Texas Ebony
Ulmus Parvifolia 'Drake'	Drake Elm
Phoenix Dactylifera	Date Palm
Large Shrubs	
Encelia Californica	Brittlebush
Leucophyllum Fruitescens	Texas Ranger
Salvia Leucantha	Mexican Bush Sage
Small Shrubs	
Carex Tumulicola	Foothill Sedge
Dalea Greggii	Trailing Indigo Bush
Dasylyron Wheeleri	Spoon Yucca
Festuca Glauca	Elijah Blue
Nandina 'Compacta'	Dwarf Nandina
Rosa x 'Noare'	Carpet Rose
Stipa Tenuissima	Mexican Feather Grass
Ground Cover	
Decomposed Granite	DG



LEGEND

- RETAIL
- COMMUNITY
- UNITS
- CIRCULATION
- SUPPORT
- STORAGE/MECH

PROJECT RESUME

Building A										
Unit Type	Level 1	Level 2	Level 3	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking	
Type 1: 1 BR/1Bath inside corner	2	4	4	10	581	5,810	1	0.5	5	
Type 2: 1 BR/1Bath	1	1	1	3	586	1,758	1	0.5	1.5	
Type 3: 2 BR/1Bath	5	6	6	17	799	13,583	1	0.5	8.5	
Type 4: 3 BR/2Bath	4	5	5	14	1,061	14,854	1	0.5	7	
Total	12	16	16	44		36,005			22	
Amenities										
Retail	1805	0	0			1,805	(4/1000)*40%		2.89	
Laundry	494	0	0			494				
Lobby	762	0	0			762				
Multi-Purpose Room	652	0	0							
Utility/ Storage	891	263	263			1,417				
Sub Total						4,478				
Building A Total (NSF)										
						40,483			24.89	
Net to Gross Ratio										
						23%			9,311	
Total Gross Square Feet										
						49,794				
Building B										
Unit Type	Level 1	Level 2	Level 3	Level 4	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking
Type 1: 1 BR/1Bath inside corner	0	1	1	1	3	581	1,743	1	0.5	1.5
Type 2: 1 BR/1Bath	1	3	3	4	11	586	6,446	1	0.5	5.5
Type 3: 2 BR/1Bath	8	9	9	9	35	799	27,965	1	0.5	17.5
Type 4: 3 BR/2Bath	4	4	4	3	15	1,061	15,915	1	0.5	7.5
Total	13	17	17	17	64		52,069			32
Amenities										
Retail	1413	0	0	0			1,413	(4/1000)*40%		2.26
Laundry	338	0	0	0			338			
Lobby	616	594	594	594						
Community Room	1296	0	0	0			1,296	(4/1000)*40%		2.07
Utility/ Storage	592	538	538	538			2,206			
Sub Total							5,253			
Building B Total (NSF)										
							57,322			36.33
Net to Gross Ratio										
							24%		13,757	
Total Gross Square Feet										
							71,079			
Site Calculations										
					GSF					
Total GSF Buildings A+B					120,873					
Total Lot Area (Acres)					121,968					
FAR					0.99					
Total Units					108					
Density (DU/A)					38.57					
Unit Types										
Total By Unit Type	27	52	29	108						
Unit Percent %	25%	48%	27%	100%						
Parking Required										
										61.22
Retail Parking Required	3,218 SF									5.15
Community Room Parking Required	1,296 SF									2.07
Residential Parking Required	108 Units									54.00
Guest Parking Required										0.00
Parking Provided										159
On Street Parking Provided										41
On Site Parking Provided										118
Surplus										+97.8



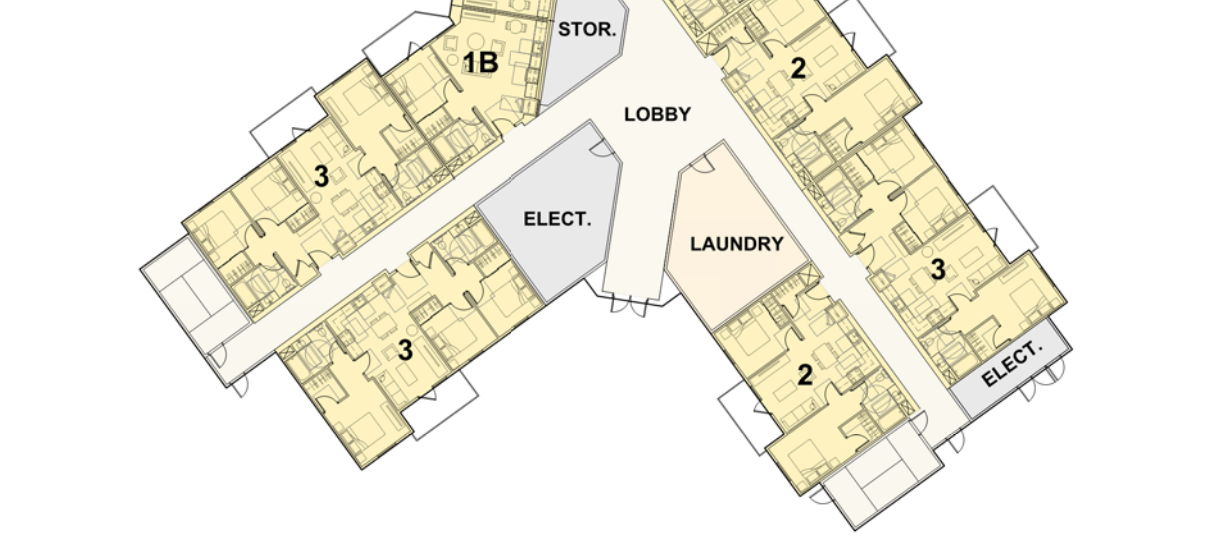
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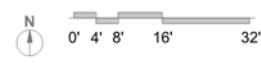
- LEGEND**
- RETAIL
 - COMMUNITY
 - UNITS
 - CIRCULATION
 - SUPPORT
 - STORAGE/MECH



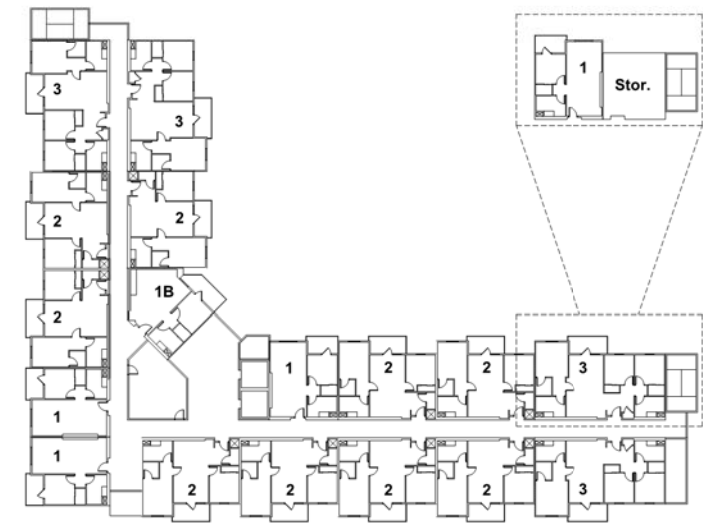
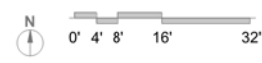
Building A | Level 2-3



Building A | Floor Plan

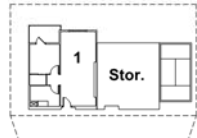


Building B | Floor Plan



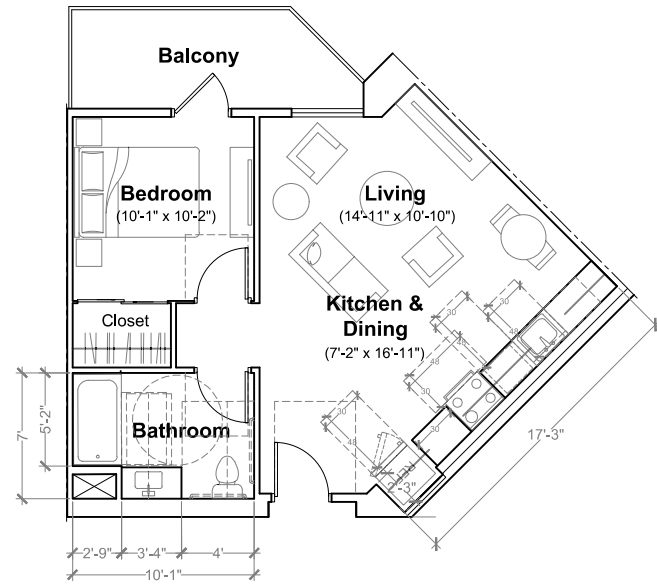
Building B | Level 2-3

Building B | Only at Level 4

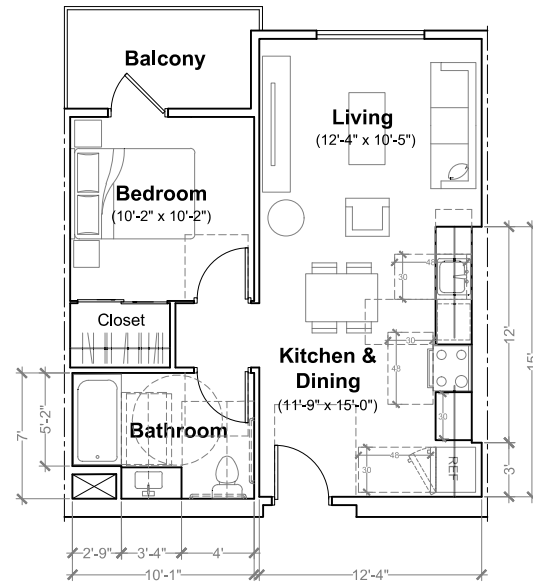


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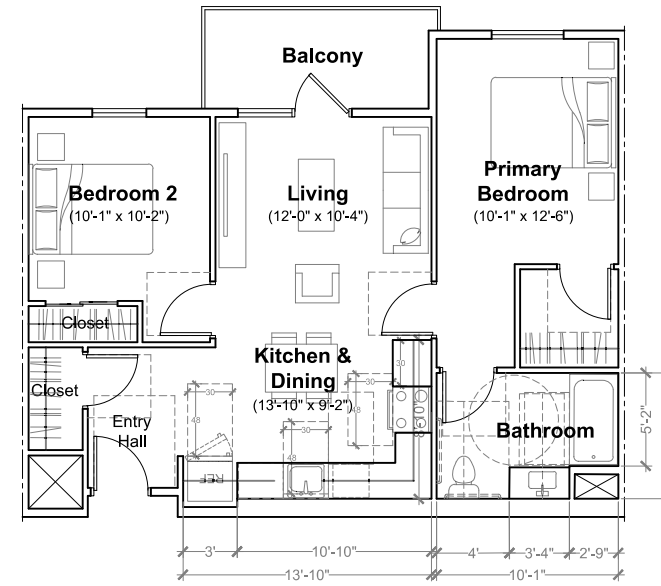
Unit Types



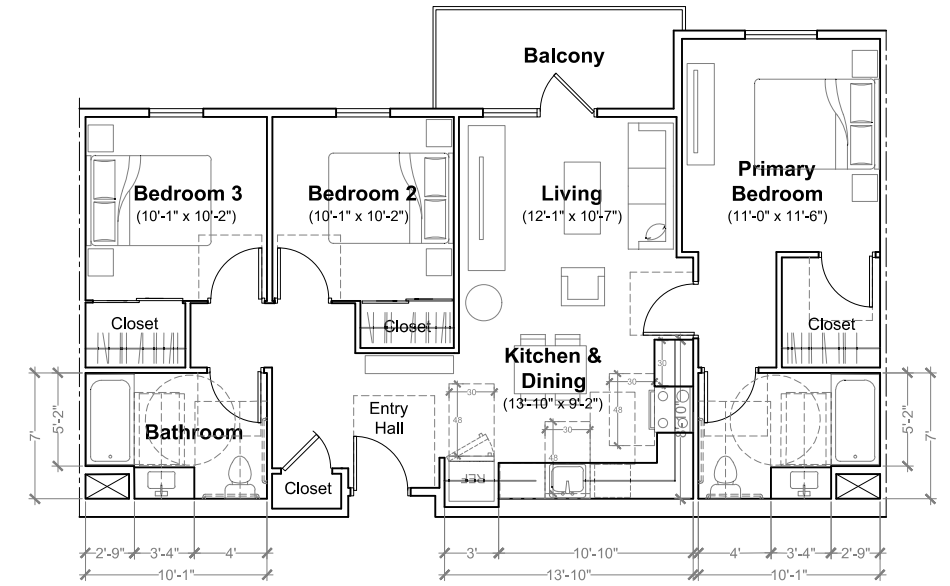
Unit Type 1
 1B - 1-Bedroom Unit
 1-Bath
 581 SQ. FT.



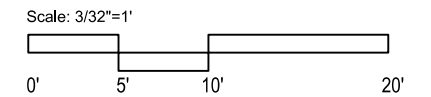
Unit Type 2
 1-Bedroom
 1-Bath
 586 SQ. FT.



Unit Type 3
 2-Bedroom
 1-Bath
 799 SQ. FT.



Unit Type 4
 3-Bedroom
 2-Bath
 1,061 SQ. FT.



k:\2021\22101 - chelsea tripoli apis\p-01\01_working files\02_cad\2021_0512_coachella unit plans.dwg

22105-P-01

5/12/2021



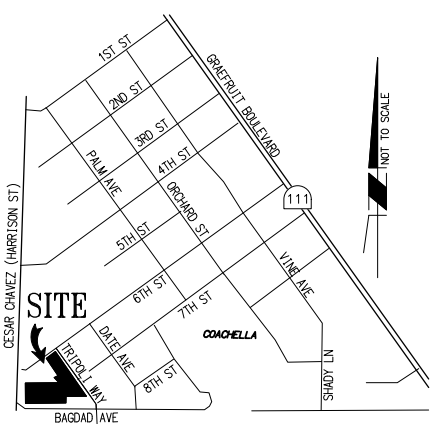
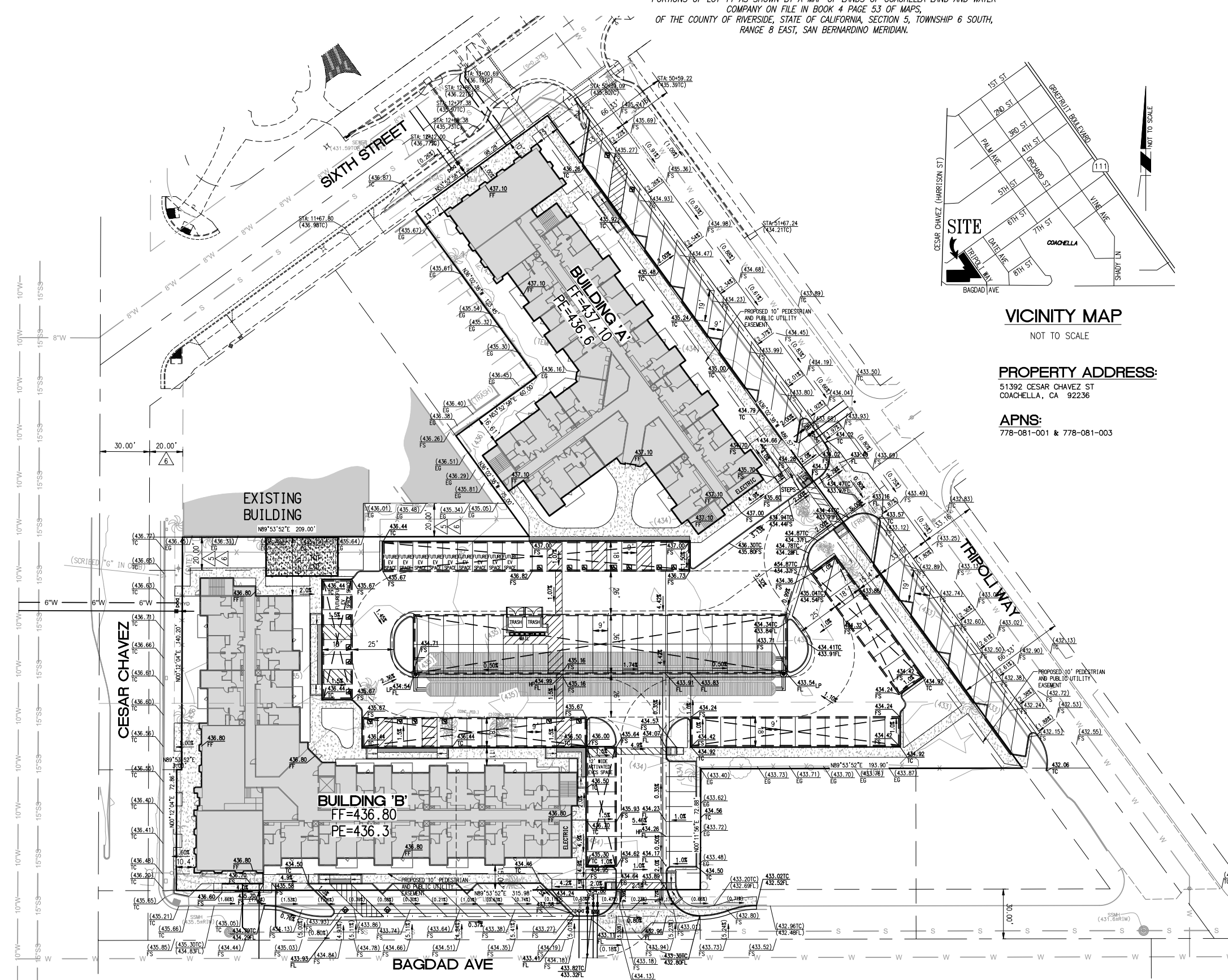






PRELIMINARY GRADING PLAN

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.



VICINITY MAP
NOT TO SCALE

PROPERTY ADDRESS:
51392 CESAR CHAVEZ ST
COACHELLA, CA 92236

APNS:
778-081-001 & 778-081-003

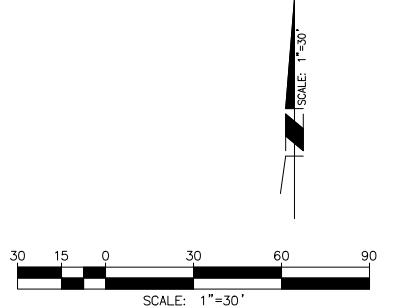
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, AS DETERMINED LOCALLY BY THE LINE BETWEEN CONTINUOUS OPERATING GPS BASE STATION STATIONS P491 AND PIN1, (EPOCH 2017.50) COORDINATES), AS COMPUTED AND PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC), BEING: NORTH 78° 59' 35.49" WEST.

DATUM STATEMENT:
COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (EPOCH 2017.50), BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL STATIONS AS PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC):
 P491 N 2,152,729.752 E 6,568,729.532
 PIN1 N 2,166,429.728 E 6,498,293.942
 COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GROUND UNLESS NOTED OTHERWISE. TO CONVERT GRID INVERSE DISTANCES TO GROUND DISTANCES, DIVIDE GRID DISTANCE BY 0.9999802878 COMBINED FACTOR TO OBTAIN GROUND DISTANCE. CALCULATIONS FROM GRID TO GROUND VALUES AND CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT COORDINATES OF N. 2,169,636.169, E. 6,583,240.108, USING AN ELEVATION OF -65.999 FEET (NAVD88).

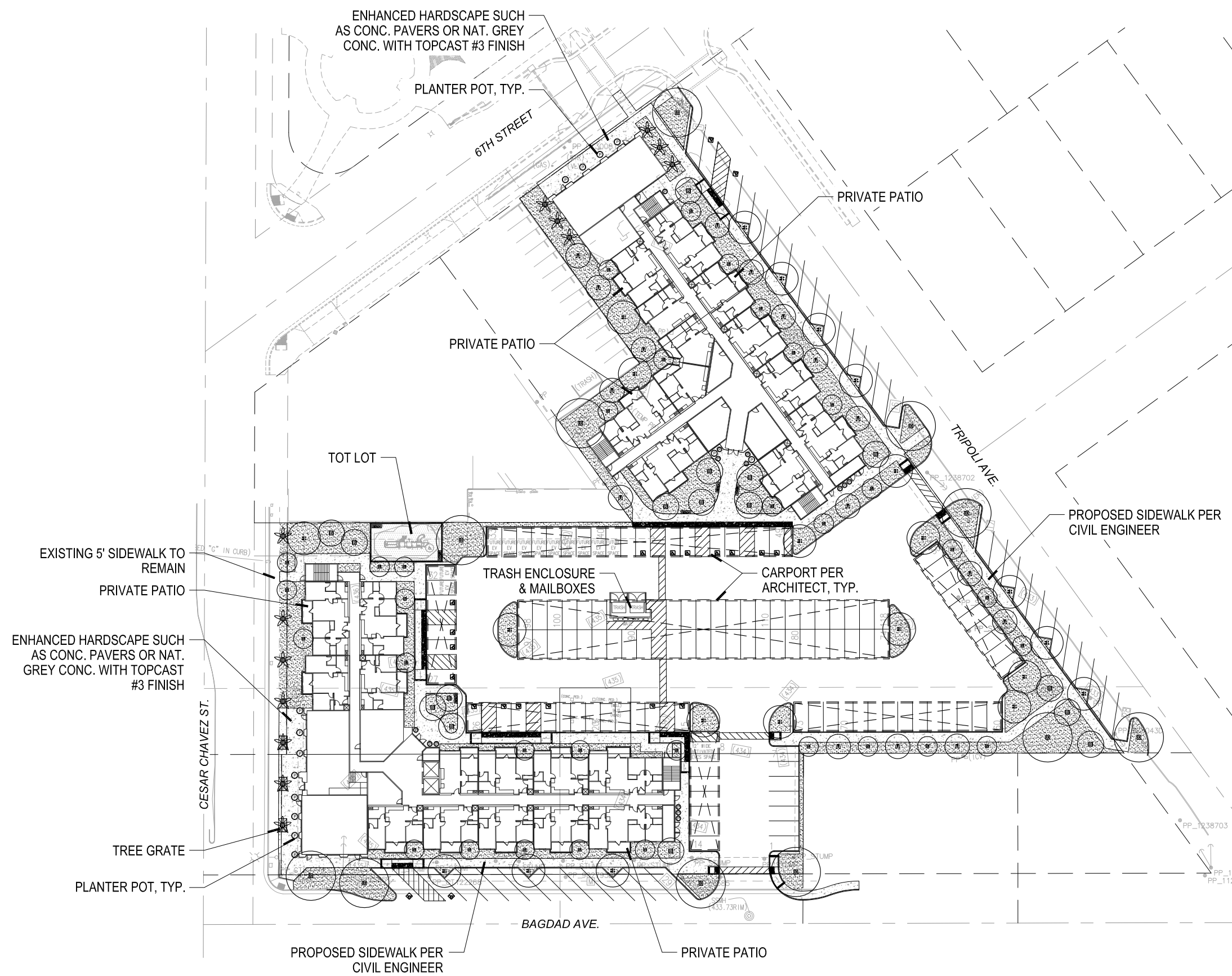
BENCHMARK
BENCHMARK: CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD88 + 500 FEET
 DESCRIPTION: 3 1/2" BRASS DISK SET IN TOP OF THE NORTHWEST CORNER OF A 1.5 FOOT HIGH PLANTER WALL AROUND THE "CITY OF COACHELLA" MONUMENT SIGN, LOCATED 25 FEET SOUTHEAST FROM THE BEGINNING OF THE SOUTH CURB RETURN AND 35 FEET SOUTH WEST OF SOUTHERLY CURB RETURN LOCATED AT THE INTERSECTION OF GRAPEFRUIT BLVD. (HIGHWAY 111) AND CESAR CHAVEZ (HARRISON STREET).

TITLE REPORT SCHEDULE B EXCEPTIONS:
 5 AN EASEMENT FOR ROADS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 1961 AS INSTRUMENT NO. 78010 OF OFFICIAL RECORDS.
 IN FAVOR OF: TED KOLETOS AND ANGELA J. KOLETOS, HUSBAND AND WIFE, AS JOINT TENANTS
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)
 6 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 07, 1968 AS INSTRUMENT NO. 76372 OF OFFICIAL RECORDS.
 IN FAVOR OF: THE CITY OF COACHELLA
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)

OWNERSHIP:
TITLE TO SAID ESTATE OF INTEREST AT THE TIME OF THE SURVEY, AS DISCLOSED BY THE PRELIMINARY TITLE REPORT IS VESTED IN:
R & L O'CONNELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

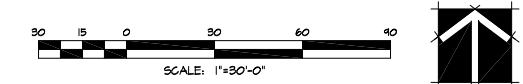


Attachment 5



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	16' BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OCHLA-LA'	OCHLA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. CUPREUM	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINA SPECTABILIS	PINK CALANDRINA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE	SQ. FT.	

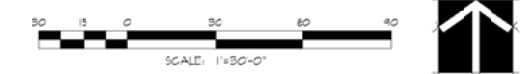


Attachment 5



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	JULGA	21"BOX	L
	BAUHIA X BLAKEANA	HONG KONG ORCHID TREE	21"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	21"BOX	VL
	EBENOPSIS EBAYO	TEXAS EBONY	21" BOX	L
	JULMUS PARVIFLORA 'TRAKE'	DRAKE ELM	21"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	1' BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANKCATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'CO-LALA'	DO-LA- LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMFACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENISELUM S. CUPREUM	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANI	DWAFF CENTURY PLANT	5 GAL	L
	AGAVE X BLUE FLAME	BLUEFLAME AGAVE	5 GAL	L
	CALANDRINA SPECTABILIS	PINK CALANDRINA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE	SQ. FT	



**TRIPOLI APARTMENTS
SIGN PROGRAM**

51392 Cesar Chavez Street,
Coachella CA 92236

April 20, 2022

Refined Signs & Mailboxes

Lic#941692

1980 Peacock Blvd. Suite B

Oceanside, Ca 92056

LANDLORD: TRIPOLI CIC, LP
6339 PASEO DEL LAGO
CARLSBAD CA 92011
760-456-6000

SIGN CONSULTANT: REFINED SIGNS
1980 PEACOCK BLVD, SUITE B
OCEANSIDE CA 92056

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INTRODUCTION

The objective of the Sign Program for Tripoli Apartments is to provide comprehensive design standards and specifications that assure consistency in quality, color, size, placement, and configuration for signage and to provide for project identification and retail tenant identification.

DESIGN GUIDELINES

A. Acceptable Sign Treatments

Only those sign types specified in the Sign Program and/or specifically approved in writing by the Owner and the City will be allowed. Sizes and quantities for signs shall be as outlined in the criteria and exhibits for each sign type. See details for each sign type below.

A strong connection shall be maintained between all signage and the project architecture. Elements of color, materials, scale, form and detail shall be reflected in the signage. Signs shall fit comfortably, never crowding the architectural or landscaping elements in immediate vicinity.

B. Lighting

1. Signs may be illuminated by providing back-lighting behind individually mounted letters and symbols (halo-lit), and by internally illuminating sign letters and logos (face-lit). Sign lighting shall be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site.
2. All electrical housings and posts for signs shall be painted to match the building background immediately behind and adjacent to the sign.
3. Internally illuminated box signs (where the entire sign backgrounds are illuminated) are prohibited.

C. Colors

Sign colors shall be designed to provide sufficient contrast against background colors. Nationally recognized retail tenants may use their corporate colors subject to Owner's and City's prior written approval.

D. Copy / Typestyles

1. Copy and layout are subject to Owner's prior written approval.

DI. Sizes and Quantities

Sizes and quantities for signs shall be as outlined in the criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided so that signs appear balanced and in scale in relation to their backgrounds and adjacent signage.

1. Sign area shall be calculated as follows:

Sign Area: The area of that triangle, square, or polygon formed on a plane from the least number of straight lines (not to exceed eight in number) all parts of which are measured at least six (6) inches from, and enclosing, all writing, trade-marks, illustrations, backing lighting and those backing structures except building walls and monument base, columns or architectural supports.

Individual letters: The area of wall or window signs composed of individual letters is considered to be the area within the single continuous perimeter encompassed by a straight-line geometric figure which encloses the extreme limits of the letters or other characters.

DII. Prohibited Signs

1. Any sign not in accordance with this Sign Program and the Specific Plan.
2. Abandoned signs
3. Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.
4. Vehicles, trailers or other signs or devices when used exclusively or primarily as advertising devices or displays.
5. Off-premise signs (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located.
6. Signs that create a safety hazard or resemble or conflict with any traffic control device.
7. Flags, pennants, streamers, spinners, festoons, windsocks, valances or similar displays without prior approval by the Owner and City.
8. Balloons or other inflatable devices.
9. Roof signs
10. Signs promoting immoral or unlawful activities.

11. Billboards or Outdoor Advertising devices and advertising displays.
12. Freestanding "A" frame signs or "human" signs.
13. Internally illuminated box signs (signs where the sign backgrounds are illuminated).
14. Any signs not addressed in this sign plan and specifically prohibited by City of Coachella Zoning and Signage Regulations.

G. Owner's Right to Enforce

The Owner may, at its sole discretion and at the violator's cost, correct, replace or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with the Sign Program, the plans as approved by the Owner, or erected without appropriate governmental agency approval or permits.

H. Abandoned Signs

An abandoned sign is that whose use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 30 days. The Owner may, at its sole discretion and at the violator's cost, replace or remove any abandoned sign.

I. Logos

All references to logos are registered trademark logos.

CONSTRUCTION REQUIREMENTS

The following requirements shall be observed:

A. Materials

1. Signs must be made of durable, rust-inhibited materials that are appropriate and complementary to the building architecture. All materials must be new.
2. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets and stainless steel fasteners be used to secure ferrous to non-ferrous metals.
3. All bolts and fastenings shall consist of stainless steel, galvanized steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials are allowed.

B. Processes and Installation

1. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous, smooth and filled. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable. Finished surfaces of metal shall be free from canning, warping and other imperfections.
2. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are shown on approved shop drawings.
3. Penetrations into building walls, where required, shall be made waterproof, subject to Owner's review. Immediately upon abandonment or removal, building walls shall be restored at tenant's expense.
4. In no case shall any manufacturer's label be visible from the street or from normal viewing angles unless required on UL label.
5. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.

6. All logo images and typestyles once approved by Owner, shall be accurately reproduced. Lettering that approximates intended typestyles shall not be acceptable.
7. Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel or building wall. Angle clips attached to letter sides are not permitted.

C. Paint

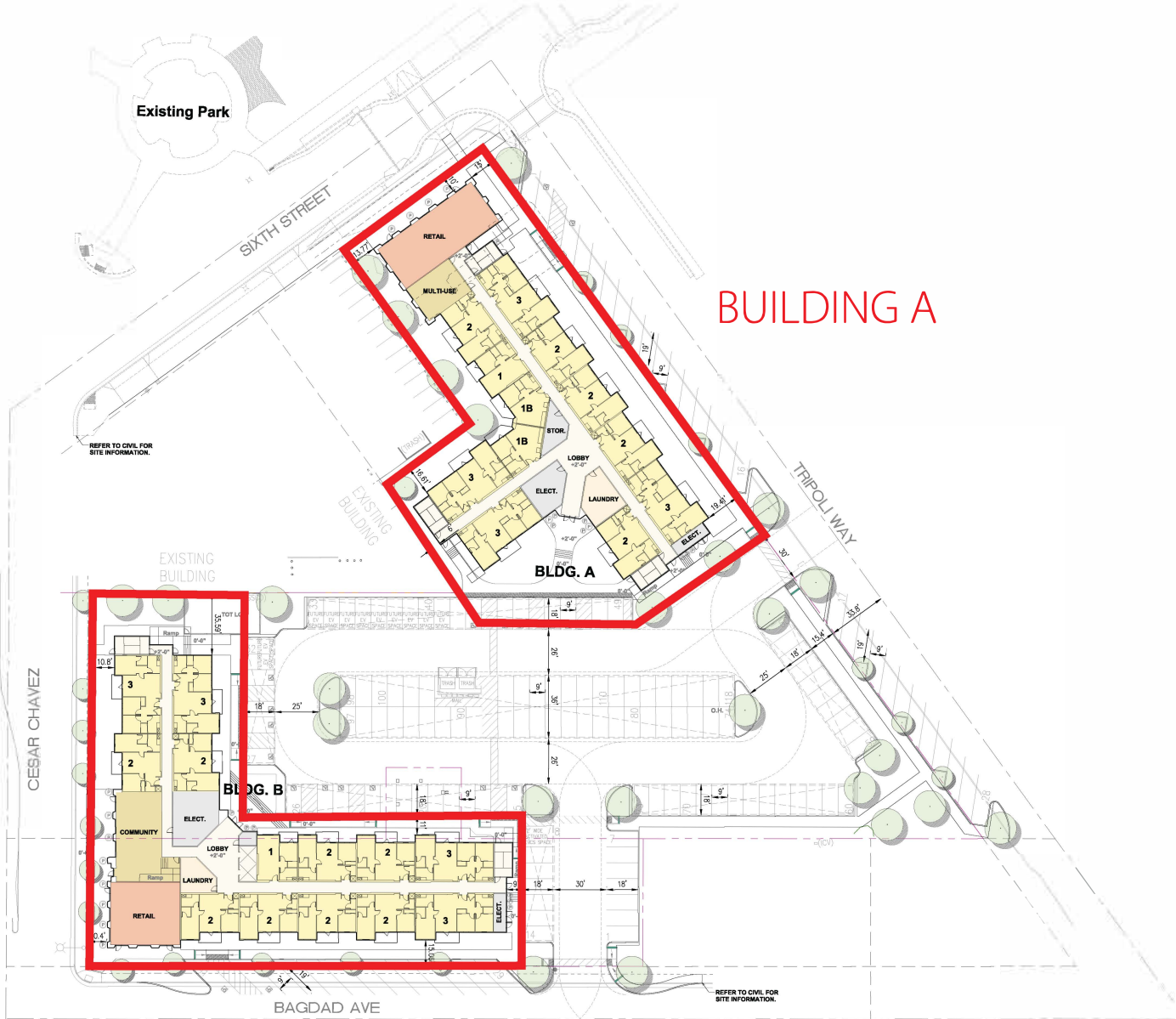
1. Color coatings shall exactly match the colors specified on the approved plans. Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte, gloss, or semi-gloss finish. All finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface.
2. All visible finishes shall be semigloss unless otherwise called out on shop drawings and approved by Owner.

EXHIBITS

Note: All maps and figures indicate typical design concepts and locations and are subject to change. Exhibits are not intended to suggest final sign designs or exact locations, depending on final site development and/or entry drive configuration.

PROJECT SIGN CRITERIA

TRIPOLI APARTMENTS SITE MAP



BUILDING A

BUILDING B



TRIPOLI APARTMENTS BUILDING A RETAIL FRONTAGE



TRIPOLI APARTMENTS BUILDING A RETAIL FRONTAGE



TRIPOLI WAY ELEVATION

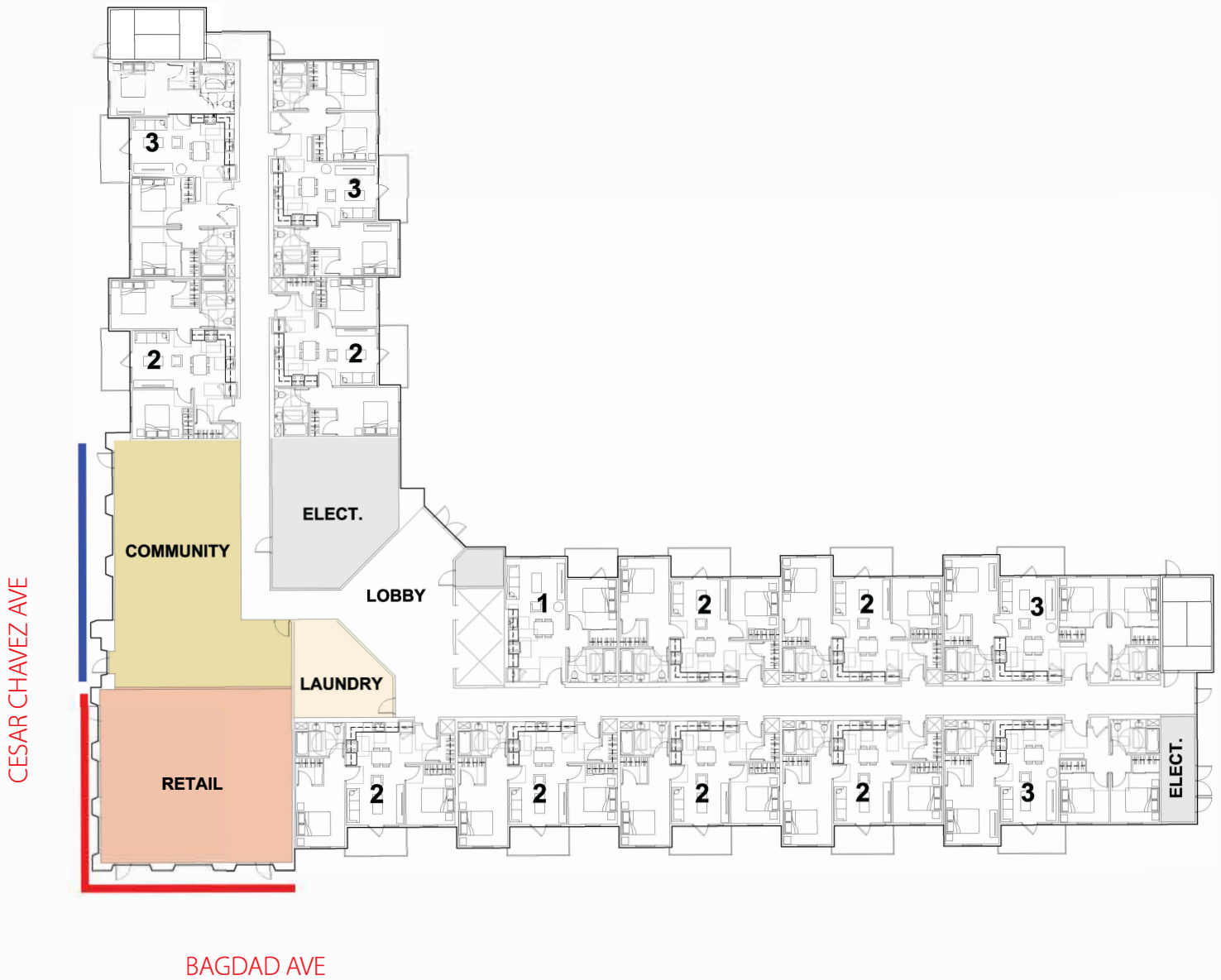


SIXTH STREET ELEVATION

TRIPOLI APARTMENTS

Item 14.

BUILDING B RETAIL AND COMMUNITY ROOM FRONTAGE



TRIPOLI APARTMENTS BUILDING A RETAIL FRONTAGE



CESAR CHAVEZ ELEVATION



BAGDAD AVE ELEVATION

SECONDARY SITE SIGNAGE

Secondary site signage are signs other than the primary project or tenant identification signs and may include:

- address signage
- suite number signs
- other code-required signs

The number and locations of secondary signs shall be subject to city review. Sizes shall not exceed allowances per city code.

RETAIL TENANT SIGN CRITERIA

SIGN TYPE (C) RETAIL TENANT IDENTIFICATION SIGN

QUANTITY	Each tenant occupying a Retail Suite in either Building A, or B shall be limited to one (1) wall sign per frontage. Each tenant occupying the Community Room in Building B shall be limited to one (1) wall sign or (1) blade sign.
LOCATION	May be located on the face of the tenant lease space wall, or projecting from the wall (blade sign), as appropriate.
COPY	Tenant names/ logo.
SIZE	Each tenant is allowed a total aggregate of 2 sq. ft per linear foot of tenant lease frontage, or 50 sq. ft. whichever is less, for all signs except window signs.
MATERIALS	Reverse channel or channel letters; dimensional letters; or other materials compatible with building architecture.
COLORS	Custom colors with Owner approval. Colors shall be compatible with the building architecture.
TYPE FACE	Custom tenant logotype/name with Owner approval.
LIGHTING	Internally face lit letters or halo lit letters.

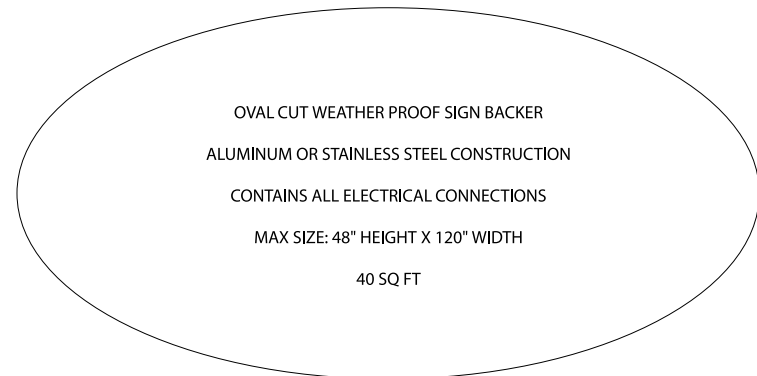
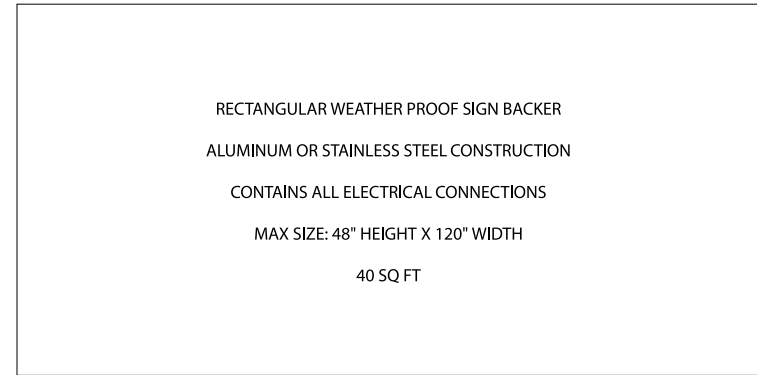
SAMPLES OF SIGN SIZE/SHAPE FOR ILLUMINATED SIGNS

Item 14.

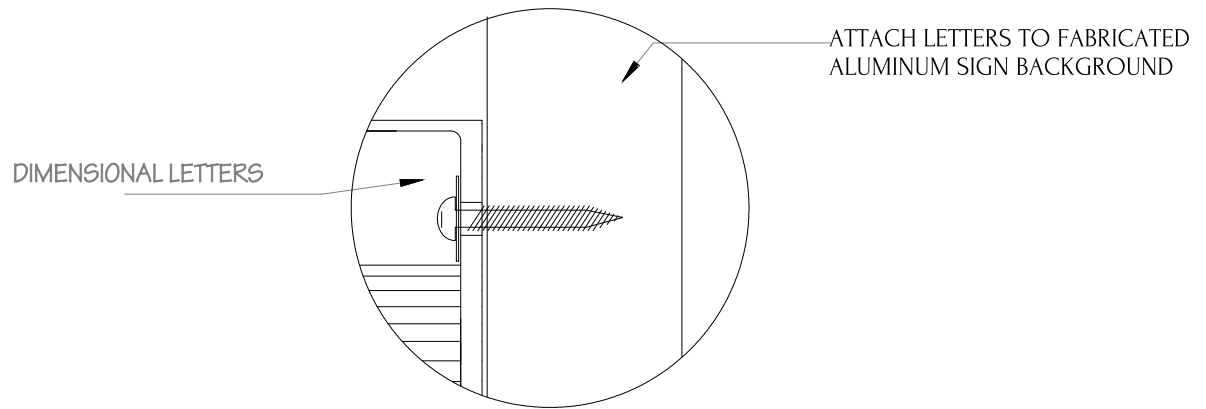
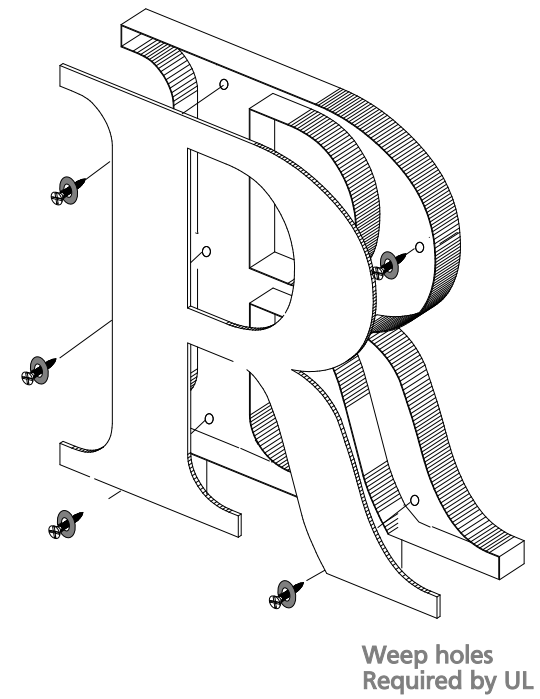
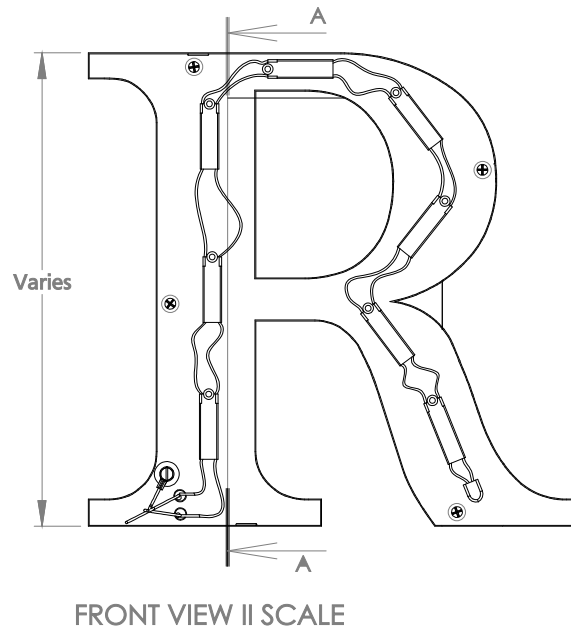
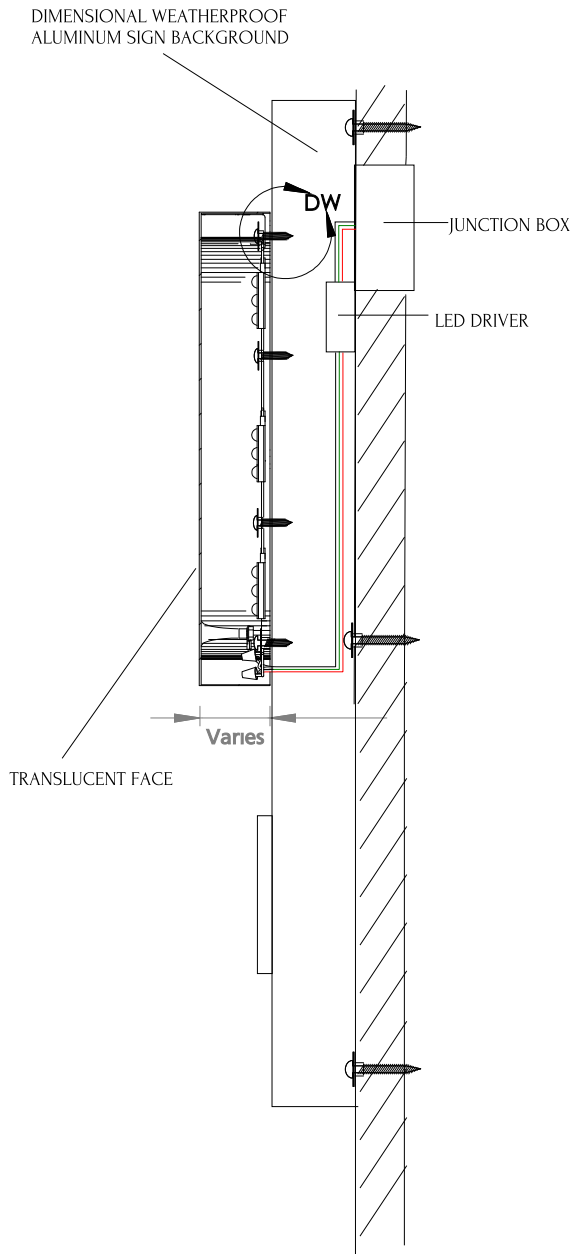
(NON-ILLUMINATED SIGNS DO NOT REQUIRE A SIGN BACKER)

ALL ILLUMINATED SIGNS MUST HAVE A DIMENSIONAL WEATHERPROOF SIGN BACKER
FABRICATED FROM ALUMINUM OR STAINLESS STEEL
WITH PAINT OR POWDERCOAT FINISH

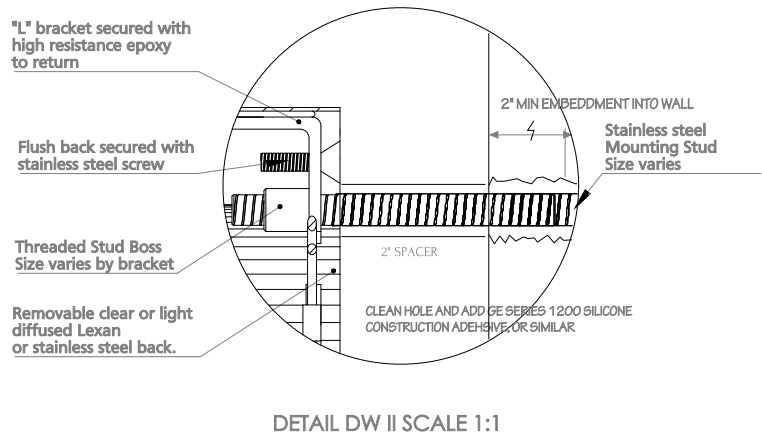
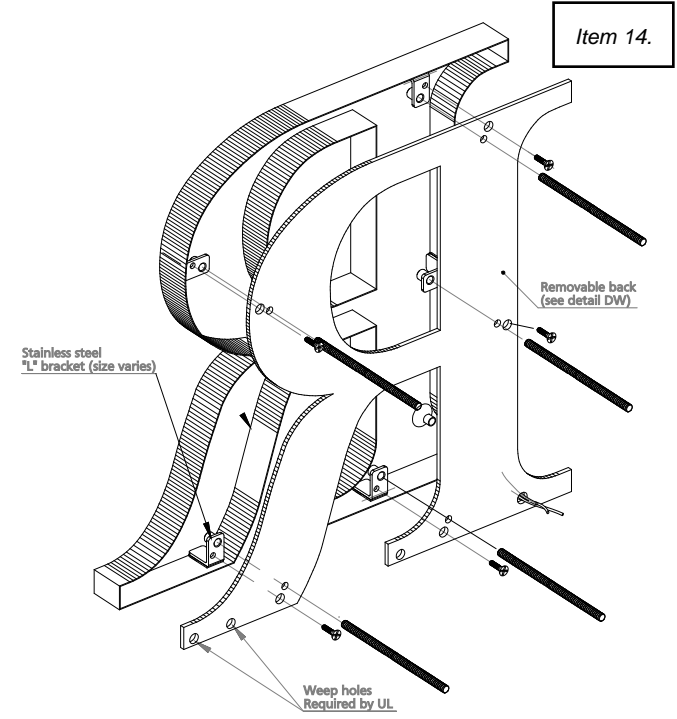
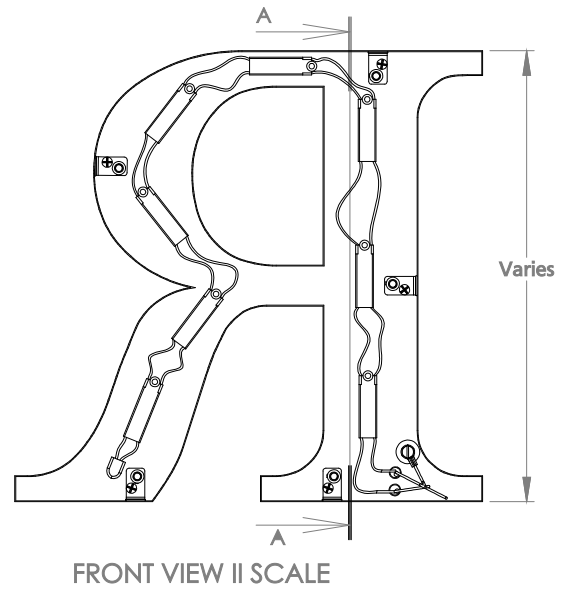
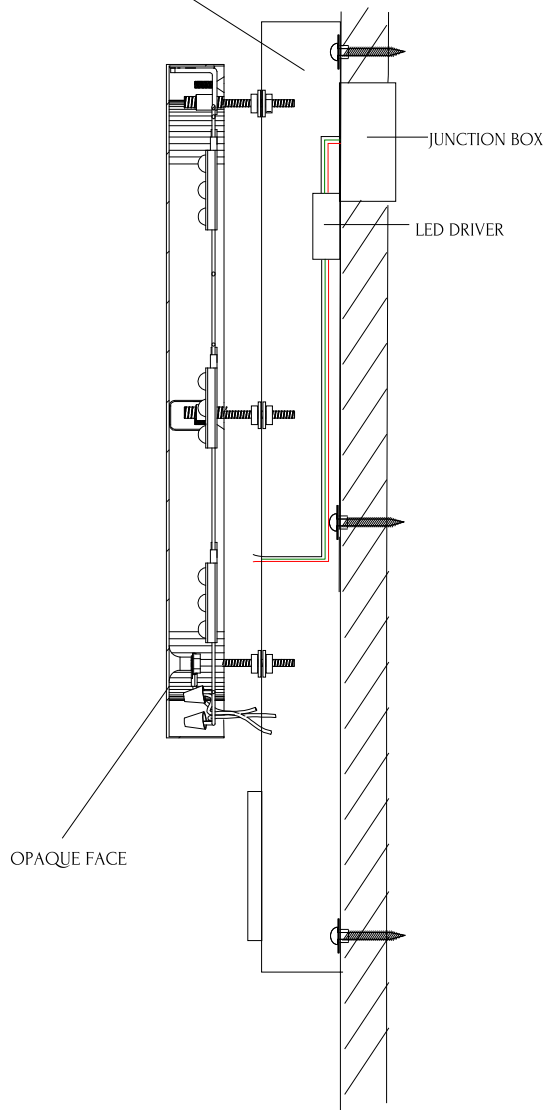
ALL ELECTRICAL CONNECTIONS TO BE CONTAINED WITHIN WEATHERPROOF BACKER



TRIPOLI APARTMENTS SIGN PLAN



DIMENSIONAL WEATHERPROOF ALUMINUM SIGN BACKGROUND



SIGN TYPE (E) WINDOW SIGNS

QUANTITY	Not limited provided total sign area square footage allowance is not exceeded. May be used in combination with other tenant identification sign types.
LOCATION	On tenant storefront window. Window signs shall only be used on windows for non-residential uses.
COPY	Tenant names/ logo. Window signs include posters for advertisements and sales, product merchandise posters, open and closed signs. and painted or etched business names and logos.
SIZE	All window signs combined shall not occupy more than one-third (1/3) the area of window frontage.
MATERIALS	Permanent window signs shall be created with permanent or fade resistant materials, paint, gold leaf lettering, vinyl or glass etching.
COLORS	Custom colors with Owner approval. Colors Shall be compatible with the building architecture.
TYPE FACE	Custom tenant logotype/ name with Owner approval.
LIGHTING	Direct or indirect

ANCILLARY SIGNS

Ancillary signs are signs other than primary tenant identification signs, and are not included in maximum tenant signage area. Typical ancillary signage includes:

Tenant Door Signs

Each Tenant will be permitted to place upon the main entrance to its premises not more than 3 sq. ft. aggregate area of lettering indicating hours of business, emergency phone numbers, accepted credit cards, etc. Letter height shall be limited to 1-1/2 inches.

Delivery Entrance Identification Signs

Tenants may identify their rear service door for delivery and emergency purposes. Copy shall be limited to identification of the tenant, service or building operation.

TEMPORARY SIGNAGE

Project Leasing / Construction / Future Facilities

Temporary signs are permitted for various activities during and after completion of the development phase:

- may be ground mounted.
- may be internally or externally illuminated at Owner's discretion and approval.
- size and quantity per city zoning ordinances

Temporary Identification / Coming Soon

Temporary signs may be allowed at individual lease spaces for displaying "for lease", "coming soon" and similar messages subject to Owner and City's approval. Tenant is responsible for City approvals or permits if applicable.

Tenants may be allowed use of a temporary identification banner for a period of time not to exceed 30 consecutive days:

- one sign per street frontage
- (2) signs maximum not to exceed a combined total of 60 sq. ft.
- placed below roof eave line

REQUIRED SUBMITTALS AND APPROVALS

A. Submittals and Approvals

There is a formal process for the creation, review and approval of all signage at the project. Prior to submittal to the City, plans for all proposed signage shall be submitted to the Owner or his Authorized Agent who will review plans for conformance with the sign program. **The Owner shall have the discretionary authority to deny approval for any submittal.**

- I. For signage approval, such submissions shall include (4) sets of the following:
 - a. Name, address and phone number of tenant / user
 - b. Name, address and phone number of Sign Contractor
 - c. Elevation of structure showing all proposed signs indicating sign type, design, location, size and layout of sign drawn to scale and indicating dimensions, attachment devices and construction details, colors, materials and lighting details.
 - d. Section detail of letters and/or sign element showing the dimensioned projection of the face of letters, method and intensity of illumination.
 - e. Color board with actual sample colors (8-1/2" x 11" format).
- II. Requests to establish signs that vary from the provisions of this sign program shall be submitted to the Owner in writing for approval prior to being submitted to the City. All proposed variances in an application to the Owner must be clearly identified as such.
- III. Following approval of proposed signage by the Owner, applications for all permits for fabrication and installation by Sign Contractor may be submitted to the City for approval, along with applicable sign permit applications.
- IV. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and working drawings. No sign shall be fabricated prior to approval.

B. Required Insurance and Permits

Prior to installation, the tenant shall provide to the Owner an original certificate of insurance from his sign contractor naming the Owner as an additional insured for liability coverage and a copy of the sign permits issued by the City.



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Attachment 7
Item 14.

BILL WEISER - FIRE CHIEF

77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131 • Phone (760) 863-8886
• Fax (760) 863-7072
www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

- BANNING
- BEAUMONT
- CANYON LAKE
- COACHELLA
- DESERT HOT SPRINGS
- EASTVALE
- INDIAN WELLS
- INDIO
- JURUPA VALLEY
- LAKE ELSINORE
- LA QUINTA
- MENIFEE
- MORENO VALLEY
- NORCO
- PALM DESERT
- PERRIS
- RANCHO MIRAGE
- RUBIDOUX CSD
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- TEMECULA
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BOARD OF SUPERVISORS:

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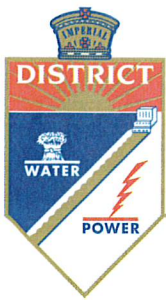
Date: 3/7/22
City Case Number: CUP 351
Project Name: Tripoli Mixed Use
Planner: Gabriel Perez, Development Services Director
Reviewed By: Chris Cox, Assistant Fire Marshal
Fire Department Case Number: FPCUP2200002
 East Office of the Fire Marshal Responsibility

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures in accordance with Riverside County Ordinances and/or referenced fire protection standards:

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering 3,250 GPM at 20 psi for a 3 hour duration. The required fire flow may be adjusted prior to building permit issuance depending on the proposed construction type. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. An approved fire access walkway shall be provided around building A. The access roads shall be capable of sustaining 60,000 lbs. over two axels and 75,000 lbs over three axles in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
5. Construction Permits: Building construction plans shall be submitted to the Office of the Fire Marshal for review and approval. Additional fire and life safety conditions may be determined during this review.
6. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. All new residential apartment buildings shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.

7. Fire sprinkler system risers shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and will be determined at the time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus and remain in the fully open position for a minimum of 30 seconds. Ref. CFC 506.1
10. Addressing: All residential dwellings and commercial buildings shall display street numbers, building number/letter designators, and unit designators in a prominent location as approved by the Fire Department. Buildings over 25 feet in height shall have 24" high address numerals/letters posted in an approved location visible from the access road. CFC 505

If you have any questions or comments, then please contact me at 760-393-3386 or chris.cox@fire.ca.gov.



IID

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February 28, 2022

Mr. Gabriel Perez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Tripoli Mixed-Use Project in Coachella, CA

Mr. Perez:

On February 14, 2022 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary information for the Tripoli mixed-use project, Change of Zone 22-01, Conditional Use Permit 351. The applicant, David Davis, Chelsea Investment Corporation, proposes a development project consisting of 108 apartment units and two 1st floor commercial spaces on a 2.8-acre property located at the southeast corner of Harrison Street and 6th Street in Coachella, CA (APNs 778-081-003 and -001).

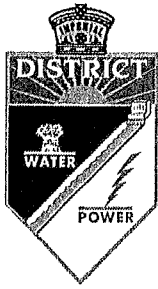
The IID has reviewed the project information and found that the comments provided in the May 27, 2021 district letter (see attached letter) continues to apply.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

- Enrique B. Martinez – General Manager
- Mike Pacheco – Manager, Water Dept.
- Marilyn Del Bosque Gilbert – Manager, Energy Dept.
- Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
- Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
- Wayne K. Strumpfer, General Counsel
- Jamie Asbury – Assoc. General Counsel
- Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
- Laura Cervantes – Supervisor, Real Estate



IID

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May 27, 2021

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Tripoli Apartments Project in Coachella, CA (PAR 21-05) Dear Mr. Lopez:

On May 10, 2021, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary site plans for the Tripoli Apartments project (Pre-Application Review no. 21-05). The applicant, David Davis/Chelsea Investment Inc., proposes the development of 1,600 sq. ft. retail building and 71 affordable housing units ranging in size from 603 sq. ft. to 1,077 sq. ft. on 1.6 acres of vacant land located at 51-392 Cesar Chavez Street in Coachella, California (APNs 778-081-001, -003).

The IID has reviewed the project information and has the following comments:

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of distribution overhead and/or underground line extensions, underground conduit systems, the re-configuration of distribution circuits and/or other upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending distribution lines (conduit and cable) with a loop configuration from existing facilities to the project. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

Luis Lopez
May 27, 2021
Page 2

3. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes, transformers, commercial meter panels, residential meter concentrations and pads should be installed following IID approved plans. Physical field installation of underground infrastructure should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
4. IID Regulations governing line extensions can be found at:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.

Luis Lopez
May 27, 2021
Page 3

10. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
12. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.
13. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

Luis Lopez
May 27, 2021
Page 4

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Jamie Asbury – Assoc. General Counsel
Vance Taylor – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate



March 17, 2022

Gabriel Perez, Development Services Director
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: Tripoli Apartments

Dear Mr. Perez,

This letter is in response to your request for comments regarding the proposed Tripoli Apartments located on the southeast corner of Cesar Chavez Street and Bagdad Ave within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides direct transit service to the proposed project site, with the closest bus stop #115 located on Cesar Chavez at Bagdad Ave, 300 feet from the project site, served by Route 8. SunLine is recommending to create a bus turnout on the farside of Cesar Chavez St at Bagdad Ave adjacent to the project location that would replace bus stop #115. Having a turnout would help improve road mobility as the buses would not impede the flow of traffic on Cesar Chavez while they service the bus stop and it would also directly service the community that will be living in those apartments giving them easy access to a bus stop for public transportation.

The general measurements for a bus turnout for one bus are the following:

- 60 feet of transition both in the front and the back of the cutout combined
- 50 feet of actual turnout
- Total of 110 feet

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.
- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,



Jeff Guidry

Superintendent of Transportation

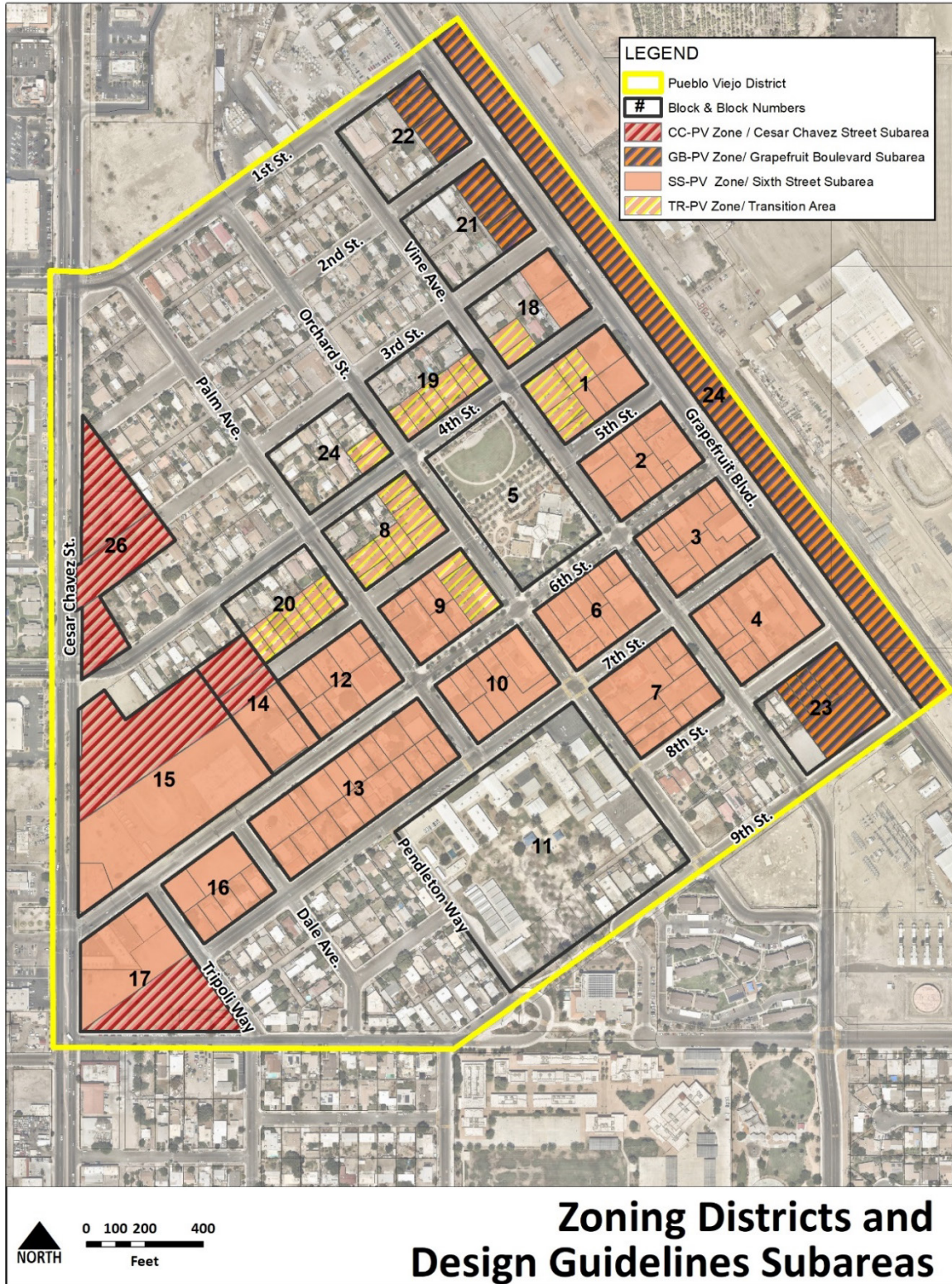
cc: Isabel Acosta, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager



GB-PV ZONE

GB-PV – GRAPEFRUIT BOULEVARD PUEBLO VIEJO ZONE





GB-PV ZONE

17.25.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the areas of the Pueblo Viejo that borders Grapefruit Boulevard and serve as gateways into the district. The Pueblo Viejo is envisioned as a higher-density downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. Centered around a mixed-use core, this zone encourages future mixed-use development, but recognizes the need to support existing uses previously allowed under the C-G General Commercial Use and M-S Manufacturing Service zones. This zone provides for an orderly transition to higher intensity development, defined as the Downtown Center in the city's General Plan. While encouraging pedestrian-friendly connections and safe multi-modal access, this zone recognizes current automobile-oriented uses, but allows for flexibility in reducing parking requirements, maintaining existing historical automobile-oriented architectural character along Grapefruit Boulevard and retrofitting existing development as market-demands call for new, innovative and/or higher intensity development styles.

17.25.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Service, limited Manufacturing, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-Use, Retail, Office
Minimum Building Height	Two (2) stories or thirty-five (35) feet
Front Setback	Zero (0) to ten (10) feet from property line except for where adjoining zoning is residential, then front setback shall be of equal depth to the average of the required front-yards of the adjoining residential zone
Upper Floor Setbacks	Additional five (5) foot setback for each story on buildings adjacent to a single-family residential zone.
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0
Maximum Block Size	The integrity of existing blocks shall be maintained
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent.



GB-PV ZONE

Encroachment for Colonnades or Arcades Allowed	Yes, except for Grapefruit Boulevard. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line.
Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater.

17.25.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. The Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section's intent and purpose. Appeals of the Planning Director's decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Amusement Arcades (Indoor)
4. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
5. Antique Dealers and Shop
6. Appliance Repair and Maintenance
7. Art and Architecture Supply Shops and Studios
8. Art Dealers
9. Automobile Parts and Accessories Stores
10. Automobile Service Station
11. Automotive Equipment Rental and Leasing
12. Automotive Repair and Maintenance
13. Beer and/or Winemaking Supply Retail Stores
14. Business Professional, Labor, Political and Similar Organizations
15. Business Service Centers
16. Candle Shops
17. Caterers
18. Civic and Social Organizations
19. Clothing and Clothing Accessories Stores
20. Collectors Shops
21. Combined Live/Work Dwellings
22. Computer Systems Design and Related Services
23. Consignment Shops
24. Consumer Goods Rentals



GB-PV ZONE

25. Cosmetics, Beauty Supplies and Perfume Stores
26. Dance Halls
27. Child Day Care Centers
28. Diet and Weight Reducing Centers
29. Drug Stores or Retail Pharmacies
30. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
31. Educational Services
32. Electronic and Precision Equipment Repair and Maintenance
33. Electronics and Appliance Stores
34. Emergency Services Stations (Including Police and Fire)
35. Employment Services
36. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)
37. Fitness and Recreational Sports Centers
38. Flag and Banner Shops
39. Florist Shops
40. Food Service Contractors
41. Footwear and Leather Goods Repair
42. Fruit and Vegetable Markets
43. Funeral Homes and Funeral Services
44. General Rental Centers
45. Grantmaking and Giving Services
46. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
47. Hardware Stores
48. Health and Personal Care Stores
49. Home Furnishing Stores
50. Home Health Care Services
51. Home Security Equipment Stores
52. Hotels, Resort Hotels and Motels
53. Household Furniture or Stores
54. Independent Artists, Writers and Performers
55. Information
56. Interurban and Rural Bus Transportation
57. Investigation and Security Services (Except Locksmiths)
58. Jewelry and Silverware Manufacturing
59. Jewelry Repair Shops
60. Jewelry, Luggage and Leather Goods Stores
61. Laboratory, Research
62. Laboratory, Support
63. Libraries and Archives
64. Locksmiths
65. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
66. Medical and Diagnostic Laboratories
67. Motorcycle and ATV Dealers
68. Office Administrative Services
69. Office Machinery and Equipment Rental and Leasing



GB-PV ZONE

70. Office Machinery Equipment Rental and Leasing
71. Office Supplies, Stationary and Gift Stores
72. Office, Professional
73. Offices of Lessors of Other Real Estate Property
74. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
75. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
76. Offices of Construction Industries
77. Offices of Dentists
78. Offices of Finance and Insurance
79. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
80. Offices of Lessors of Residential Buildings and Dwellings
81. Offices of Management of Companies and Enterprises
82. Offices of Motion Picture and Video Industries
83. Offices of Newspaper, Periodical, Book and Directory Publishers
84. Offices of Other Health Care Practitioners
85. Offices of Physicians
86. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
87. Offices of Promoters of Performing Arts, Sports and Similar Events
88. Offices of Real Estate Agents and Brokers
89. Offices of Software Publishers
90. Optical Goods Stores
91. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)
92. Other Personal and Household Goods Repair and Maintenance
93. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
94. Paint and Wallpaper Stores
95. Parcel Delivery Services
96. Pet and Pet Supply Stores
97. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
98. Photographic Services and Photofinishing
99. Post Services
100. Recreational or Youth Sports Teams
101. Religious Goods Store
102. Religious Institution
103. Residential, Multi-Family
104. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
105. Retail Bakeries



GB-PV ZONE

106. Reupholstery and Furniture Repair
107. Social Advocacy Organizations
108. Sound Recording Industries
109. Specialty Food Stores (No On-Site Slaughtering)
110. Sporting Goods, Hobby, Musical Instrument, Toy and Book Stores
111. Supermarkets and Other Grocery Stores
112. Tailor and Alterations Stores
113. Theaters and Auditoriums
114. Thrift Shops
115. Tourist Information Centers
116. Travel Arrangement and Reservation Services
117. Trophy (Including Awards and Plaques) Shops
118. Urban Transit Systems
119. Vocational Rehabilitation Services

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. New Car Dealers
3. Used Car Dealers
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Blind and Shade Manufacturing
7. Blood and Organ Banks
8. Bowling Centers
9. Cannabis Retail Establishment
10. Chocolate Confectionary Manufacturing
11. Coffee and Tea Manufacturing
12. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
13. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, Office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
14. Community Gardens
15. Convenience Stores with Gas Stations
16. Dairy Product Manufacturing
17. Distribution Centers
18. Drinking Places
19. Drive-Thru Windows
20. Electric Lighting Equipment Manufacturing
21. Emergency Shelters



GB-PV ZONE

22. Equipment Sales, Rental and Storage
23. Freight Transportation Arrangement
24. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
25. Grain and Bakery Products
26. Home and Garden Equipment Repair and Maintenance
27. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
28. Mattress Manufacturing
29. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
30. Museums, Historical Sites, and Similar Institutions (Except Zoos)
31. Non-Chocolate Confectionery Manufacturing
32. Office Supplies (Except Paper) Manufacturing
33. Outpatient Care Centers
34. Parking Lots
35. Parking Structures
36. Performing Arts Companies
37. Printing
38. Public Utility Substations and Storage Buildings
39. Recycling Center, Neighborhood Only
40. Scenic and Sightseeing Transportation, Land
41. Scientific Research and Development Services
42. Services to Buildings and Dwellings
43. Sign Manufacturing
44. Soft Drink and Ice Manufacturing
45. Sporting and Athletic Goods Manufacturing
46. Telephone Call Center
47. Telephone Exchanges and Switching Equipment
48. Testing Laboratories
49. Tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
50. Water and Gas Company Service Facilities

C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Fuel Service Stations
6. Nurseries, Garden Center and Farm Supply Stores
7. Outdoor Dining Areas
8. Parking Lots



GB-PV ZONE

9. Residential, Proprietor/Caretaker Dwelling Unit
10. Retail Distribution of Products Manufactured on Premises
11. Tree Nut Farming

D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. Campgrounds
4. Cemeteries and Crematories
5. Communications and Microwave Installations
6. Communications Equipment Manufacturing
7. Community Food and Housing, and Emergency and Other Relief Services
8. Computer and Peripheral Equipment Manufacturing
9. Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly
10. Converted Paper Product Manufacturing
11. Facilities Support Services
12. Footwear Manufacturing
13. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
14. Gambling Industries
15. General Medical and Surgical Hospitals
16. Glass and Glass Product Manufacturing
17. Golf Courses and Country Clubs
18. Household Appliance Manufacturing
19. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
20. Lessors of Mini-warehouses and Self-Storage Units
21. Manufacturing of Reproducing Magnetic and Optical Media
22. Medical Equipment and Supplies Manufacturing



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23. Miniature Golf Courses
24. Mobile Food Services
25. Mobile Homes, Provided They Are Kept Mobile and Licensed Pursuant to State Law, When Used for Construction Offices and Caretaker's Quarters on Construction Sites for the Duration of a Valid Building Permit
26. Musical Instrument Manufacturing
27. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
28. Nursing Care Facilities
29. Office Furniture (Including Fixtures) Manufacturing
30. Optical Instrument and Lens Manufacturing
31. Other Ambulatory Health Care Services
32. Other Residential Care Facilities
33. Other Support Services
34. Photographic and Photocopying Equipment Manufacturing
35. Printing Machinery Equipment Manufacturing
36. Psychiatric and Substance Abuse Hospitals
37. Remediation and Other Waste Management Services
38. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
39. Residential, Accessory Dwelling Unit
40. Residential, Single-Family
41. Riding Stables
42. Rooming and Boarding Houses, Dormitories and Worker's Camps
43. Scale and Balance Manufacturing
44. Semiconductor and Other Electronic Component Manufacturing
45. Services to Buildings and Dwellings
46. Sign Manufacturing
47. Signs, On-Site Advertising
48. Specialty Hospitals (Except Psychiatric and Substance Abuse)
49. Spectator Sports
50. Waste Collection
51. Waste Treatment and Disposal

17.25.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.



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B. Building Types

1. Mixed-Use
 - a. Mixed-use may be oriented in a horizontal and/or vertical development pattern if uses are integrated within the same block.
 - b. Residential uses may be allowed on the first floor of a building provided all the following are met:
 - i. the first-floor height meets requirement (C)(2) of this part;
 - ii. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
 - iii. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
 - iv. No ownership tenure is allowed for first-floor residential use.
 - c. The Planning Director or their designee may waive the requirements of section (B)(2) of this part above except for section (B)(2)(c) of this part.
 - d. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
2. The lower floor of proposed parking garages that face or partially face any street must include usable commercial space and are required to follow the design guidelines for parking garages.
3. All uses, except for outdoor dining, nurseries, tree-nut farming, parking, and other conditional or temporary outdoor uses permitted in section 17.23.030 shall be conducted entirely within a completely enclosed building.
4. Nurseries must be completely screened from view on all sides. See (I) of this section for screening and fencing requirements.
5. New buildings, that are of only one story and meet only the minimum height criteria of this zone, must be built to structurally support future vertical expansion as market forces may command expansion or reuse as not to inhibit intensification of this zone as envisioned by the General Plan except:
 - a. Flex Buildings. Flex buildings shall meet all other applicable criteria of this section and in addition:
 - i. May contain singularly or in combination, industrial, commercial, retail or service uses.
 - ii. Must provide for reconfigurable interior spaces and partitions to suit the needs of current and future uses.
 - iii. Must adhere to the design guidelines and incorporate surrounding architectural styles, character and/or elements that creates a unique contribution to the Pueblo Viejo District.

C. Building Orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.



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D. Height, Massing and Articulation

1. Building height must be a minimum of two (2) usable stories or twenty-five (25) feet.
2. the first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. Buildings that are not two (2) floors or more in height must utilize a faux floor style on the exterior façade to give the visual appearance of more than one story.
4. All buildings shall incorporate articulation and façade treatments as outlined in the applicable design guidelines for this zone.
5. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street.
6. An additional five (5) foot setback for every story shall be required on all building faces adjacent to a single-family residential zone.
7. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
8. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.

E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
 - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to



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the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.

2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Additional requirements for buildings that contain or partially contain manufacturing uses:
 - a. A side or rear yard of not less than thirty (30) feet is required for any building directly adjacent to a single-family residential district. If an alleyway separates the uses, the overall yard may be reduced by ten (10) feet.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart substantially from those used within market rate units within the same structure.

H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than one (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in part (8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
 - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1,000 square feet of gross floor area.
 - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:



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- i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
 - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.
4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The requirements of subsection (a) above may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
 - a. If the proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.



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- c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
- d. A payment-in-lieu agreement with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
- e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.
2. For nurseries, screening of not less than eight (8) feet in height and not more than twelve (12) feet in height shall fully encompass the nursery.
3. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.
4. All screening and fencing shall be subject to the design guidelines.

J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. the applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.



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2. the applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement above.

M. Development Standards Applicable to Specific Uses

1. Emergency Shelters shall comply with the following criteria:
 - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 - b. The shelter shall always provide at least one qualified on-site supervisor, plus one attendant for each fifty (50) occupants.
 - c. A shelter shall not be approved when another homeless shelter is existing within three hundred (300) feet of the proposed site.
 - d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
 - e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
 - f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
 - g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.
2. Residential, Proprietor/Caretaker Dwelling Unit



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- a. No structure originally designed or intended for single-family residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling unit by a proprietor, manager, custodian or caretaker of a permitted use.
3. Manufacturing
 - a. No use shall be established in this zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety or general welfare. All uses shall be continuously maintained so that they are neither obnoxious or offensive by reason of the above emissions.
4. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
 - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.



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17.25.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. The use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
 - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.025.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

3. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
4. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.
5. Changing of a use governed by this section to a use not permitted in this zone shall immediately terminate the application of this section, and such use shall be reclassified as an illegal non-conforming use and shall be subject to Chapter 17.78 of this ordinance.



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17.29.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District. The core of the Pueblo Viejo District is envisioned, by the city’s General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. This zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, people watching, public art and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes.

17.29.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-use (vertical and horizontally oriented) (See 17.29.040)
Minimum Building Height	Three (3) stories or forty (40) feet
Front Setback	Zero (0) to ten (10) feet from property line
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) and an additional five (5) foot setback for stories oriented towards 5 th or 7 th streets
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0.
Maximum Block Size	Five hundred (500) linear feet on 5 th 6 th or 7 th streets
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent
Encroachment for Colonnades or Arcades Allowed	Yes. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line



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Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater

17.29.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. The Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section’s intent and purpose. Appeals of the Planning Director’s decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Amusement Arcades (Indoor)
3. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
4. Antique Dealers and Shop
5. Art and Architecture Supply Shops and Studios
6. Art Dealers
7. Beer and/or Winemaking Supply Retail Stores
8. Bowling Centers
9. Business Professional, Labor, Political and Similar organizations
10. Business Service Centers
11. Candle Shops
12. Civic and Social organizations
13. Clothing and Clothing Accessories Stores
14. Collectors Shops
15. Computer Systems Design and Related Services
16. Consignment Shops
17. Cosmetics, Beauty Supplies and Perfume Stores
18. Dance Halls
19. Diet and Weight Reducing Centers
20. Drug Stores or Retail Pharmacies
21. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
22. Educational Services
23. Electronics and Appliance Stores
24. Employment Services
25. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)



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26. Fitness and Recreational Sports Centers
27. Flag and Banner Shops
28. Florist Shops
29. Footwear and Leather Goods Repair
30. Fruit and Vegetable Markets
31. Grantmaking and Giving Services
32. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
33. Hardware Stores
34. Health and Personal Care Stores
35. Home Furnishing Stores
36. Home Security Equipment Stores
37. Hotels, Resort Hotels and Motels
38. Household Furniture or Stores
39. Independent Artists, Writers and Performers
40. Information
41. Jewelry Repair Shops
42. Jewelry, Luggage and Leather Goods Stores
43. Libraries and Archives
44. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
45. Office Administrative Services
46. Office Machinery and Equipment Rental and Leasing
47. Office Supplies, Stationary and Gift Stores
48. Office, Professional
49. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
50. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
51. Offices of Construction Industries
52. Offices of Dentists
53. Offices of Finance and Insurance
54. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
55. Offices of Lessors of Residential Buildings and Dwellings
56. Offices of Management of Companies and Enterprises
57. Offices of Motion Picture and Video Industries
58. Offices of Newspaper, Periodical, Book and Directory Publishers
59. Offices of Other Health Care Practitioners
60. Offices of Physicians
61. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
62. Offices of Promoters of Performing Arts, Sports and Similar Events
63. Offices of Real Estate Agents and Brokers
64. Offices of Software Publishers
65. Optical Goods Stores
66. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)



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67. Other Personal and Household Goods Repair and Maintenance
68. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
69. Paint and Wallpaper Stores
70. Pet and Pet Supply Stores
71. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
72. Photographic Services and Photofinishing
73. Recreational or Youth Sports Teams
74. Religious Goods Store
75. Residential, Multi-Family
76. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
77. Retail Bakeries
78. Reupholstery and Furniture Repair
79. Social Advocacy organizations
80. Sound Recording Industries
81. Specialty Food Stores (No On-Site Slaughtering)
82. Sporting Goods, Hobby, Musical Instrument, toy and Book Stores
83. Supermarkets and Other Grocery Stores
84. Tailor and Alterations Stores
85. Thrift Shops
86. tourist Information Centers
87. Travel Arrangement and Reservation Services
88. Trophy (Including Awards and Plaques) Shops
89. Vocational Rehabilitation Services

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Appliance Repair and Maintenance
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Cannabis Retail Establishment
7. Caterers
8. Combined Live/Work Dwellings
9. Community Gardens
10. Child Day Care Centers
11. Drinking Places



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12. Emergency Services Stations (Including Police and Fire)
13. Funeral Homes and Funeral Services
14. Interurban and Rural Bus Transportation
15. Investigation and Security Services (Except Locksmiths)
16. Jewelry and Silverware Manufacturing
17. Laboratory, Research
18. Laboratory, Support
19. Locksmiths
20. Medical and Diagnostic Laboratories
21. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
22. Museums, Historical Sites, and Similar Institutions (Except Zoos)
23. Outpatient Care Centers
24. Parking Structures
25. Performing Arts Companies
26. Post Services
27. Public Utility Substations and Storage Buildings
28. Recycling Center, Neighborhood Only
29. Religious Institution
30. Scenic and Sightseeing Transportation, Land
31. Scientific Research and Development Services
32. Telephone Exchanges and Switching Equipment
33. Testing Laboratories
34. theaters and Auditoriums
35. tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
36. Urban Transit Systems
37. Water and Gas Company Service Facilities

C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Nurseries, Garden Center and Farm Supply Stores
6. Outdoor Dining Areas
7. Parking Lots
8. Tree Nut Farming



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D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. New Car Dealers
4. Used Car Dealers
5. Automobile Parts and Accessories Stores
6. Automobile Service Station
7. Automotive Equipment Rental and Leasing
8. Automotive Repair and Maintenance
9. Blind and Shade Manufacturing
10. Blood and organ Banks
11. Campgrounds
12. Cemeteries and Crematories
13. Chocolate Confectionary Manufacturing
14. Coffee and Tea Manufacturing
15. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
16. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
17. Communications and Microwave Installations
18. Communications Equipment Manufacturing
19. Community Food and Housing, and Emergency and Other Relief Services
20. Computer and Peripheral Equipment Manufacturing
21. Consumer Goods Rentals
22. Continuing Care Retirement Communities and Assisted Living Facilities For the Elderly
23. Convenience Stores with Gas Stations
24. Converted Paper Product Manufacturing



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25. Dairy Product Manufacturing
26. Distribution Centers
27. Drive-Thru Windows
28. Electric Lighting Equipment Manufacturing
29. Electronic and Precision Equipment Repair and Maintenance
30. Emergency Shelters
31. Equipment Sales, Rental and Storage
32. Facilities Support Services
33. Food Service Contractors
34. Footwear Manufacturing
35. Freight Transportation Arrangement
36. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
37. Fuel Service Stations
38. Gambling Industries
39. General Medical and Surgical Hospitals
40. General Rental Centers
41. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
42. Glass and Glass Product Manufacturing
43. Golf Courses and Country Clubs
44. Grain and Bakery Products
45. Home and Garden Equipment Repair and Maintenance
46. Home Health Care Services
47. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
48. Household Appliance Manufacturing
49. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
50. Lessors of Mini-warehouses and Self-Storage Units
51. Manufacturing of Reproducing Magnetic and Optical Media
52. Mattress Manufacturing
53. Medical Equipment and Supplies Manufacturing
54. Miniature Golf Courses
55. Mobile Food Services
56. Mobile Homes, provided they Are Kept Mobile and Licensed Pursuant to State Law, When Used For Construction offices and Caretaker's Quarters On Construction Sites For the Duration of A Valid Building Permit
57. Motorcycle and ATV Dealers
58. Musical Instrument Manufacturing
59. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
60. Non-Chocolate Confectionery Manufacturing
61. Nursing Care Facilities
62. office Furniture (Including Fixtures) Manufacturing
63. office Machinery Equipment Rental and Leasing
64. office Supplies (Except Paper) Manufacturing
65. offices of Lessors of Other Real Estate Property



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66. Optical Instrument and Lens Manufacturing
67. Other Ambulatory Health Care Services
68. Other Residential Care Facilities
69. Other Support Services
70. Parcel Delivery Services
71. Photographic and Photocopying Equipment Manufacturing
72. Printing
73. Printing Machinery Equipment Manufacturing
74. Psychiatric and Substance Abuse Hospitals
75. Remediation and Other Waste Management Services
76. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
77. Residential, Accessory Dwelling Unit
78. Residential, Proprietor/Caretaker Dwelling Unit
79. Residential, Single-Family
80. Riding Stables
81. Rooming and Boarding Houses, Dormitories and Worker's Camps
82. Scale and Balance Manufacturing
83. Semiconductor and Other Electronic Component Manufacturing
84. Services to Buildings and Dwellings
85. Sign Manufacturing
86. Signs, On-Site Advertising
87. Soft Drink and Ice Manufacturing
88. Specialty Hospitals (Except Psychiatric and Substance Abuse)
89. Spectator Sports
90. Sporting and Athletic Goods Manufacturing
91. Telephone Call Center
92. Waste Collection
93. Waste Treatment and Disposal

17.29.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.

B. Mixed-Use and Building Type

1. Buildings may be oriented initially in integrated-horizontal development or vertical mixed-use patterns depending upon current market demands.
2. Residential uses may be allowed on the first floor of a building provided all of the following are met:



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- a. the first-floor height meets requirement (D)(2) of this part;
 - b. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
 - c. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
 - d. No ownership tenure is allowed for first-floor residential use.
3. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space and are required to follow the architectural guidelines for parking garages.
 4. The Planning Director or their designee may waive the requirements of part (2) of this section except for part (2)(c) of this section.
 5. Vertical mixed use buildings or integrated horizontal developments may reduce parking requirements by forty (40) percent.
 6. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.

C. Building orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.

D. Height, Massing and Articulation

1. Building height must be a minimum of three (3) usable stories or forty (40) feet, whichever is greater.
2. The first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street. An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th street.
4. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
5. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.



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E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
 - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.
2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Colonnades and/or arcades may occur forward of the build-to-line and may encroach upon the rights of way, if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While



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trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure.

H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in subsection (H)(8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
 - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1000 square feet of gross floor area.
 - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:
 - i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
 - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.



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4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
 - a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.
 - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
 - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
 - e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.



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2. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.

J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. The applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.
2. The applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement of part (C) above.



M. Development Standards Applicable to Specific Uses

1. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
 - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.

17.29.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. the use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.



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- c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.029.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

1. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
2. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.



- Paint Colors**
 P1- Ibis White
 P2- Gauzy White
 P3- BungleHouse Blue
 P4- Deep Maroon
 P5- RookWood Brown
 P6- Night Owl
 P7- Black Swan
- Materials**
 M1- Stucco
 M2- Wood Composite
 M3- Precast Concrete
 M4- Tile - Decorative Encaustic
 M5- Tile - Saltillo Tile
 M6- Metal Screen
 M7- Iron Metalwork
 M8- Fabric Awnings - Sapphire Blue
 M9- GFRC Detail
 M10- Metal Finnacle
 M11- Concrete Roof Tile(boosted)
 M12- Brick - Belden Beaver Blend
 M13- Gutter and Downspouts



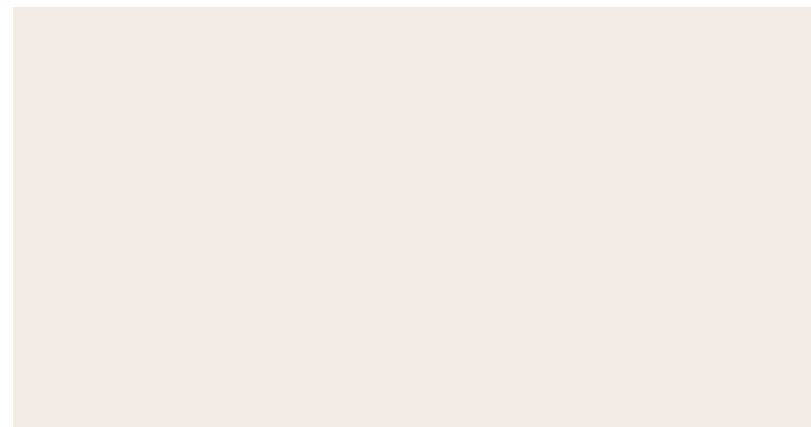
P6- SW 7061-NIGHT OWL



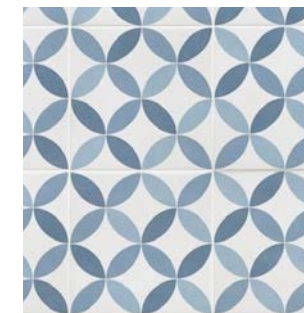
P4- SW 0072-DEEP MAROON



M8- SB SAPHIRE BLUE 4641



P1- SW 7000-IBIS WHITE



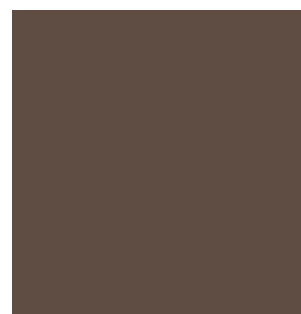
M4- Encaustic Decorative Tile 8x8



M5- Saltillo Tile



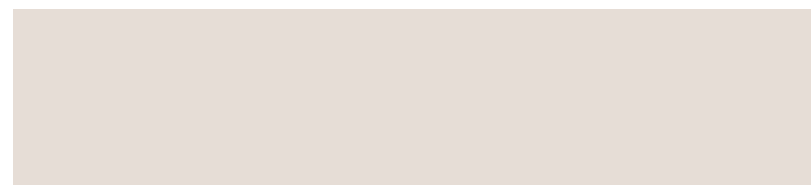
P7 - SW 6279-BLACK SWAN



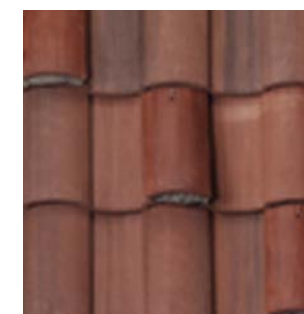
P5- SW2808-ROOKWOODDK BRWN



P3- SW 0048-BUNGLEHOUSE BLUE



P2- SW 6035 GAUZY WHITE



M11- Boral-BoostedBarcelonaBlend



M12- Belden- Beaver Blend FF

Architectural Recommendation Board

1st Floor Residential Accessways



Windows (recessed, color, and sloped sills)



Sweep hanging with catenary curve



Roofing enhancements:



Focal Balcony Recommendation at corner towers

